



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 24 FEBRUARY 2004 AT 7.00PM
LEVEL 3, COUNCIL CHAMBERS**

A G E N D A

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APOLOGIES

DECLARATION OF PECUNIARY 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 17 February 2004

Minutes numbered 47 to 71

MINUTES FROM THE MAYOR

PETITIONS

REPORTS FROM COMMITTEES

GENERAL BUSINESS

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

GB.1 47 Bent Street, Lindfield - Demolition of Existing Dwelling, Construction of a Detached Dual Occupancy 1

File: DA1262/03

Ward: Roseville

Applicant: Geoffrey Lee

Owner: Geoffrey Lee

To determine a development application for demolition of the existing dwelling and construction of a detached dual occupancy.

Recommendation:

Consent, subject to conditions.

GB.2 50 Pentecost Avenue, Pymble - Demolition of Existing Structures and Erection of SEPP 5 Development Consisting of 6x3 Bedroom Units and Basement Parking 64

File: DA 165/03

Ward: St Ives

Applicant: John Toon

Owner: John & Evnike Toon

Determination of Development Application 165/03 for the demolition of an existing dwelling and timber garage and erection of a SEPP 5 development consisting of 6x3 bedroom units and a basement car park.

Recommendation:

Recommended for refusal.

GB.3 127 Bannockburn Road, Turramurra - Alterations & Additions to an Existing Dwelling & Construction of a New Dwelling to Create a Detached Dual Occupancy 97

File: DA228/03

Ward: Wahroonga

Applicant: Mrs H Reid, c/o Glendinning Minto & Associates

Owner: Mrs H Reid

To determine a development application for alterations and additions to an existing dwelling and erection of a new dwelling to create a detached dual occupancy.

Recommendation:

Approval, subject to conditions.

GB.4 2003 to 2007, 2nd Quarter Management Plan Review as at 31 December 2003 150

File: S02394

To report to Council on the progress made towards achieving Key Performance Indicators as contained in Council's 2003 - 2007 Management Plan.

Recommendation:

That the second quarter Management Plan progress report be received and noted.

GB.5 Analysis of Land & Environment Court Costs, 2nd Quarter 2003/2004 241

File: S02466

To report on Council's financial liability on legal matters before the Land & Environment Court for the half-year ended December 2003.

Recommendation:

That the analysis of Land & Environment Court Costs for the half-year ended December 2003 be received and noted.

GB.6 Budget for 2003/2004, 2nd Quarter Review as at 31 December 2003 251

File: S02394

To present to Council the quarterly financial review for the period ended 31 December 2003.

Recommendation:

That Council approve the budget transfers and restrictions to reserves as outlined in this report.

GB.7 17,19 & 21 Cunliffe Road, Killara - Creation of Easement for Drainage 301

File: DA486/03

To seek approval to create an easement for drainage over 17, 19 and 21 Cunliffe Road, Killara and permit drainage into a Council pipeline.

Recommendation:

That Council approve the creation of the Easement for drainage affecting Lots 12, 13 and 14 in Deposited Plan 201952 and that authority be given to affix the common Seal of the Council to the appropriate instrument. Costs for the preparation including registration of the documentation pertaining to 19 & 21 Cunliffe Road (downstream) are to be met by the Applicant and costs associated with the creation of easement pertaining to 17 Cunliffe Road are to be met by Council.

GB.8 Evaluation of Tenders for Preparation of Development Application for the New Council Depot 310

File: S02054

The purpose of this report is to seek Council's approval to let the tender for the preparation of the DA plans for the new Depot site at Suakin Street, Pymble.

Recommendation:

That Council accepts the tender from Michael Davies and Associates.

GB.9 Heritage Advisory Committee Meeting Minutes - 1 December 2003 315

File: S02152

That Council receive and note the minutes of the Heritage Advisory Committee dated 1 December 2003.

Recommendation:

That Council receive and note the minutes of the Heritage Advisory Committee dated 1 December 2003 and that Council receive and note the submission by the Chair of the Heritage Advisory Committee regarding the proposed upgrades to the Gordon Railway Station.

GB.10 Tulkiyan Management Advisory Committee - Minutes of November & December 2003 333

File: S02153

That Council receive and note the minutes of the Tulkiyan Management Advisory Committee meeting held on 26 November 2003 and 17 December 2003.

Recommendation:

That Council note and receive the minutes of the Tulkiyan Management Advisory Committee meeting held on the 26 November 2003 and 17 December 2003.

GB.11 **175 Rosedale Road, St Ives (Headmaster's Gallery & Restaurant) - Proposed Assignment of Lease** **345**

File: P64463

For Council to consider a request from the Lessee of Council property at 175 Rosedale Road, St Ives, known as the Headmasters Gallery and Restaurant to the assignment of the lease.

Recommendation:

That Council approve the assignment of the lease over 175 Rosedale Road, St Ives from Marmellon Pty Ltd to Lordandy Pty Ltd on the same terms and conditions as the existing lease.

GB.12 **Centenary of Local Government in Ku-ring-gai 2006** **351**

File: S02646

To provide Council with minutes from the second meeting of the Centenary of Local Government in Ku-ring-gai Committee Meeting on 12 February 2004.

Recommendation:

That Council investigate funding options for up to \$100,000 for the publication of a history of Local Government in Ku-ring-gai in 2006.

GB.13 **Draft Section 94 Contributions Plan for Residential Development 2004-2009** **360**

File: S02073

To present a Draft Section 94 Contributions Plan for Residential Development 2004-2009 and recommend its adoption by Council for public exhibition.

Recommendation:

That Council adopt the Draft Residential Section 94 Plan 2004-2009 for exhibition purposes and resolve to exhibit the Plan.

GB.14 **37 Woodbury Road, St Ives - Supplementary Report** **476**

File: 102/03

To provide a response to matters raised during the site inspection carried out on 14 February 2004.

Recommendation:

Approval, subject to conditions.

EXTRA REPORTS CIRCULATED AT MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

NM.1 Railway Station Lifts – Implementation

516

File: S02261

Notice of Motion from Councillor T Hall dated 17 February 2004.

I move:

That this Council commence discussions immediately with City Rail and the State Minister for Transport to implement a program for installation of lifts or escalators at all Railway Stations between Chatswood and Waitara on the 'North Shore Line'.

I further move:

- A. That City Rail be asked to provide Council with usage figures for all Railway Stations within the Ku-ring- gai Local Government Area to enable Council to rank the Stations in priority for attention.
- B. That the Council offers to meet part of the costs of installations.
- C. That the Minister provides details of funding available under the Government's City Car Park Levy Scheme.
- D. That the Council's Heritage Advisory Committee be asked to inspect a sample of suburban rail stations where lifts or escalators are in use in heritage listed stations and to report.

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION

QUESTIONS WITHOUT NOTICE

INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS

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

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Environmental Planning & Assessment Act 1979
(as amended)

Section 79C

1. Matters for consideration - general

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

a. The provisions of:

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

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

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

DEVELOPMENT APPLICATION

SUMMARY SHEET

| | |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| REPORT TITLE: | 47 BENT STREET, LINDFIELD - DEMOLITION OF EXISTING DWELLING, CONSTRUCTION OF A DETACHED DUAL OCCUPANCY |
| WARD: | Roseville |
| DEVELOPMENT APPLICATION N^o: | 1262/03 |
| SUBJECT LAND: | 47 Bent Street, Lindfield |
| APPLICANT: | Geoffrey Lee |
| OWNER: | Geoffrey Lee |
| DESIGNER: | John Wood |
| PRESENT USE: | Residential |
| ZONING: | Residential 2B |
| HERITAGE: | No |
| PERMISSIBLE UNDER: | State Environmental Planning Policy No.53 and Ku-ring- gai Planning Scheme Ordinance |
| COUNCIL'S POLICIES APPLICABLE: | Dual Occupancy Development Control Code, Development Control Plan No.40 - Waste Management, Development Control Plan 43 - Carparking |
| COMPLIANCE WITH CODES/POLICIES: | Satisfactory level of compliance |
| GOVERNMENT POLICIES APPLICABLE: | State Environmental Planning Policy No.'s53 and 55 |
| COMPLIANCE WITH GOVERNMENT POLICIES: | Satisfactory level of compliance |
| DATE LODGED: | 1 October 2003 |
| 40 DAY PERIOD EXPIRED: | 10 November 2003 |
| PROPOSAL: | Demolition of existing dwelling, construction of a detached dual occupancy |
| RECOMMENDATION: | Consent, subject to conditions. |

Item 1

| | |
|----------------------------------------------|-------------------------------------------------------------------------------------------|
| DEVELOPMENT APPLICATION N^o | 1262/03 |
| PREMISES: | 47 BENT STREET, LINDFIELD |
| PROPOSAL: | DEMOLITION OF EXISTING DWELLING, CONSTRUCTION OF A DETACHED DUAL OCCUPANCY |
| APPLICANT: | GEOFFREY LEE |
| OWNER: | GEOFFREY LEE |
| DESIGNER | JOHN WOOD |

PURPOSE FOR REPORT

To determine a development application for demolition of the existing dwelling and construction of a detached dual occupancy.

EXECUTIVE SUMMARY

- Demolition of existing dwelling and erection of detached dual occupancy.
- Total of four (4) objections received.
- The application is the subject of an appeal to the Land and Environment Court on the basis of deemed refusal. The matter is yet to be listed for hearing.
- Recommendation for approval, subject to conditions

HISTORY

Development application No. 1264/01 was lodged on 24 September 2001 for the demolition of the existing dwelling and erection of a detached dual occupancy. Amended plans were lodged on 6 May 2002, which were subject of a report to Council on 28 August 2002 recommending refusal of the application for the following reasons:

1. *Pursuant to Section 79C(1)(a)(I) of the Environmental Planning and Assessment Act 1979, the proposal conflicts with the Ku-ring-gai Planning Scheme Ordinance Schedule 9 "Aims and Objectives of Residential Zones" in that it does not improve the existing amenity and environmental character of residential zones.*
2. *Pursuant to Section 79C(1)(a)(I) of the Environmental Planning and Assessment Act 1979, the proposal does not satisfy the requirements of State Environmental Planning Policy No 53 in that the proposed development is not considered: to be of good design, nor demonstrate an understanding of the opportunities and constraints upon the site and: nor has the development been designed and assessed having regard for design principles contained in Part 5 of the SEPP.*
3. *The proposal fails to comply with Clause 46(2) of the Ku-ring-gai Planning Scheme Ordinance 1979 – height requirement in that it exceeds the 8m height limit and is therefore prohibited development.*

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4. *The proposed development is inconsistent with the aims and objectives of the Residential 2B zone contained in Schedule 9 to the KPSO. In particular:*
 - a. *The proposed development would not maintain the existing amenity and environmental character of the bushland landscape residential zone (clause 1(a) of Schedule 9) due to the detrimental impact on significant tree species on the site.*
 - b. *The proposed development would be incompatible with the environmental character of the locality and would not have a sympathetic or harmonious relationship with adjoining properties (clause 1(b) of schedule 9).*
5. *The proposal does not comply with Part 2 of Council's Policy for Dual Occupancy Development; that is. Dual Occupancy development Objectives, Standards and Guidelines with regard to siting, height, design and access.*
6. *The proposed development will have an unacceptable impact on the existing vegetation and trees on the site.*
7. *Pursuant to Section 79C(1)(d) and (e) of the Environmental Planning and Assessment Act 1979, approval of the application is not in the public interest.*
8. *The proposed development will adversely impact upon the amenity of the neighbourhood and Council's Public Reserve and is inconsistent with clause 33(a) of the Ku-ring-gai Planning Scheme Ordinance 1979.*
9. *The proposed development will adversely impact upon the creek and downstream properties by virtue of the inadequate stormwater drainage proposed on site.*
10. *The proposal will result in an adverse impact upon the privacy, visual outlook and amenity of adjoining properties.*
11. *Insufficient space is available for side boundary screen landscaping adjacent and on either side of the front dwelling.*
12. *The proposed development fails to provide adequate space for manoeuvring into and out of the garage of the rear dwelling resulting in reversing movements which are unacceptable given the grade and length of the driveway and poor site lines of this section of Bent Street.*
13. *No concurrence has been provided by the NSW Rural Fire Service pursuant to Section 14b of the Environmental Planning and Assessment Act, 1979.*
14. *The proposed development is inconsistent with Council's Stormwater Management Manual and will result in increased rates of stormwater discharge into the watercourse which would exacerbate downstream flooding and stream bank erosion.*
15. *The proposed development is not in the public interest.*
16. *Issues raised by the objectors."*

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The application was deferred for a site inspection, after which the application was reported back to Council and was refused.

The proposal contained in DA1262/03, subject of this report, is similar to the refused application, however, the design and location of the rear dwelling has been amended.

THE SITE

| | |
|-------------------------|----------------------------------|
| Zoning: | Residential 2B |
| Visual Character: | 1920-1945 |
| Lot Number: | 1 |
| DP Number: | 955134 |
| Area: | 1966m ² |
| Side of Street: | Northern |
| Cross Fall: | East to West |
| Stormwater Drainage: | To rear |
| Heritage Affected: | No |
| Integrated Development: | Yes (proximity to creek) - DIPNR |
| Bush Fire Prone Land: | No |
| Endangered Species: | No |
| Urban Bushland: | No |
| Contaminated Land: | No |

SITE DESCRIPTION

The site is located on the northern side of Bent Street, near its intersection with Frances Street to the south. The site is roughly rectangular in shape with dimensions of 22.12m to the street, 21.055m to the rear, 89m to the south-western boundary and 89.51m to the north-eastern boundary, and an area of 1966m².

The site is located on a small escarpment and slopes steeply at the rear to the north-western corner. The site falls considerably, in the order of 13m from the street down to the creek, and rises in the order of 3.4m to the rear boundary.

A small watercourse runs through the rear of the site and the site contains a number of mainly native trees, predominantly located either side of the creek to the rear of the existing dwelling. The site also contains a number of rock outcrops, ledges and retaining walls, predominantly located to the rear of the existing dwelling in front of the existing trees.

The site is currently developed with a part one/part two storey dwelling with carport to the side, located towards the street frontage of the site.

The locality is residential and comprises a mix of one and two storey dwellings of varying age, style and materials, with nearby dwellings being predominantly single storey. The dwellings are characteristically set within landscaped gardens to the street frontage and a bushland setting to the rear.

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To the immediate south-east of the site is No 49 Bent Street, containing a single storey brick dwelling located on a 6.5m setback from the street and a minimum of 900mm from the common boundary. Further to the south-east, separated by two properties, is Paddy Pallin Reserve. To the immediate north-west of the site is No 45 Bent Street, containing a single storey dwelling located on a 7m setback from the street and a minimum of 12m from the common boundary with the subject site. To the rear of the site, No 36 Highfield Road (which abuts Paddy Pallin Reserve at its south-eastern boundary) contains a part one and part two storey dwelling located in proximity to the rear boundary of the subject site.

To the rear of the subject site and adjoining properties is a small watercourse.

THE PROPOSAL

Is a new front fence part of the proposed development? No

Is a new swimming pool part of the proposed development? No

It is proposed to demolish the existing dwelling on the site and to erect a two storey detached dual occupancy development. The development is described in more detail following:

Front Dwelling

The proposed front dwelling is to be located behind an attached double garage. The garage is located 6.1m from the street and is accessed via a shared driveway (with the proposed rear dwelling) that runs roughly along the south-western boundary. The driveway turns and widens towards the garage, providing vehicular access from the south-west and, as such, the garage doors are not directly visible from the street. The floor level of the garage is at RL 65.7 and the garage is to be partially excavated into the ground.

At ground level, the front dwelling is to contain an open plan living/dining area and kitchen at the rear, providing access to an elevated deck to the south-east off the dining area and to the north-west off the living area. This portion of the dwelling is to have a floor level of RL65.8 and is elevated above the ground level by up to 1.7m to the north-west and south-west and is to be roughly at the ground level to the north east. This level also contains a separate lounge room and large entry foyer accessed by a front porch and providing access to a side courtyard to the north-east, a study and laundry/WC. This portion of the dwelling is located at the higher level of RL 66.7 and is to be in the order of 2.1m above the ground level to the south west and roughly at ground level to the north-east (except a small portion near the boundary, which is excavated). The courtyard to the north-eastern boundary is to be excavated between 0.2m and 1.2m to the boundary.

At first floor level, the dwelling contains four bedrooms, bathroom and ensuite at RL 67.7. As such the floor to ceiling height of the ground floor portion containing the study and lounge room is 2.7m and the living and dining area is 3.6m.

The dwelling is to be set back from the boundary to the north-east by between 1.5m and 4.35m at the ground level and between 2.45m and 4.35m at the first floor level. The dwelling is set back between 8.9m and 10.3m from the boundary to the south-west (side).

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Rear Dwelling

The proposed rear dwelling is to be located towards the centre of the site behind a detached double garage. The dwelling will be at an angle to the side boundaries and is a split level single storey dwelling, elevated at the rear to ensure adequate clearance above flood levels. The garage is located towards the north-eastern boundary, with the shared driveway turning and widening towards it providing vehicular access from the south-west. The floor level of the garage is at RL 60.0 and it is to be partially excavated into the ground at the north eastern corner, requiring the removal of the large rock. A car turning bay is provided in front of the dwelling to allow ingress and egress to the garage in a forward direction, which will need to be filled by up to 1.7m to the north west.

The rear dwelling is to contain three bedrooms, a bathroom and ensuite, with a deck to the north off the main bedroom, next to the garage. Direct access to this area is provided via a door to the garage. This portion of the dwelling is to have a floor level at RL 58.75 and a study is also at this level. This portion of the dwelling is located roughly at the ground level to the north-east, is elevated by up to 1m to the south and 2.35m where the study is proposed.

The living area has a floor level of RL 56.93 and contains an open plan living/dining area, kitchen, lounge room and laundry/WC. This portion of the house is elevated to the north-east (up to 0.3m) and to the south and west up to 0.9m and 2m. A north east facing deck is located off the kitchen/dining area and is approximately 0.3m above ground level.

The dwelling is to be set back between 1.7m (living room) and 11.5m from the boundary to the north east (side) and between 1.9m (lounge room) and 10.5m from the south-western boundary (side).

The proposal is considered to be an improvement on the previous application in that the smaller split level design reduces the overall height and reduces impacts on the site. Side boundary screen planting and setbacks are increased with attendant improvement in privacy to adjoining properties.

It is believed that the design response demonstrates a better understanding of the opportunities and constraints upon the site.

CONSULTATION - COMMUNITY

In accordance with Council's policy, adjoining owners were given notice of the application.

Comments have been received from the following:

- Karen Garner – 36 Highfield Road, Lindfield
- John and Angela Orton – 45 Bent Street, Lindfield
- George Mallory and Maritza Fox – 34 Highfield Road, Lindfield
- A White – 45 Bent Street, Lindfield

The following concerns were raised in the submissions:

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The Arborist's report is 18 months old and does not reflect the current plans

The Arborist's report has been updated and provides suitable information for the assessment of the application.

If Council grants a consent it should require by condition that the dwelling be built on raised piers and that they be hand dug as noted in the Arborist's report.

The application proposes the rear dwelling to be constructed on piers and this is a requirement in relation to the flooding issue as well. A condition of consent will require the piers to be hand dug where necessary for the protection of trees. (See Condition 77).

The Richmond & Ross report is 2 years out of date and does not address the proposed development. The study should look at the increased flood level due to the development.

This study has been updated and the amended information has been assessed by Council's Drainage Engineer as being satisfactory.

The proposal is to be partially constructed in the flood plain and this will affect the dynamics of the flood. This should be addressed.

This issue has been assessed by Council's Drainage Engineer as being satisfactory.

The proposal will result in the loss of a large number of trees and natural rock features.

The proposal is well designed around the majority of natural rock features and will retain a satisfactory number of trees.

Impact upon Paddy Pallin Reserve due to loss of the rear yard area, which provides an extended area to support the flora and fauna of the area.

The improvements to the creek as a result of the creation of a structured Riparian zone of 5m wide either side of the creek and the use of a significant proportion of natives in the landscaping will ameliorate any perceived impact upon the reserve.

Any impact on the ability of Paddy Pallin Reserve to provide habitat for native fauna will impact on the WIRES release program which occurs at No. 36 Highfield Road.

The proposal is not considered likely to result in any significant detrimental impact to Paddy Pallin Reserve.

Loss of privacy

This is addressed within the report and is satisfactorily addressed by conditions of consent. (See Condition 58).

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The design of the dwelling will detract from the architectural value of the dwelling at No. 36 Highfield Road.

It is not agreed that the design of the dwelling (rear) will detract from the architectural value of the dwelling at No. 36 Highfield Road.

The loss of natural water infiltration to stormwater runoff from hard surfaces will detrimentally impact the surrounding area, including Paddy Pallin Reserve.

Adequate areas of the site remain for infiltration and the remainder of the runoff will be disposed of through the creek, with scour protection to ensure the creek and Paddy Pallin Reserve is not detrimentally impacted.

The proposal is out of character with the area.

Whilst a second dwelling located towards the rear of the property does not occur on the adjoining properties it is not considered out of character with the suburban nature of the area.

Noise impact from location of a dwelling closer to the dwelling at No. 36 Highfield Road.

Addressed in the report and not considered to warrant refusal of the application.

Loss of property value.

No evidence has been provided that the proposal would result in a loss of property value.

The proposal is not permitted under draft LEP 194 and should not be supported.

The provisions of draft LEP 194 do not apply to dual occupancy development. The proposal is permissible through SEPP 53.

The proposal may provide a precedence for other such developments in the area.

Dual occupancy development is a permissible use within the area and each such application should be assessed on its merits.

The statement of environmental effects is inadequate to allow an assessment of the application.

Adequate information has been provided to Council to allow for an assessment of the application.

CONSULTATION - WITHIN COUNCIL

Development Engineer

“The Applicant has submitted further engineering documentation (refer “flood extent plan” drawing CO1A, and documentation reference and job number 03/0516, by Richmond Ross

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Consulting Engineers, dated 19 and 22 December 2003) in response to Councils request for further engineering information.

The information provided addresses Development Engineers requirements in terms of demonstrating that the subject site and adjoining property will not be impacted by flood waters as a result of the proposed dual occupancy development. This is provided that certain engineering techniques are employed in the construction of the dwelling in the portion of flood zone, as outlined by Richmond Ross e.g pier and beam construction.

Accordingly, based on the report submitted to date, it has been demonstrated that the development will:

- *Not be subject to damage by stormwater during the 1:100 year flood,*
- *Not impede the flow of stormwater in a 1:100 year flood causing a rise in water levels upstream,*
- *Not increase in risk of flooding to other properties.*

Please ensure that the requirements of DIPNR are considered in the assessment, as they may have environmental requirements/preclusions in relation to construction near the creek. From an engineering perspective, the works are possible and may be conditioned.

The site, due to its location on the narrow section of Bent St, will require a (modified) traffic control plan to be submitted for approval. This is conditioned."

Conditions of consent were recommended, which are included in the recommendation

Landscape Development Officer

Proposal

The applicant proposes to demolish the existing dwelling and construct 2 houses as a detached dual occupancy. The 2 storey front house is to be located generally on the site of the existing dwelling although its garage is to be only 6.1 metres from the Bent Street boundary. The proposed rear house is a multi-levelled building that will step down the site to conform to its topography. The driveway is located a satisfactory distance from the site's southwestern (side) boundary.

Impact upon trees

Tree positions on the survey sketch plan at the back of the applicant's tree report prepared by TLC Tree Solutions and dated January, 2004 and on the landscape plan (No.1178A) prepared by Precinct Landscapes and dated 12.9.03 are in agreement. These submitted documents are used in the assessment of this application.

The following 4 trees and 1 palm will require removal for construction of the proposed rear house:

- *T3A-sapling Angophora costata (Sydney Red Gum), of 9 metres height and poor condition, is located within the proposed kitchen on the living level. Removal of this tree is supported.*

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- *T8-almost dead Angophora costata (Sydney Red Gum), of 18 metres height and very poor condition, is located immediately outside the entry. Removal of this tree is supported.*
- *T5-sapling Eucalyptus pilularis (Blackbutt), of 15 metres height and healthy condition, is located adjacent to the stairs between the living and sleeping levels. Removal of this tree is supported.*
- *T10-Syncarpia glomulifera (Turpentine), of 16 metres height, good form and healthy condition, is located close to the northeastern corner of the sleeping level. Removal of this tree is not supported.*
- *T9-Archontophoenix cunninghamiana (Bangalow Palm), of 8 metres height and healthy condition, is located centrally within the sleeping level. Transplanting of this palm to a position adjacent to the driveway is supported.*

T6-Eucalyptus pilularis (Blackbutt), of 25 metres height and located northeast (and upslope) of the proposed rear house site, is proposed to be retained. Severe bleeding for 12 metres up the northwestern side of its trunk appears to be caused by Jewel beetle infestation. The major limb directly above is near dead. This tree's condition is assessed as poor and most likely to be a hazard to any future dwelling at the site. It is agreed with the applicant's arborist that due to its hazardous condition that T6-Eucalyptus pilularis (Blackbutt) should be removed. Its proximity to the proposed dwelling site should ensure this action becomes a priority. The dwelling should be redesigned to ensure preservation of T10-Syncarpia glomulifera (Turpentine) located to its south.

Stormwater proposal

Stormwater drainage pits and lines shown along the northeastern side of the proposed rear house on the stormwater plan No.03-121-DA01-Rev.B prepared by Xenith Project Services AND DATED 27th Jan. 2004 are to be located beyond the canopy spread of all trees that are to be preserved adjacent to the building to ensure no damage occurs to their root systems.

Landscape proposal

The landscape plan consists of small recreation areas adjoining each proposed dwelling and interlinking paths. Most of the site is to be mass planted with trees, shrubs and ground covers of mostly Sydney Turpentine/Ironbark Forest, non-local native and exotic species. It is noted that all noxious plants and weeds are to be removed from the site prior to planting out.

The revised landscape plan has been amended by replacing 2 Eucalyptus punctata (Grey Gum) with 2 Angophora costata (Sydney Red Gum) so that it satisfies Council's requirement for at least 80% tree and shrub planting contents from the Sydney Turpentine/Ironbark Forest assemblage of species biodiversity replenishment.

Whilst the comments from the Landscape Development Officer are noted, the preference of the retention of *Turpentine* T10 is not sufficient justification for refusal of an otherwise satisfactory dual occupancy development, particularly given the substantial number of trees retained and the proposed landscaping. The Landscape Development Officer also provided conditions of consent if the Director Environmental & Regulatory Services recommended the application for approval and these are contained within the recommended consent.

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Heritage and Urban Design Adviser

The existing bungalow on this site is noted as contributory in a potential conservation areas (Neighbourhood Character Study). It is one of a pair of similar inter-war bungalows. In my view this part of Bent Street is such a mixture of new and old that it does not make the grade as a conservation area. The existing bungalows are not of sufficient quality in my view to be worthy of preservation.

The proposed front house steps down in scale towards the street with a single storey garage at right angles to the front boundary. There is a large amount of hard surface at the front but the bitumen driveway is broken up with brick strips which will soften its impact.

I raise no objection to the design other than the large areas of unshaded glazing facing north and north-west on both houses. I recommend extending the roof over the balcony of bedroom 1 to the front house and reducing or shading the glazing to bedroom 1 and the living room of the rear house.

Whilst I concur with the shading requirement for the two bedrooms, it is considered unnecessary in relation to the living room given the number of trees in the vicinity and the proposed planting. (See Condition No 58).

CONSULTATION – EXTERNAL TO COUNCIL

Integrated Referrals

The application involves works within 40m of a natural watercourse and, as such, is integrated development pursuant to the provisions of section 91 of the Environmental Planning and Assessment Act, 1979. The application was accordingly referred to the Department of Infrastructure, Planning and Natural Resources (DIPNR), with the following comments being provided:

“In relation to the proposal, the Department offers the following comments:

- The Department recommends that the riparian zone be protected by an 88B Instrument. This is to be created in order to prevent any development in these areas and to ensure the riparian zone is protected and maintained without disturbance.”*

General Terms of Approval have been provided by DIPNR, which would be required to be included as conditions on any consent for the application. (See Condition No. 8) The required conditions include:

- DIPNR’s general terms of approval
- Soil and sedimentation control requirements
- Requirements in relation to the design of stormwater outlets
- Design of stream crossings
- The provision of a Riparian vegetated zone 5m either side of the creek, with the design to be approved by DIPNR prior to the release of the Part 3A Permit.

PROVISIONS OF RELEVANT LEGISLATION

The Environmental Planning & Assessment Amendment Act 1979 Section 79C

1. Environmental Planning Instruments

State Environmental Planning Policy No.53 – Metropolitan Residential Development (SEPP 53)

This application is an Integrated Development under Part 4 of the Environmental Planning & Assessment (Amendment) Act and the proposal requires development consent under the provisions of SEPP 53.

Aims of Plan

The aims of SEPP 53 are as follows:

This Policy aims to encourage the provision of housing in metropolitan areas that will:

- (a) broaden the choice of building types and locations available in the housing market, and*
- (b) make more efficient use of existing infrastructure and services, and*
- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and*
- (d) be of good design.*

The proposed dual occupancy development satisfies aims (a) – (c) of SEPP 53, providing for a greater choice of housing in the Lindfield area on an existing allotment, thereby reducing pressure on land on the urban fringe and more efficiently using the existing infrastructure and services in the area.

The proposed dwellings are of good design, being appropriately designed to step with the topography, to minimise impact upon trees and rock outcrops and with appropriate setbacks and/or angling to ensure the protection of privacy and solar access to adjoining properties. The architectural design is appropriately modern, but maintains a suitable bulk and scale and roof form and is considered appropriate for the area.

Permissibility

Clause 17 of SEPP 53 permits development that results in two dwellings being located on the one allotment of land within a zone which under another environmental planning instrument permits the erection of a dwelling house. The site is zoned under KPSO to allow the erection of a dwelling house and, as Ku-ring-gai Council is listed in Schedule 1 as a council area to which the plan applies, development for the purposes of a dual occupancy is permissible on the site with the consent of council.

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Dual Occupancy Objectives

Clause 15 provides the following objectives for dual occupancy development:

- (a) *to create opportunities for two dwellings to be developed on a single allotment of land, and*
- (b) *through the other provisions of this Policy, to ensure that dual occupancy development is:*
 - (i) *designed and assessed with a full understanding of the opportunities and constraints of each site, and*
 - (ii) *designed and assessed having adequate regard for the design principles contained in Part 5.*

The proposal provides for two dwellings on a single allotment, which has been assessed in relation to the constraints of the site and the design principles of Part 5 (see discussion of compliance with the principles later in report). The constraints of the site have been appropriately indicated on the site analysis diagram and in the site analysis statement, allowing for a full assessment of the opportunities and constraints of the site.

It is considered that the proposal has been appropriately designed in relation to the constraints and opportunities of the site and has had adequate regard for the design principles of Part 5 (see later assessment).

Development Standards

Clause 19 sets development standards of allotment size and floor space ratio (FSR). A minimum allotment size for development of a dual occupancy is 600m² (detached development) and the subject site is 1966m².

A maximum FSR of 0.5:1 applies to the site and the proposed dual occupancy provides a floor space of 230.3m² for the front dwelling and 176.62m² for the rear dwelling, totalling 406.82m² and thereby has a FSR of 0.21:1. Therefore the proposal satisfies the development standards of clause 19.

Car Parking

Clause 20 provides that a consent authority cannot require more than one car space per dwelling of 150m² or less or two car spaces for a dwelling of more than 150m², however a development can provide a greater number of parking spaces. The proposal provides two dwellings over 150m² each and, as such, 2 spaces per dwelling are required and are provided.

Site Analysis

Clause 31 requires the preparation of a site analysis with any development application, which provides information including: the site's dimensions; topography; orientation; drainage; servicing; existing vegetation; prevailing winds; location of buildings, fences and vehicular

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access; views to and from the property; location of neighbouring buildings (including heights and use); adjoining open space areas and living room windows; location of doors and windows (to the boundaries); level differences; solar access enjoyed by neighbours; street frontage features and noise sources. The site analysis is to be accompanied by a written statement explaining how the design has had regard to the site analysis and Council is required to take these into account when assessing the application.

A site analysis diagram forms part of the application as does a design statement prepared by John Wood. This information has been taken into account in the assessment of the application and is considered to provide an appropriate level of information to allow assessment of the application.

a. Streetscape

Clause 23 requires a development to contribute to an attractive residential environment with clear character and to complement and sensitively harmonise with any conservation areas or heritage items.

The site is not within a conservation area and is not within the vicinity of any items of heritage.

In terms of the dwelling's bulk and scale context in the streetscape, it is noted that the street is narrowed in the vicinity of this site. The surrounding development is predominantly of older style single storey dwellings, however there are a number of two storey dwellings and single storey dwellings above car parking in the vicinity. The adjoining dwellings at Nos. 45 and 49 Bent Street have ridge heights of RL74.76 and RL69.07, respectively, and the proposed front dwelling is to have a ridge height varying between approximately RL 73.25 and RL73.8. As such the height of the dwelling will be between the height of the two adjoining dwellings and in scale with the streetscape, it also being noted that it is difficult to view all three houses simultaneously given the vegetation and narrow width of the street.

The proposed front dwelling is located towards the north-eastern boundary, with the driveway along the south western boundary and is of similar width to the adjoining dwellings. Accordingly, the bulk and scale of the front dwelling is considered appropriate in its context. The rear dwelling will have a roof height varying from approximately RL59.45 to RL 64.15 and, as such, will be barely discernible from the street and will not impact upon the streetscape.

The design of the front dwelling as viewed from the street is of a well modulated dwelling, with a garage of recessive design, being partially below ground level. The dwelling has an appropriate roof pitch and provides an appropriate street address.

b. Visual and Acoustic Privacy

Clause 32 requires a development to consider the acoustic and visual privacy of neighbouring properties in its site planning, location and design of windows and

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balconies, use of screening and landscaping and in addressing internal noise levels for new dwellings.

In relation to visual privacy, the proposal has appropriately located the front dwelling to the north east at an appropriate distance from both adjoining dwellings and the rear dwelling is located an appropriate distance from the dwelling at No. 36 Highfield Road. Further, the rear dwelling, which is located further back on the allotment than adjoining dwellings and therefore has the potential to significantly affect the privacy of adjoining rear yards, has been appropriately angled away from the boundaries to improve privacy as well as provide superior solar access.

Privacy Impacts to No. 49 Bent Street

In relation to the location of windows and decks, the proposed front dwelling is located between 10m and 14.5m from the dwelling at No.49 Bent Street and no windows of the proposed dwelling will result in any significant loss of privacy to that dwelling. As the proposed front dwelling extends further to the rear than the dwelling at No. 49 Bent Street, the potential exists for overlooking of the rear yard of that property from the dwelling. In this regard the proposed dwelling has a kitchen window, French doors off the dining room and a deck facing the direction of the rear yard of No. 49 Bent Street in close proximity to the rear of the house.

As the windows and deck are elevated some 4m above the adjoining property's rear yard there is the potential for loss of privacy. The existing vegetation on the boundary (a Crepe Myrtle on the subject site and an unidentified thick shrub on the adjoining property) will appropriately address this privacy concern, given the difference in height and angle of viewing, together with the setback of the deck and dwelling being 7.5m and 9.5m, respectively. A condition of consent should require the retention of the Crepe Myrtle at least until the proposed landscaping has reached a similar height and density.(See Condition No.105)

The design of the proposed rear dwelling is such that the windows to the bedroom 3 and study are angled away from the adjoining property and will be effectively screened by existing vegetation. However, the lounge room windows which are to be elevated some 3m above the adjoining ground level and are located only 2.5m from the boundary, require privacy treatment, particularly given the lack of existing screen landscaping on the boundary at this location. Given the height difference and the angle of viewing from the western window, together with the views of the parkland in this direction, it is appropriate that this window be provided with a horizontal external projection of 0.5m to ensure no viewing down to the rear yard of No. 49 Bent Street. The southern window, however is angled to look directly into the rear yard of No. 49 Bent Street and it should be treated with obscure glazing to the lower panes to ensure privacy. (See Condition No. 58).

Privacy Impacts to Dwellings at the Rear

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The property directly to the rear at No. 36 Highfield Road could potentially be affected by the proposed rear dwelling and the potential impacts. Given the angling of the proposed dwelling, the potential for privacy impacts upon this property are reduced as they are by the significant setback of the dwelling from the property, with the dining room windows being a minimum of 24m from the common boundary of this property and the living room windows 26m. Such a level of setback, combined with the existing and proposed landscaping, will ensure a suitable level of privacy is maintained by No. 36 Highfield Road.

Concern was also raised by the owners of No. 34 Highfield Road as to privacy impacts. Whilst the living room window is angled to face this property, the distance separation to this property is 31m and this and the existing vegetation between the properties will ensure a suitable level of privacy is retained.

Privacy Impacts to No. 45 Bent Street

Potential exists for the rear yard of No. 45 Bent Street to suffer a loss of privacy due to the living room windows, side deck off the kitchen and deck of bedroom 1 of the proposed rear dwelling. The eastern windows of the living room look towards a bank on the adjoining property that is 1.2m higher than the window sills and, as such, no loss of privacy will occur. The northern living room windows look towards the creek on the adjoining property and such area is not likely to be utilised often for recreation and, as such, no significant privacy impact is likely.

The deck off the kitchen area is to be located at approximately RL56.9 and looks toward a portion of the adjoining rear yard that has a height of RL59.8 and as such will not result in a privacy concern subject to the erection of a standard boundary fence.

Finally, the deck off bedroom 1 is located at approximately RL58.7 and looks towards a portion of the rear yard at RL 59.2 and accordingly has little potential for privacy impacts.

The ground floor of the proposed front dwelling has the potential to result in privacy impacts to the side yard of No. 45 Bent Street from its rear deck, living room windows and side courtyard. The side courtyard is to be constructed at approximately RL66.7 and adjoins a portion of the neighbouring yard at RL67.9 and, accordingly, will result in no loss of privacy. The living room windows are to have a sill height of approximately RL65.8 and look towards a part of the adjoining yard with RL67.2 and will not result in a privacy impact, however the deck (to be at a similar level) looks to a portion of the rear yard that is lower at RL64. Accordingly, a condition of any consent should require the screening of this balcony (to a height of 1.5m) for the full length of its eastern edge, wrapping around 1m of the northern edge. (See Condition No.58.

The first floor of the proposed front dwelling has the potential to overview from the bedroom 1 and hallway windows. Conditions of any consent should require the hallway

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windows to have obscure glazing. Privacy impacts from bedrooms are minimal and do not warrant privacy screening. (See Condition No. 58).

Privacy impacts between dwellings on the site

The two dwellings on the site will have a minimum separation of 10m and are designed such that the windows are angled in different directions, affording an excellent level of privacy.

Further, the location of the garage to the rear dwelling will ensure the private open space areas of this dwelling are protected from overlooking from the rear deck of the front dwelling.

An area of concern, however, is the potential privacy impacts upon the proposed front dwelling by vehicles and pedestrians using the driveway to the rear property. The driveway as it passes the dwelling is, however at a lower level than the floor level of the dwelling and, as such, persons using the driveway could not look into the dwelling.

Acoustic privacy

Given the high level of separation between the proposed dwellings and the adjoining dwellings, no significant acoustic privacy impact will occur.

c. Solar Access and Design for Climate

Clause 23 requires that development should be designed to ensure adequate daylight to the main living areas of neighbouring properties and to substantial areas of private open space as well as using design to achieve natural ventilation and solar access for the proposed dwelling.

The shadow diagrams submitted with the application indicate the following shadow impacts will occur at mid winter:

| | |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.00am | Shadowing of rear two windows in north-eastern wall of dwelling and part of the rear yard closest to the dwelling and a substantial section of the rear yard closer to the creek of No. 49 Bent Street. |
| 12.00 noon | Minor shadowing of rear yard (central area) of No. 49 Bent Street. |
| 3.00pm | No shadowing of adjoining properties. |

The shadow impact of the development is considered to be acceptable, with the windows of the dwelling on No. 49 Bent Street receiving sun light from around 11.30am through the afternoon to around 3.00pm in midwinter. Further, almost the whole of the rear yard receives solar access in the afternoon and even at the worst time (9.00am) receives solar access to over half the yard.

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The front dwelling is designed with north and east facing living and dining rooms and the rear dwelling is angled to achieve a similar aspect for the living and dining rooms. As such, the dwellings are appropriately designed in relation to passive solar design principles and both provide for good levels of cross ventilation.

d. Stormwater

Clause 32 requires that the proposed development control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and allow for on-site infiltration. Council's Development Engineer has indicated that the concept plan for stormwater disposal is satisfactory, subject to conditions which are included in the recommendation. An appropriate level of on-site infiltration can occur in the areas proposed to be landscaped.

e. Crime Prevention

Clause 32 requires proposed development to provide for appropriate security for residents and visitors by site planning that allows for general observation of the street, the site and the approaches of the dwelling from within the dwelling. In this regard, the proposed front dwelling provides lounge and study windows overlooking the approaches of the dwelling and looking towards Bent Street and the rear dwelling has study and bedroom windows providing for overlooking of the approaches of the dwelling.

f. Accessibility

Clause 32 requires development to address accessibility to public transport and local facilities and provide for disabled access where appropriate. This clause is most relevant to multi-unit housing development where the density of sites are to be significantly increased. The proposal is located on a steeply sloping site and the provision of disabled access is not achievable in this instance.

g. Waste Management

Clause 32 requires developments to make provision for suitable areas for the storage of garbage and recycling containers. The site of the proposed dwellings provides ample opportunities for the location of such facilities.

h. Visual Bulk

Clause 32 requires development to be designed to maintain a suitable level of neighbour amenity and provide for an appropriate residential character. This is to be achieved by providing increased setbacks with building height, using a building form and siting that relates to the landform of the site, adopting building heights at street frontages that are compatible in scale with adjoining properties and by considering the impact of boundary walls on neighbours.

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The issues of design in relation to bulk and scale, the impact on the streetscape and response to the topography as viewed from the street have been dealt with previously and the proposal is considered to provide for an appropriate residential character. Impacts on adjoining properties in relation to privacy and shadowing have also been addressed previously and found to be satisfactory.

The view of the dwellings from the adjoining properties will not be overly bulky or visually dominant due to the level of articulation and the staggered setbacks and single storey nature of the rear dwelling. The front dwelling will not be visually dominant given the level of separation from No.49 Bent Street and the changes in level to No. 45 Bent Street.

| Development Standard | SEPP 53 Requirement | Proposal | Compliance |
|----------------------|-------------------------------------------------------------------|-----------------------------------------------|------------|
| Allotment Size | 600 m2 | 1966 m2 | Yes |
| Floor Space Ratio* | 0.5:1 | 0.21:1 | Yes |
| Car Parking | 2 car spaces / dwelling with gross floor area in excess of 150m2. | 2 car spaces have been proposed per dwelling. | Yes |

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

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.

Ku-ring-gai Planning Scheme Ordinance (KPSO)

The site is zoned Residential 2(b) under the provisions of Ku-ring- gai Planning Scheme Ordinance and the erection of a dual occupancy is prohibited within the zone. However, the provisions of SEPP 53 override the controls of KPSO and the proposed dual occupancy development is permissible pursuant to that plan.

The provisions of Clause 46 require that a dual occupancy shall not be in excess of 8m in height. The proposal has a maximum height of 7.7m, measured from the existing ground level, complying with the control. It is noted that the height of RL72.4 shown for the ceiling is incorrect and should be RL72.1 (an error has occurred on the section and a condition of consent will require the ceiling to be no higher than RL72.1 and the roof no higher than RL73.7). (See Condition No. 59) The proposed rear dwelling has a maximum height of 5.5m and, as such, complies with this control.

The provisions of Clause 60C provides that any development upon a site containing a dwelling house must not exceed a maximum built-upon area of 60%. The proposal has a built-upon area equating to 37.5% of the site and complies with this control.

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Schedule 9 contains general aims and specific objectives in relation to residential zones, including the Residential 2(b) zone. These aims and objectives would apply to the development to the extent that they are not inconsistent with the provisions of SEPP 53.

The aims require development to maintain and, where appropriate, improve the existing amenity and environmental character of residential zones and permit new residential development only where it is compatible with the existing environmental character of the locality and has a sympathetic and harmonious relationship with adjoining development.

The development is considered to be sympathetic and harmonious with adjoining development in relation to architectural design, height, scale and bulk. The proposal is considered to maintain the existing amenity and residential character of the locality to an appropriate degree as has been discussed previously in this report in relation to privacy, shadowing and visual bulk.

The relevant objectives require development to maintain reasonable solar access to neighbour's living areas and recreation spaces at specified times, to be sited to minimise loss of privacy, encourage the replacement of tree cover, maintain a reasonable proportion of soft landscaping, be of appropriate size, bulk and scale, be of appropriate architectural character and provide for appropriate vehicular egress. The proposal is considered to be appropriate in relation to the objectives as has been discussed throughout the report.

2. Any Draft Environmental Planning Instruments

No draft environmental planning instruments apply to the assessment of this application.

3. Any Development Control Plan

Development Control Plan 40 - Waste Management

The site provides adequate opportunities for the provision of a waste and recycling storage area appropriate for the new dwellings. Issues related to the waste generated from the demolition works are addressed in the submitted waste management plan.

Development Control Plan 43 – Carparking (DCP 43)

DCP 43 requires the provision of car parking at the following rates:

Minimum 1 space per dwelling under 125sqm.

Minimum 2 spaces per dwelling that exceeds 125sqm.

Both dwellings exceed 125sqm and, as such, 4 car spaces are required. Both dwellings are provided with double garages. The proposed garages are appropriately designed in relation to the provisions of DCP 43.

Dual Occupancy Development Control Code (DODCC)

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Aims

The aims of the DODCC are contained at clause 1.2 and incorporate Schedule 9 of KPSO (which have been addressed previously in this assessment). The proposal is considered to be consistent with the aims of the DODCC.

Planning Suitability – Site Considerations

An appropriate site analysis has been submitted in relation to this application, which has been addressed previously within this report in the section of the SEPP 53 assessment entitled *Site Analysis*.

Streetscape

The DODCC requires that development satisfy the objectives of Clause 32(a) of SEPP 55 (addressed previously within the report) and to be sensitive to the existing streetscape in relation to bulk, scale, setbacks, alignments, height, landscaping and maintenance of the tree canopy. Further, development is to compliment and enhance the street through appropriate fence detail and finishes and to have regard to the visual character of the area. Assessment criteria are provided and are assessed following:

Visual Character

The design is of appropriate setback, height and scale and provides for an appropriate landscaped setting.

Architectural Design

The proposal provides an appropriate architectural design for its context, being appropriately modern in design, having a suitable pitched roof and being appropriately designed in terms of the slope of the site and the protection of privacy and solar access to adjoining properties.

Roof Pitch

The roof complies with the maximum roof pitch of 35° and the maximum roof height.

Fences

The proposal does not propose a front fence.

Visual and Acoustic Privacy

Clause 4.3 specifies 9m as a suitable separation for windows of habitable rooms, requiring privacy measures for windows closer than this. The proposed rear dwelling is located a minimum of 10m from the front dwelling on the site, 14m from the dwelling to the north-east, 10m from the dwelling to the south-west and 25m from the boundary with the dwelling to the rear, more than complying with the required separation distances. A further assessment of this

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issue is provided under the assessment of SEPP 53 in section entitled *Visual and Acoustic Privacy*.

The proposal provides no active recreation areas, driveways or service equipment in close proximity to bedrooms of adjoining properties. The proposed driveway veers away from the adjoining dwelling at No.49 Bent Street, to a setback of 3.5m from the boundary, and is appropriately landscaped.

Solar Access and Design for Climate

Clause 4.4 requires solar access to north-facing windows, living areas and outdoor living areas for at least 3 hours between 9.00am and 5.00pm. The proposed development satisfies these criteria with north-facing living room and dining room windows achieving suitable solar access and an appropriate level of solar access available to the private open space.

The dwelling is considered to be appropriately designed with regard to energy efficiency.

Further, the controls require that a minimum of 3 hours of solar access between 9.00am and 5.00pm be retained to the major part of the outdoor living area and the adjoining dwellings. The shadow impacts of the proposal, including the landscaping, has been addressed previously within this report and the resultant shadowing satisfies this assessment criteria.

Stormwater and Wastewater Management

This issue is addressed in the comments of Council's Development Engineer and the stormwater concept plan has been assessed as satisfactory, subject to conditions included in the recommendation.

Crime Prevention

Clause 4.6 requires assessment of the application in relation to crime prevention and in particular requires casual surveillance of the street to be possible. This is achieved, as has been discussed previously in relation to the requirements of SEPP 53.

Accessibility

The proposal provides for appropriate vehicular access to the site and the design of the driveway is considered compatible with the streetscape and results in no detrimental impact in relation to significant vegetation either on or off site. Car parking is provided in accordance with the requirements of SEPP 53 and the garage is of appropriate dimensions.

The garage, whilst forward of the building line of the proposed front dwelling, is in line with the existing dwellings on either side of the property and the garage door facing the south western boundary presents appropriately to the streetscape.

Waste Management

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Appropriate area is available for the storage of garbage and recycling within the site.

Visual Bulk

Clause 4.9 provides controls in relation to the setback from the street, setback between dual occupancy buildings and rear and side setbacks. Where development is on the low side of the street an average setback of 9m applies, however the established setback should prevail where it is inconsistent with the setback requirement. The two adjoining dwellings have a setback of 6.5m and 7.0m and the proposed front garage has a setback of 6.0m and, as such, is considered to be generally consistent with the predominant set back in this section of the street.

A minimum of 7m setback between dwellings in a dual occupancy is required, which is satisfied by the minimum 10m setback in this instance.

An assessment criteria requiring side and rear setbacks to allow sufficient landscaping between building to soften the visual appearance when viewed from neighbouring properties and the street is provided. The controls to achieve this require a setback of 12% of the site width for two storey and 9% for the single storey dwellings and 3m (or 15% of the average site depth, which ever is greater) for the rear. First floors should be set back 2.5m or 15% of the side width (which ever is greater).

The front dwelling has side setbacks to the north-east of 1.5m (garage) to 4.7m and to the south-west of 8.4m to 12.7m, with 12% of the site width being 2.65m and 9% being 2.0m. Therefore the proposal satisfies the control to the south-west and breaches the control by 200mm for the north-eastern boundary at the first floor level for bedroom 4. Further, the garage breaches the setback control to the north-eastern boundary by 500mm. Given that both the garage and dwelling are partially below ground level to this side and that the adjoining property is elevated, such a breach would be reasonable if appropriate landscaping is provided to the boundary. The front dwelling proposes a courtyard to be excavated to the boundary, providing for no landscape softening of the building, contrary to the objectives of the control. Therefore subject to a condition reducing the width of this courtyard by 1.5m and requiring the 1.5m setback from the boundary to be retained at existing ground level and screen landscaped, the setbacks of the front dwelling would be appropriate.

The rear dwelling is designed to be at an angle from the side boundaries and, as such, has variable setbacks from the side boundaries. The dwelling is to be set back between 1.7m (living room) and 11.5m from the boundary to the north-east and between 1.9m (lounge room) and 10.5m from the south-western boundary. As such, the proposal breaches the control by 300mm to the north-eastern boundary and 100mm to the south-western boundary. However, given the angling of the dwelling, the proposal provides substantially larger setbacks for the majority of the dwelling and the breaches extend for only 150mm to the south-western boundary and 700mm to the north-eastern boundary and would not be discernible. As such, the variations proposed to the controls are supported in this instance.

Built form controls relate to the length and height of walls and the proposal satisfies the criteria and controls.

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The maximum built-upon area is set at 45% of the site for a dual occupancy containing one single storey and one two storey detached dwelling. The proposal satisfies this control, providing a built-upon area of 37.5% of the site.

The proposal complies with the FSR control, which is the same as for SEPP 53. The height of building control requires the front dwelling to have a height of no more than 8m and the rear dwelling no more than 3.6m, with an overall height of 7.0m. The proposed front dwelling has a maximum height (from the assumed natural ground level) to the ceiling of in the order of 7.7m and the rear dwelling of 5.8m. The maximum height of the rear dwelling is 6.1m. As such, the proposal complies in relation to the front dwelling and the overall height of the rear dwelling but breaches the ceiling height of the rear dwelling. The breach of the ceiling height is caused by the raked ceilings and is not discernible when viewed from adjoining properties. As the overall height complies, the proposal is considered acceptable.

The building envelope provisions, applying to the front dwelling, require a building envelope of 45° measured at 3m above the ground level at the boundary. The proposal complies with this control.

The building envelope provisions applying to the rear dwelling require a building envelope of 45° measured at 1.5m above the ground level at the boundary. The proposed rear dwelling breaches the control in relation to the eaves, gutter and a small portion of the wall of the corner of the lounge room by up to 1.8m. As the breach relates only to the corner of the building, it will not result in any significant impacts upon the adjoining properties and, accordingly, the breach is supported in this instance.

Controls in relation to cut and fill require that it is restricted to a maximum of 900mm relative to natural ground level and that cut and fill should be outside the spread of trees where possible. The front dwelling involves cut and fill of up to 1.7m due to the significant slope of the land and despite the dwelling being split level in design and the cut and fill being evened out across the site. This cut and fill does not, result in a detrimental impact in relation to trees and given the steep slope of the site is supported.

The rear dwelling is to be partially constructed on piers and partially cut and filled to a maximum level of 1.8m. The extent of cut and fill is due to the significant cross slope of the site and is necessary despite the dwelling being split level in design. The extent of fill is therefore considered acceptable in this instance.

Views

Whilst the proposal will alter the outlook from adjoining dwellings, it does not result in any significant affectation to views from adjoining properties.

Landscaping and Open Space

Clause 5 provides assessment criteria for the assessment of landscaped areas. The comments of Council's Landscape Development Officer indicate that, subject to conditions as

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recommended, the proposed landscaping is appropriate. This assessment is concurred with, as a landscaped area of 62.5% of the site area is provided.

Further, Clause 5 provides that open space areas be provided for each dwelling of at least 100m² and with minimum dimensions of 5m. The proposal provides private open space for the front dwelling of 100m², however approximately 13m² of this area has a dimension of 5m in only one direction. The proposal provides private open space for the rear dwelling at its rear of in excess of 500m², with a minimum dimension of 22m. Both areas of private open space will receive a satisfactory level of solar access and both are considered to provide for a reasonable level of amenity for their respective dwellings.

Bushland Protection and Bushfire Hazard

The site does not contain any bushland, containing only a few trees of endemic species. The impact of the proposal on these trees is discussed in the Landscape Development Officer's comments. The site is not within a bushfire risk area.

Heritage Items and Conservation Areas

The site is not within a conservation area and does not contain an item of heritage. The site is not within the vicinity of any item of heritage.

Managing Construction or Demolition

Construction can be appropriately managed by the application of standard conditions to any consent issued for the site.

| Development Standard | Requirement | Proposal | Compliance |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Minimum Allotment size for attached dual occupancy | 600 m2 | 1966 m2 | Yes |
| Floor space ratio | Not greater than 0.5:1 | 0.21:1 | Yes |
| Built upon area | Not to exceed 45% | 37.5% | Yes |
| Maximum Ceiling Height | Max height of 8.0m for house fronting street. 3.6m to ceiling(rear) 7.0 metres to ridge(rear) | 7.7m front dwelling, 5.8m rear dwelling 6.1m (rear dwelling) | Yes for front dwelling, no for rear, but is satisfactory given compliance of overall height Yes |
| Building Envelope | 45° from 3.5 metres in front 45° from 1.5 metres in rear | Front dwelling complies. Rear dwelling breaches at the lounge room | Yes No, but is satisfactory as applies to only a small corner of the |

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| | | | |
|-----------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------|
| | | | lounge room and has no detrimental impact. |
| Cut & Fill | 0.9 metres | 1.7m | No, but is satisfactorily minimised for the slope of the site |
| Length of Buildings | 24 metres | <24m | Yes |
| Length of Wall | 12 metres | <12 m | Yes |
| Private Open Space | 100m ² per dwelling | Both dwellings 100m ² or more | Yes |
| Privacy & Overlooking | Minimise overlooking | Opportunity exists for overlooking | Yes as dealt with by conditions. |
| Overshadowing | Minimise shadowing of adjoining properties | Proposal will not adversely impact adjoining properties | Yes. |
| Views | Should be sited & designed to have regard to views and outlook enjoyed by adjacent development. | Design minimised bulk of dwellings | Yes. |
| Car Parking | 1 car space (GFA < 125m ²) 2 car spaces (GFA >125m ²) | Both dwellings > 125m ² ∴ 4 spaces provided | Yes. |

4. Any Matters Prescribed by the Regulations

No other matters prescribed by the Regulations are of relevance to the assessment of this application.

5. Likely Impacts

The likely impacts of the development have been assessed throughout this report and are considered to be satisfactory.

6. Suitability of The Site

The site is considered to be appropriate for the erection of a detached dual occupancy pursuant to the provisions of SEPP 53 and the design and location of the proposed dwellings has minimised any detrimental impacts to a reasonable degree.

7. Any Submissions

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The submissions received in relation to the application have been summarised and addressed previously within this report. Where necessary, conditions of consent have been recommended to ameliorate impacts of the development in response to the objections raised, however none of the objections raised warrant refusal of the application.

8. Public Interest

The proposed development will not result in any significant detrimental impact in relation to the public interest. Therefore, approval of the development, which will allow for an appropriate increase in density in the area, is considered to be in the wider public interest.

Any other Relevant Matters Considerations Not Already Addressed

This proposal is subject to the provisions of Council's adopted Section 94 Contributions Plan for Residential Development and appropriate conditions of consent are recommended.

CONCLUSION

The proposed dual occupancy represents an improvement over that previously proposed and refused on the site. The proposed dwellings are now appropriately designed and located to minimise bulk and scale and respects the streetscape and character of the area. The dwellings have been designed and located to minimise impacts upon adjoining properties to an appropriate degree. Adequate information has now been provided to address concerns with flooding and impact upon trees.

As such, the application is recommended for consent, subject to conditions.

RECOMMENDATION

That Development Application No 1262/03 for the demolition of the existing dwelling and construction of a detached Dual Occupancy on Lot 1, DP 955134, 47 Bent Street, Lindfield, be approved, subject to the following conditions:

GENERAL CONDITIONS

1. The development to be in accordance with Development Application No 1262/03 and Development Application plans prepared by J Wood, Drawing Nos. DA 02-08 and DA10, dated August 2003 and lodged with Council on 1 October 2003, DA 09A, dated October 2003 and DA11A-12A and DA13B, all dated January 2004 and landscape plans prepared by Precinct Landscapes, Drawing No. 1178-2, dated 12 September 2003.
2. All building works shall comply with the Building Code of Australia.
3. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.

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4. The works set forth in the plans and specifications and approved under this consent, once commenced, shall be completed within two (2) years from the date of commencement.
5. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and a Occupation Certificate has been issued.
6. The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit being obtained from the Council (upon payment of the required fee) beforehand.
7. To ensure compliance with the relevant standards, an effective and approved safety fence with self closing gate complying with the minimum requirements of Australian Standard 1926-1986 "Fences and Gates for Private Swimming Pools" shall be provided to the Principal Certifying Authority's satisfaction in the location indicated on the approved plans prior to any water being placed in the pool.
8. Compliance with the general terms of approval issued by Department of Infrastructure, Planning and Natural Resources, to be attached to the Notice of Determination.
9. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.
10. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.
11. HOURS OF WORK: For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

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

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

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13. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.
14. To maintain existing ground levels all excavated material shall be removed from the site.
15. For the purpose of maintaining visual amenity, no permanent electricity supply poles are to be erected forward of the building setback without the prior Consent of Council. It is the onus of the applicant to consult with the authorised statutory electricity provider prior to construction commencing to ensure that direct connection to the building is possible. Details of any proposed permanent pole must be submitted to and approved by Council prior to installation.
16. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.
17. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

18. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - a. must preserve and protect the building from damage, and
 - b. if necessary, must underpin and support the building in an approved manner, and
 - c. must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

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

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

19. Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
20. If the work involved in the erection or demolition of a building:
 - a. is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - b. building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

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If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

21. All noise generating equipment associated with any proposed mechanical ventilation system/s shall be located and/or soundproofed so the equipment is not audible within a habitable room in any other residential premises before 7am and after 10pm Monday to Friday and before 8am and after 10pm Saturday, Sunday and Public Holidays. Furthermore, the operation of the unit outside these restricted hours shall emit a noise level of not greater than 5dbA above the background when measure at the nearest adjoining boundary.
22. Sites shall not be re-shaped, re-contoured, excavated nor the levels on any part of the site altered without the Consent of the Council being obtained beforehand.
23. For the purpose of health and amenity, effective measures are to be taken at all times to prevent any nuisance being caused by noise, vibrations smells, fumes, dust, smoke, waste water products and the like.
24. The applicant's attention is directed to any obligations or responsibilities under the Dividing Fences Act in respect of adjoining property owner/s which may arise from this application and it is advised that enquiries in this regard may be made at the nearest Local Court.
25. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safety stockpiled and not likely to become a harbourage for vermin.
26. The applicant shall ensure that at all times during the construction period no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.
27. Stormwater runoff from all hard surfaces, or landscaped areas which are not at natural ground level, shall be piped to the watercourse within the site, via the site drainage systems for each dual occupancy. For any new connections to the watercourse, a headwall and energy dissipater structure shall be constructed at the discharge point. Unless specified by plans approved with the Development Consent or other Conditions of this Consent, this structure is to be solidly constructed from mortared sandstone bushrock so that it has a low impact on local landscape and vegetation. It must not impede flows along the watercourse nor or lead to ongoing erosion of the watercourse.
28. To alleviate drainage impacts downstream, an on-site stormwater detention system must be provided in accordance with Council's Stormwater Management Manual, and generally in accordance with the "Stormwater management general arrangement plan" by Xenith Project Services, drawings 03-121-DA01 to DA 03 inclusive, dated 13 September 2003 (except

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where modifications are required under the conditions of this consent). Separate detention systems are to be provided for each residence. An overflow is to be incorporated that will direct any excess flow to the downstream drainage system and subsoil drainage is to be provided from the underside of the sediment control sump to the outlet line or other approved location.

The system is to be cleaned regularly and maintained to the satisfaction of Council.

NOTE 1: The on-site stormwater detention system and property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: If the applicant wishes to vary the prescribed storage and outflow volumes contained in Council's Stormwater Management Manual, a detailed analysis must be provided following the guidelines set out in Council's requirements for on-site detention with full computations accompanying the submission including a flood routing analysis.

NOTE 3: All roof, driveway and other hard-surface runoff water is to be intercepted and directed to the on-site stormwater detention system. If some areas of hard-surface are unable to be directed to the detention system an adjustment to the rate of discharge is to be made to attain the required site discharge.

NOTE 4: If a landscaped surface type detention system is used the storage volume required is to be increased by 20%.

NOTE 5: The standard Council On-site Stormwater Detention Calculation Sheet is to be completed and included on design drawings. This is available from Council upon request.

29. For stormwater control all paved areas are to be drained through the main drainage system.
30. The dual occupancy structure closest to the watercourse shall be constructed in accordance with the details on the "flood extent plan" drawing CO1A, and documentation with reference and job number 03/0516, by Richmond Ross Consulting Engineers, dated 19 and 22 December 2003. In accordance with this submission, the following measures shall be adopted:
 - a) Finished floor level of rear dwelling to be set at minimum level of RL 56.93, with minimum freeboard of 500mm provided between 1:100 year top water level and habitable areas.
 - b) Rear portion of dwelling at rear to be constructed on reinforced concrete piers socketed into underlying rock, and capable of withstanding water and potential impacts of debris associated with conveyance of the 1:100 year flood event through the site.
 - c) The sub-floor area under the slab within the floodzone is to be maintained free from any structure/impediments to water flow.

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31. Driveways and access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access and accommodation arrangements must be designed and constructed to comply with Australian Standard AS 2890.1 – “Off-Street car parking”.
32. The public footways and roadways adjacent to the site are to be maintained in a safe condition, at all times, during the course of the works. A safe pedestrian circulation route a minimum of 1.5m wide and with a pavement free of trip hazards must be maintained at all times on or adjacent to the public footways fronting the construction site. Where the footpath is damaged, repair works must be carried when directed by Council officers. Where circulation is diverted on to the roadway clear directional signage and protective barricades must be installed in accordance with Aust AS1742-3 1996 “*Traffic Control Devices for Work on Roads*”. If pedestrian circulation is not satisfactorily maintained, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.
33. The relocation or adjustment of any utility service facilities must be carried out by the Applicant in accordance with the requirements of the utility authority at no cost to Council.
34. The provision of temporary sediment and erosion control facilities and measures are to be installed, prior to the commencement of any works on the site to minimise and/or eliminate unnecessary erosion and loss of sediment. These facilities must be maintained in working order during construction works and up to the completion of the maintenance period. All sediment traps must be cleared on a regular basis and after each major storm, and/or as directed by the Principal Certifying Authority, with all silt being removed from the site, or to an approved location within the site.
35. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to “Your Business” section of Sydney Water’s web site at www.sydneywater.com.au then the “e-developer” icon or telephone 13 20 92. Following application a “Notice of Requirements” will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
36. To prevent surface stormwater from entering the building, the finished habitable ground floor level(s) of the building shall be a minimum of 150mm above adjacent finished ground level(s). The entire outside perimeter of the building must have overland flow escape routes which will protect all finished floor levels from flooding during times of complete subsurface drainage blockage.
37. A Tree Preservation Order exists within the Ku-ring-gai Council area whereby the removal, lopping or destruction of any tree exceeding 5.0 metres in height or 4.0 metres in canopy spread (except where exempt as defined under Council’s Tree Preservation Order) without prior written consent of Council is prohibited.

Release of the Construction Certificate gives automatic approval to the removal ONLY of those trees located on the subject property within the footprint of a proposed new building/structure or within 3.0 metres of a proposed new dwelling. Where this application is

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for a building/structure other than a dwelling then ONLY trees within the area to be occupied by this building/structure may be removed. Other trees SHALL NOT be REMOVED or DAMAGED without an application being made under Council's Tree Preservation Order.

38. Landscape works shall be carried out in accordance with Landscape Drawing No 1178A prepared by Precinct Landscapes and dated 12 September 2003 submitted with the Development Application, except as amended by the following:

- 2 *Eucalyptus punctata* (Grey Gum) shall be replaced by 2 *Angophora costata* (Sydney Red Gum) as amended in red.

39. All disturbed areas, which are not to be built upon or otherwise developed, shall be rehabilitated to provide permanent protection from soil erosion within fourteen (14) days of final land shaping of such areas.

40. Any imported fill material shall be restricted to material from the local soil landscape on which the site is located or be derived from sandstone geology sites.

41. Excavation for the installation of stormwater within the specified radius of the trunk/s of the following tree/s shall be carried out using the thrust boring method. Thrust boring shall be carried out at least 600mm beneath natural ground surface at the tree/s to minimise damage to tree/s root system. Documentary evidence of compliance with this condition shall be submitted to Council with the final Certificate of Compliance.

| Tree/Location | Radius From Trunk |
|---------------|-------------------|
|---------------|-------------------|

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| T1- <i>Araucaria heterophylla</i> (Norfolk Island Pine) On the property's southwestern (side) boundary 6 metres south of the watercourse. | 3 metres |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------|

| | |
|-------------------------------------------------------------------------------------------------------|----------|
| T7- <i>Syncarpia glomulifera</i> (Turpentine) Close to the property's southwestern (side) boundary | 3 metres |
|-------------------------------------------------------------------------------------------------------|----------|

42. The applicant shall ensure that at all times during the construction period no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.

43. Transplanting of the following trees/shrubs shall be directly supervised by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate.

Species/Location

T9-*Archontophoenix cunninghamiana* (Bangalow Palm)/Adjacent to the driveway's southwestern side.

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44. On completion of the landscape works including tree and screen planting, a Landscape Architect or qualified Landscape Designer shall submit a report certifying correct installation, faithful to the landscape plan to the Principal Certifying Authority with a copy to Council, prior to issue of final Certificate of Compliance.
45. The following noxious and/or undesirable plant species shall be removed from the property prior to completion of the proposed building works. Documentary evidence of compliance with this condition shall be submitted to the Principal Certifying Authority prior to the release of the final Compliance Certificate:

Plant Species

Ageratina adenophora (Crofton Weed)
Ageratina riparia (Mist Weed)
Asparagus densiflorus (Asparagus Fern)
Cardiospermum grandiflorum (Balloon Vine)
Celtis australis (Nettle Tree) seedlings
Chlorophytum comosum (Spider Plant)
Cinnamomum camphora (Camphor laurel)
Conyza sp (Fleabane)
Hedychium gardnerianum (Ginger lily)
Impatiens balsamina (Impatiens)
Ipomoea indica (Morning Glory)
Ligustrum lucidum (Large-leaved Privet)
Ligustrum sinense (Small-leaved Privet)
Macfadyena unguis-cati (Cat's-claw Creeper)
Ochna serrulata (Ochna)
Olea europaea subsp. africana (African Olive)
Senna pendula (Cassia)
Setaria palmifolia (Palm Grass)
Solanum nigrum (Blackberry Night-shade)
Tradescantia albiflora (Wandering Jew)

46. 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.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE RELEASE OF THE
CONSTRUCTION CERTIFICATE

47. Proof of receiving the 3A permit from Department of Infrastructure and Natural Resources shall be submitted to Council prior to the release of the Construction Certificate.
48. To minimise damage to the root systems of the following trees protected under Council's Tree Preservation Order and located on the subject property and adjoining property, the applicant shall ensure that the stormwater drainage lines and pits are located within 1 metre of the external walls of the rear house and garage. Details of the amended plans shall be submitted to Council for approval prior to release of the Construction Certificate:

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Tree/Location

T3-*Syncarpia glomulifera* (Turpentine)
3 metres from the western façade of the rear house.

T7-*Syncarpia glomulifera* (Turpentine)
3 metres from the southern façade of the rear house.

T11-*Syncarpia glomulifera* (Turpentine)
3 metres from the southeastern corner of the rear house.

T11A-*Brachychiton acerifolius* (Flame Tree)
3 metres from the northern corner of the rear garage.

T12-*Eucalyptus resinifera* (Red Mahogany)
On the property's northeastern side boundary near the rear garage.

49. A Landscape Assessment fee of \$120.00 shall be paid to Council prior to release of the Construction Certificate.
50. A CASH BOND/BANK GUARANTEE of \$2,000.00 shall be lodged with Council as a Landscape Establishment Bond prior to the release of the Construction Certificate to ensure that the landscape works are installed and maintained in accordance with the approved landscape plan or other landscape conditions.

Fifty percent (50%) of the this bond will be refunded upon issue of the final Certificate of Compliance, where landscape works as approved have been satisfactorily installed. The balance of the bond will be refunded 3 years after issue of the building certificate, where landscape works has been satisfactorily established and maintained.

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

51. A CASH BOND/BANK GUARANTEE of \$10,000.00 shall be lodged with Council prior to the release of the Construction Certificate to ensure that the following trees are maintained in the same condition as found prior to commencement site development work.

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

In the event that any specified trees are found damaged, dying or dead as a result of any negligence by the applicant or its agent, or as a result of the construction works at any time during the construction period, Council will have the option to demand the whole or part therefore of the bond.

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Tree/Location

T3-*Syncarpia glomulifera* (Turpentine)
3 metres from the western façade of the rear house.

T7-*Syncarpia glomulifera* (Turpentine)
3 metres from the southern façade of the rear house.

T11-*Syncarpia glomulifera* (Turpentine)
3 metres from the southeastern corner of the rear house.

T11A-*Brachychiton acerifolius* (Flame Tree)
3 metres from the northern corner of the rear garage.

52. The Construction Certificate shall not be released until a Site Management Plan is submitted to the Principal Certifying Authority and approved by a suitably qualified professional.

The plan shall indicate the planned phases of the construction work, erosion and drainage management, tree protection measures, areas nominated for storing materials, site access and where vehicle parking is proposed, during construction.

53. To minimise damage to the root systems of the following trees protected under Council's Tree Preservation Order and located on the subject property and adjoining property, the applicant shall ensure that the stormwater drainage lines and pits are located within 1 metre of the external walls of the rear house and garage. Details of the amended plans shall be submitted to Council for approval prior to release of the Construction Certificate:

Tree/Location

T3-*Syncarpia glomulifera* (Turpentine)
3 metres from the western façade of the rear house.

T7-*Syncarpia glomulifera* (Turpentine)
3 metres from the southern façade of the rear house.

T11-*Syncarpia glomulifera* (Turpentine)
3 metres from the southeastern corner of the rear house.

T11A-*Brachychiton acerifolius* (Flame Tree)
3 metres from the northern corner of the rear garage.

T12-*Eucalyptus resinifera* (Red Mahogany)
On the property's northeastern side boundary near the rear garage.

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54. The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate.

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

55. It is a condition of consent that the applicant, builder or developer or person who does the work on this residential building project arrange the Builders Indemnity Insurance and submit the Certificate of Insurance in accordance with the requirements of Part 6 of the *Home Building Act 1989* to the Council or other Principal Certifying Authority for endorsement of the plans accompanying the Construction Certificate. It is the responsibility of the applicant, builder or developer to arrange the Builder's Indemnity Insurance for residential building work over the value of \$12,000 and to satisfy the Council or other Principal Certifying Authority by the presentation of the necessary Certificate of Insurance so as to comply with the applicable requirements of Part 6 of the *Home Building Act 1989*. The requirements for the Builder's Indemnity Insurance does not apply to commercial or industrial building work or for residential work less than \$12,000, nor to work undertaken by persons holding an Owner/Builder's Permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).
56. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.
57. The balconies off bedroom 1 of the front and rear dwellings are to be roofed to assist in the control of solar access to the bedrooms. Details to be provided for approval with the construction certificate.
58. The following privacy measures are to be provided:
- a. A 0.5m wide horizontal projection is to be provided from the window sill of the western lounge room window of the rear dwelling and obscure glazing is to be provided to a height of 1.5m above the floor level of alternatively a highlight window to the same height is to be provided to the southern lounge room window to ensure the protection of privacy to the adjoining rear yard.

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- b. The balcony off bedroom 1 of the front dwelling is to have a 1.5m high privacy screen provided to the eastern edge, wrapping around the northern edge for a distance of 1m to ensure the protection of privacy of the adjoining rear yard.
- c. The first floor eastern hall windows of the front dwelling are to be provided with obscure glazing and the east facing bedroom 1 window is to have obscure to a height of 1.5m above the floor level of alternatively a highlight window to the same height is to be provided.

Details of the above privacy measures are to be provided for approval with the construction certificate.

- 59. The plans are to be amended to correct the erroneous height shown for the front dwelling. The first floor ceiling of the front dwelling is not to exceed RL 72.1 and the roof is not to exceed RL73.7. The amended plans to this affect are to be approved with the construction certificate.
- 60. The courtyard to the north eastern boundary of the front dwelling is to be reduced in width by 1.5m, with the 1.5m strip being retained at existing ground level and landscaped to ensure an appropriate landscaped separation between the proposal and the neighbouring property. Details are to be provided for approval with the construction certificate.
- 61. The submitted "Stormwater management general arrangement plan" by Xenith Project Services, drawings 03-121-DA01 to DA 03 inclusive, dated 13 September 2003, shall be amended to address the following issues:
 - a) The on-site detention tank for proposed "lot B" shall be relocated outside the 1:100 year flood zone identified on the "flood extent plan" drawing CO1A, job number 03/0516, by Richmond Ross Consulting Engineers, dated 22nd December 2003.

Full construction drawings of the proposed method of achieving the requirements for on-site stormwater detention and all supporting calculations are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Council requirements. These must be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.

- 62. Due to the location of the development site on the narrow section of Bent Street, the Applicant shall produce a Traffic Control Plan, in general accordance with the documents SAA HB81.1 – 1996 – Field Guide for Traffic Control at Works on Roads – Part 1 and RTA Traffic Control at Work Sites (1998), addressing all of the following matters:

Safe Ingress and Egress

- a. How the site will be safely accessed by all vehicles servicing the site including provision for forward ingress and egress and details of traffic control for the site, including provision of a flagperson to control vehicle movements to and from the site.
- b. How safe egress for vehicles will be managed where forward egress is not possible,
- c. How pedestrians will be safely managed across the frontage of the site.

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Parking Control

- a. The provision of on-site parking for employee, tradesperson and construction vehicles.
- b. Maintaining the existing no-parking zone for the full frontage of the site prohibiting on-street parking at all times.

NOTE 1: The Traffic Control Plan shall be submitted to and approved by Council, attention Development Engineer, prior to the issue of the Construction Certificate. The Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

NOTE 2: The traffic management measures contained in the approved plan shall be implemented in accordance with the plan prior to the commencement of any works on-site including excavation.

63. The property drainage system (including but not limited to gutters, downpipes, pits, joints, flushing facilities and all ancillary plumbing) shall be designed and based upon a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence) for impervious surfaces. Construction are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Council's Stormwater Management Manual and the national Plumbing and Drainage Code. These must be submitted to and approved by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.

NOTE 1: The property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: If the proposed drainage system involves piping underneath or within the building then the designer is to certify that the design is in accordance with AS3500.3.2:1998 and the BCA.

NOTE 3: All enclosed floor areas, including habitable and garage floor levels, are to be safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

64. DRIVEWAYS AND FOOTPATHS: Approval of this Development Application is for works wholly within the property and does not imply approval of footpath or driveway levels, materials or location within the road reserve regardless of whether this information is shown on the Application.

Footpath and driveway levels at the property boundary/road alignment are to be obtained from Council prior to release of the Construction Certificate. All footpaths and driveways are to be constructed strictly in accordance with Council's specifications "Construction of Gutter

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Crossings and Footpath Crossings". This is issued with alignment levels after completing the necessary application form at Customer Services and payment of the appropriate fee.

The grading of such footpaths or driveways outside the property are to 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 this may be affected by the alignment levels fixed by Council.

Note 1: The construction of footpaths and driveways outside the property, in materials other than those approved by Council, is not permitted and Council may require immediate removal of unauthorised installations.

Note 2: 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 (if applicable) of the proposed driveway at the boundary alignment. Failure to submit this information may delay processing.

65. Submission, for approval by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate, of a Soil and Erosion Control Plan prepared in accordance with the NSW Department of Housing document "Managing Urban Stormwater – Soils and Construction" (1998) by a suitably qualified and experienced engineer or surveyor. Such controls should include but not be limited to appropriately sized sediment basins, diversion systems, appropriate controls for each stage of works identified and barrier fencing which maximises and protects areas which are not to be disturbed. The plan must also specify inspection and maintenance regimes and responsibilities and rehabilitation measures.

66. For stormwater retention, provision of a 2000 litre rainwater tank for each residence designed to capture and retain runoff from at least one roof downpipe after which runoff bypasses the tank and reverts to the main drainage system. Design drawings are to be prepared by a suitably qualified and experienced civil/hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.

NOTE 1: The tank is to be located at or above existing natural ground level.

NOTE 2: If abutting a wall of the dwelling, the tank must be below the eaves line.

NOTE 3: The tank must not be located on the front façade of a dwelling.

NOTE 4: If the tank is to be attached to a structure then a structural engineer is to certify the adequacy of the design of the structure to carry the tank.

NOTE 5: Maximum height of the tank is 1.8 metres above natural ground level where installed along the side boundary setback of a dwelling.

NOTE 6: The tank is to be a commercially manufactured tank designed for the use of water supply and to be installed in accordance with manufacturers specifications.

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NOTE 7: The tank is to be located above an available landscaped area so that the tank may be readily used for watering purposes.

NOTE 8: The tank is to be fitted with a standard garden tap or similar which is to be clearly marked as not to be used for drinking purposes.

NOTE 9: The tank is to be fitted with measures to prevent mosquito breeding.

NOTE 10: Upon completion, certification from a suitably qualified person is to be submitted to the Principal Certifying Authority with respect to this condition being satisfied

NOTE 11: This requirement does not apply where the Applicant considers installation to be impractical.

67. A contribution is to be paid for the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of development in the area.

TOTAL CONTRIBUTION FOR THIS DEVELOPMENT OF ONE (1) ADDITIONAL DWELLINGS IS CURRENTLY \$33,057.22 The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges may vary at the time of payment in accordance with Council's Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index.

This contribution shall be paid to Council prior to the release of the Construction Certificate and the amount payable shall be in accordance with the Council's adopted Section 94 Contributions Plan for Residential Development, effective from 20 December 2000, calculated for additional person as follows:

| | | |
|-----|------------------------------------------------------------------------------------|------------|
| 1. | Preparation of New Residents Kit | \$10.98 |
| 2. | New Resident Survey | \$9.87 |
| 3. | New child care centre (including land acquisition and construction of facility) | \$252.13 |
| 4. | Additions/alterations to Acron Rd child care centre for additional 20 places | \$2.41 |
| 5. | New Library bookstock | \$17.95 |
| 6. | New Public Art | \$2.93 |
| 7. | Acquisition of Open Space - Lindfield | \$7,851.00 |
| 8. | Koola Park upgrade and reconfiguration | \$143.09 |
| 9. | North Turramurra Sportsfield development | \$986.80 |
| 10. | Section 94 2000-2003 Study and Interim Plan preparation cost | \$49.34 |
| 11. | Section 94 Officer for period of Plan 2000-2003 | \$118.42 |

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

OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

Item 1

| | |
|--------------------------------------|--------------|
| Small dwelling (under 75 sqm) | 1.25 persons |
| Medium dwelling (75 - under 110 sqm) | 1.75 persons |
| Large dwelling (110 – under 150sqm) | 2.75 persons |
| Very Large dwelling (150sqm or more) | 3.5 persons |
| New Lot | 3.5 persons |

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

68. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder who intends to carry out the approved works.
69. A construction management plan must be submitted for the approval of Council's Development Engineer before the commencement of demolition, excavation or construction works. The Plan must:
 - a. **Describe the anticipated impact of the construction works on:**
 - local traffic routes
 - pedestrian circulation adjacent to the building site;
 - and on-street parking in the local area; and;
 - b. **Describe the means proposed to:**
 - manage construction works to minimise such impacts;
 - provide for the standing of vehicles during construction;
 - provide for the movement of trucks to and from the site, and deliveries to the site; and
 - c. **Show the locations of:**
 - any site sheds and any anticipated use of cranes and concrete pumps;
 - any areas of Council property on which it is proposed to install a construction zone, or to erect structures such as hoardings, scaffolding or shoring, or to excavate.

The Plan must make provision for all materials, plants, etc. to be stored within the development site at all times during construction. Structures or works on Council property such as hoardings, scaffolding shoring or excavation need separate consent from Council. Standing of cranes and concrete pumps on Council property will need consent on each occasion.

Note: A minimum of eight weeks will be required for assessment. Work must not commence until the Construction Management Plan is approved. Failure to comply with this condition may result in fines and proceedings to stop work.

70. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') are to be complied with:

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- a. A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
- b. A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
- c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
- d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.

71. To preserve and enhance the natural environment, a geofabric filter fence shall be installed along contour immediately downslope of construction and disturbed areas prior to any earthworks or construction commencing. Both ends shall be turned uphill by 1.0 metre. Approved geofabric, such as CSR - Humes "Propex" Terram 1000, Polyfelt TS500, Bidim U24 or Terratrack 2415 or equivalent is to be stretched between posts placed at 2.0 to 3.0 metre centres. The base of the fabric must be buried at least 200mm in the ground on the upslope side. Geofabric material shall be replaced at intervals not exceeding 18 months, or as directed by the Principal Certifying Authority.

The geofabric filter fence 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 structure when 40% capacity has been reached.

72. To preserve and enhance the natural environment, earthworks and/or demolition of any existing buildings shall not commence until an Erosion and Sediment Control Plan (ESCP) is prepared, submitted to the Principal Certifying Authority, approved and implemented to the satisfaction of the Principal Certifying Authority. The plan shall comply with the guidelines set out in the NSW Department of Housing Manual "Managing Urban Stormwater: Soils and Construction" Certificate.
73. A Compliance Certificate pursuant to Section 73 Sydney Water Act 1994, as evidence of compliance with the provisions of Division 9 of that Act, to be obtained from Sydney Water prior to the commencement of any work on the site.
74. To preserve the following tree/s, no work shall commence until the area beneath the canopy of the following tree/s excluding that area of the proposed rear house and garage shall be fenced off for the specified radius from the trunk to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site:

| Tree/Location | Radius From Trunk |
|-------------------------------------------------------------------------------------------------------|-------------------|
| T3- <i>Syncarpia glomulifera</i> (Turpentine) 3 metres from the western façade of the rear house. | 3.0 metres |
| T7- <i>Syncarpia glomulifera</i> (Turpentine) 3 metres from the southern façade of the rear house. | 3.0 metres |

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T11-*Syncarpia glomulifera* (Turpentine) 3.0 metres
3 metres from the southeastern corner of the rear house.

T11A-*Brachychiton acerifolius* (Flame Tree) 3.0 metres
3 metres from the northern corner of the rear garage.

T12-*Eucalyptus resinifera* (Red Mahogany) 3.0 metres
On the property's northeastern side boundary near the rear garage.

75. The tree protection fence shall be constructed of galvanised pipe at 2.4 metre spacings and connected by securely attached chain mesh fencing to a minimum height of 1.8 metres prior to work commencing.
76. Upon completion of the installation of the required tree protection measures you are required to contact Council on telephone 9424 0888 or facsimile 9418 1117 to arrange an inspection of the site, in this regard a minimum of 24 hours notice is required. Following the carrying out of a satisfactory inspection and subject to the payment of all relevant monies and compliance with any other conditions of approval, work may commence.

CONDITIONS TO BE COMPLIED DURING WORKS

77. Any piers located in the vicinity of trees are to be hand dug to protect the root systems of the trees.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

80. The creation of a Restriction-on-Use and a Positive Covenant on the title, with Council being named as a party whose consent is required to vary, release or modify, the terms of which:
 - a. Require the riparian zone, a minimum total width of ten (10) metres (5m on either side of the bank) measured horizontally from the top of bank to be maintained in accordance with the planting requirements stipulated in Department of Infrastructure and Natural Resources General Terms of Approval. Such requirements are to be included in the wording of the respective Covenant.
81. The landscape works shall be completed prior to release of the Certificate of Occupation and maintained in a satisfactory condition at all times.
82. Tree planting to satisfy tree retention/replenishment requirements shall be completed prior to the release of the Occupation Certificate.
83. To ensure compliance with the consent, a final report from a Registered Surveyor shall be submitted to Council confirming floor/ceiling levels and boundary setbacks prior to occupation.

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84. At the completion of works and prior to occupation or issue of the Occupation Certificate, a qualified civil/hydraulic engineer shall certify that:

- a) The dual occupancy structure closest to the watercourse has been constructed in accordance with the "flood extent plan" drawing CO1A, and documentation with reference and job number 03/0516, by Richmond Ross Consulting Engineers, dated 19 and 22 December 2003.
- b) The finished floor level of rear dwelling has been set at minimum level of RL 56.93, with minimum freeboard of 500mm provided between 1:100 top water level and habitable areas.
- c) The rear portion of the dwelling at rear has been constructed on reinforced concrete piers socketed into underlying rock, and capable of withstanding water and potential impacts of debris associated with conveyance of the 1:100 year event through the site.
- d) The sub-floor area under the slab within the floodzone is free from any structure/impediments to water flow.

Certification shall be submitted and approved by the Principal Certifying Authority (PCA) prior to occupation or issue of the Occupation Certificate.

85. Any infrastructure within the road reserve along the frontage of the subject site or within close proximity which has been damaged as a result of construction works on the subject site is to be repaired to the satisfaction of Council's Development Engineer, at the Applicants cost.

86. The creation of a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the on-site stormwater detention facilities on the property. These must be prior to occupation or issue of the Occupation Certificate or issue of a Subdivision Certificate. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" (available from Council on request) and to the satisfaction of Council.

For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the On-Site Detention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms.

87. In order to maintain Council's database of as-constructed on-site stormwater detention systems, if the Principal Certifying Authority is not Council then a copy of the approved stormwater detention design, the works-as-executed drawings and the Engineer's certification of the as-constructed system is to be provided to Council, attention Development Engineer prior to occupation or issue of the Occupation Certificate.

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88. Creation of a Restriction-on-Use on the title of the subject site prior to occupation or issue of the Occupation Certificate. The restriction is to be over the 100 year ARI flood zone identified on the "flood extent plan" drawing CO1A, job number 03/0516, by Richmond Ross Consulting Engineers, dated 22nd December 2003, and must prevent the placement of any structures, walls, fences, fill or other items which may impede the 100 year ARI flood, within that zone. Ku-ring-gai Council is to be named as the authority whose consent is required to release, vary or modify the restriction.
89. The Section 73 Sydney Water compliance certificate must be obtained and submitted prior to issue of the Final Compliance Certificate or issue of the Subdivision Certificate.
90. Construction of the on-site stormwater detention systems is to be supervised and upon completion a Certificate and Works-as-Executed (WAE) plan is to be submitted to the Principal Certifying Authority for approval, prior to occupation or issue of the Occupation Certificate. Certification is to be provided by a suitably qualified civil/hydraulic engineer and the WAE plan is to be prepared by a registered surveyor. The certifying engineer must also complete and submit Council's standard On-site Stormwater Detention Certification sheet.

The Certificate is to be with respect to compliance with:

- Compatibility of the drainage systems with the approved plans
- The soundness of the structure.
- The adequacy of the outlet control mechanism to achieve the discharge as specified.
- The capacity of the detention storage as specified.
- The size of the orifice or pipe control fitted.
- The maximum depth of storage over the outlet control.
- The adequate provision of a debris screen.
- The inclusion of weepholes in the base of the outlet control pit.
- The provision of an emergency overflow path.
- All enclosed floor areas, including habitable and garage floor levels, being safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

The Works-as-Executed drawing(s) are to include all relevant levels including:

- invert levels
- surface or pavement levels
- floor levels including adjacent property floor levels
- maximum water surface level to be achieved in the storage zone
- dimensions of basin(s), tank(s), pit(s), etc.
- location(s) of basin(s), tank(s) and distances from buildings, boundaries, and easements, etc.
- storage volume(s) provided and supporting calculations
- size of orifice(s)

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91. Construction of the property stormwater drainage works is to be supervised and upon completion certified by a suitably qualified and experienced civil/hydraulic engineer, prior to occupation or issue of the Occupation Certificate, that:
- a. The works were carried out and completed in accordance with the approved plans.
 - b. All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.
92. Prior to occupation or issue of the Occupation Certificate, the Applicant shall reconstruct the existing dilapidated concrete driveway crossing and layback between the site and Bent Street. Existing levels and grades must be maintained in the footpath area. No steps are to be installed in the footpath area.

BUILDING CONDITIONS

93. The following are required details and must be submitted to the Principal Certifying Authority *prior to issue of the Construction Certificate*. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
- a. Details prepared by a practicing structural engineer for all or any reinforced concrete, structural steel or timber framing.
 - b. Wind bracing details complying with AS 1684-1992 National Timber Framing Code, AS 1170.2-1989 Wind Load Code or AS 4055-1992 Wind Loads for Housing Code.
 - c. Upper floor joist details, engineered or complying with AS 1684-1992 National Timber Framing Code.
 - d. Retaining walls and associated drainage.
 - e. Wet area waterproofing details complying with the Building Code of Australia.
 - f. Mechanical ventilation details complying with Australian Standard 1668-1993 Mechanical Ventilation & Airconditioning.
 - g. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.
 - h. Stormwater disposal details complying with Council's Stormwater Management Manual and/or other conditions of this consent.
94. The following are required details and must be submitted to the Principal Certifying Authority *prior to issue of the Construction Certificate*. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
- a. Details prepared by a practicing structural engineer for all or any reinforced concrete, structural steel or timber framing.
 - b. Wind bracing details complying with AS 1684-1992 National Timber Framing Code, AS 1170.2-1989 Wind Load Code or AS 4055-1992 Wind Loads for Housing Code.
 - c. Upper floor joist details, engineered or complying with AS 1684-1992 National Timber Framing Code.

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- d. Retaining walls and associated drainage.
- e. Wet area waterproofing details complying with the Building Code of Australia.
- f. Stormwater disposal details complying with Council's Stormwater Management Manual and/or other conditions of this consent.

95. Any mechanical ventilation installed in a dwelling shall comply with the requirements of Part 3.8.5.0 of the Building Code of Australia Housing Provisions. Documentary evidence of compliance is to be obtained from a suitably qualified person and submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

96. The building works are to be inspected during construction by the Council, an accredited certifier or other suitably qualified person/s (as applicable) and a Compliance Certificate shall be issued prior to proceeding to the subsequent stages of construction, encompassing not less than the following stages:

- a. All sediment and erosion control and tree protection measures and installations in place on the site prior to the commencement of any earthworks, excavations or other work.
- b. Any pier holes and/or foundation material.
- c. Any steel reinforcement prior to placement of concrete. This includes all reinforcement of floors, slabs, trenches, columns, beams and stairs (if components of this structure).
- d. Any structural components (i.e. timber framework, structural steelwork or the like) before fixing any lining or covering.
- e. Any stormwater drainage works prior to covering.
- f. The completed landscape works in accordance with the approved plans.
- g. The completed structure prior to occupation.

The required inspection fees (which also covers the issue of the Compliance Certificate) are to be paid to the Council before the issue of a Construction Certificate for this development.

If inspections are to be carried out by Council, 24 hours notice is required by Council's Department of Environmental and Regulatory Services, by telephoning Customer Service on 9424 0888 during business hours (8.30am to 4.30pm) or by facsimile on 9418 1117.

Note: Inspections of work which is found to be defective or not ready will attract a reinspection fee. Please cancel bookings which will not be ready for inspection.

97. To ensure compliance with this determination the building shall be set out by a Registered Surveyor and the Survey Report shall be lodged with the Principal Certifying Authority prior to the external wall construction proceeding above floor level.

98. A fully detailed first floor joist layout (in duplicate) complying with the National Timber Framing Code or accompanied by a structural engineer's Certificate of Adequacy shall be submitted to and approved by the Principal Certifying Authority.

99. For the purpose of safety and convenience a balustrade of 1.0 metre minimum height shall be provided to any landing, verandah, balcony or stairway of a height exceeding 1.0 metre above finished ground level. The design may consist of vertical or horizontal bars but shall not have

Item 1

any opening exceeding 125mm. For floors more than 4.0 metres above the ground, any horizontal elements within the balustrade or other barrier between 150mm and 760mm above the floor must not facilitate climbing.

100. For the purpose of safe ingress and egress the stairs are to be constructed within the following dimensions:

| | | |
|-----------------|---------------|---------------|
| Risers: | Maximum 190mm | Minimum 115mm |
| Going (Treads): | Maximum 355mm | Minimum 240mm |

Note: Dimensions must also comply with limitations of two (2) Risers and one (1) going equalling a maximum 700mm or minimum 550mm. The Risers and Goings shall be uniform throughout the length of the stairway.

101. For fire safety an automatic fire detection and alarm system shall be installed throughout the dwelling in accordance with the following requirements:

- a. A smoke alarm system complying with Part 3.7.2 of the Building Code of Australia Housing Provisions; or
- b. Smoke alarms which:
 - i. comply with Australian Standard 3786 or listed in the Scientific Services Laboratory Register of Accredited Products (all accredited products should have scribed on them the appropriate accreditation notation); and
 - ii. are connected to the mains and have a standby power supply; and
 - iii. are installed in suitable locations on or near the ceiling and as prescribed under Part 3.7.2 of the Building Code of Australia Housing Provisions.

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

102. Termite protection which will provide whole of building protection in accordance with Australian Standard 3660 - *"Protection of Buildings from Subterranean Termites"* is to be provided.

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

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

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

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103. The following are required details and must be submitted to the Council on completion of the works. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
- a. Wet area waterproofing details complying with the Building Code of Australia.
 - b. Mechanical ventilation details complying with Australian Standard 1684 Mechanical Ventilation & Airconditioning.
 - c. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.
 - d. Stormwater disposal details complying with Council's Stormwater Management Manual and/or other conditions of this consent.
 - e. A Compliance Certificate from a suitably qualified person that the dwelling and alterations and additions complies with the relevant deemed to satisfy provisions of the Building Code of Australia.
 - f. Waterproofing of walls/floors below ground level to prevent the entry of water into the building.
 - g. A Registered Surveyor's Report on completion of footings but before external walls are above floor level verifying compliance with this consent.
 - h. A Registered Surveyor's Reports confirming approved floor levels for all floors.
 - i. Registered Surveyor's Report confirming that the 'height' of the building (as defined in the Ku-ring- gai Planning Scheme Ordinance 1971) does not exceed 8.0 metres.
104. The following are required details and must be submitted to the Council on completion of the works. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
- a. Wet area waterproofing details complying with the Building Code of Australia.
 - b. Mechanical ventilation details complying with Australian Standard 1684 Mechanical Ventilation & Airconditioning.
 - c. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.
 - d. Stormwater disposal details complying with Council's Stormwater Management Manual and/or other conditions of this consent.
 - e. A Compliance Certificate from a suitably qualified person that the smoke alarms, fire separation and sound insulation complies with the relevant deemed to satisfy provisions of the Building Code of Australia.
 - f. A Registered Surveyor's Reports confirming approved floor levels for all floors.
105. The Crepe Myrtle located adjacent to the southern boundary to the rear of the proposed front dwelling is to be retained at least until such time as the proposed landscaping achieves a similar height and density to protect the privacy of the adjoining property.

K Gordon
KGPS Pty Ltd

C Swanepoel
Acting Team Leader,
Roseville Ward

M Miocic
Director
Environment &
Regulatory Services

Item 1

Attachments: **Site Location Plan**
 Elevations
 Photographs taken on the site inspection

DEVELOPMENT APPLICATION

SUMMARY SHEET

| | |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REPORT TITLE: | 50 PENTECOST AVENUE, PYMBLE - DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF SEPP 5 DEVELOPMENT CONSISTING OF 6X3 BEDROOM UNITS AND BASEMENT PARKING |
| WARD: | St Ives |
| DEVELOPMENT APPLICATION N^o: | 165/03 |
| SUBJECT LAND: | 50 Pentecost Avenue, Pymble |
| APPLICANT: | John Toon |
| OWNER: | John & Evnike Toon |
| DESIGNER: | John Toon |
| PRESENT USE: | Residential - detached dwelling |
| ZONING: | Residential 2c |
| HERITAGE: | No |
| PERMISSIBLE UNDER: COUNCIL'S POLICIES APPLICABLE: | State Environmental Planning Policy 5 Development Control Code 1/2003 - Housing for Older People & People with a Disability, Development Control Plan No 31 - Access, Development Control Plan No 43 - Parking, Development Control Plan No 40 - Waste Management |
| COMPLIANCE WITH CODES/POLICIES: | No |
| GOVERNMENT POLICIES APPLICABLE: | State Environmental Planning Policy Nos 5 and 55, Sydney Regional Environmental Plan 20 |
| COMPLIANCE WITH GOVERNMENT POLICIES: | Unsatisfactory level of compliance |
| DATE LODGED: | 18 February 2003 |
| 40 DAY PERIOD EXPIRED: | 30 March 2003 |
| PROPOSAL: | Demolition of existing structures and erection of SEPP 5 development consisting of 6x3 bedroom units and basement parking |
| RECOMMENDATION: | Recommended for refusal |

Item 2

DEVELOPMENT APPLICATION N^o

PREMISES:

PROPOSAL:

165/03

50 PENTECOST AVENUE, PYMBLE
DEMOLITION OF EXISTING STRUCTURES
AND ERECTION OF SEPP 5
DEVELOPMENT CONSISTING OF 6X3
BEDROOM UNITS AND BASEMENT
PARKING

APPLICANT:

OWNER:

DESIGNER

JOHN TOON

JOHN & EVNIKE TOON

JOHN TOON

PURPOSE FOR REPORT

Determination of Development Application 165/03 for the demolition of an existing dwelling and timber garage and erection of a SEPP 5 development consisting of 6x3 bedroom units and a basement car park.

EXECUTIVE SUMMARY

- Application for demolition works and erection of a SEPP 5 Development.
- Seven (7) submissions were received during notification of the development application.
- Proposal is unsatisfactory with respect to the provisions of SEPP 5.
- Recommendation -Refusal.

HISTORY

The application was submitted on 18 February 2003 and subsequently notified in accordance with Clause 61J of the Ku-ring-gai Planning Scheme Ordinance and Council's notification policy. During the notification period, a total of thirteen (13) submissions were received.

On 24 March 2003, the applicant was requested by way of letter to submit various details to supplement the development application. Amended plans and additional information were submitted on 17 and 30 June 2003, respectively.

The amended plans were re-notified in accordance with Clause 61J of the Ku-ring-gai Planning Scheme Ordinance and Council's notification policy. Six (6) submissions were received during the notification period in response to the amended plans. An additional person objected to the initial proposed development.

The application is the subject of an appeal in the Land and Environment Court as a deemed refusal. The hearing is listed for 31 March 2004.

THE SITE

Zoning:

Residential 2c

Visual Character Study Category:

1920-1945

Item 2

| | |
|-------------------------|------------------------|
| Lot Number: | B |
| DP Number: | 337907 |
| Area: | 1713.5m ² |
| Side of Street: | Southern |
| Cross Fall: | Southeast to northwest |
| Stormwater Drainage: | North |
| Heritage Affected: | No |
| Required Setback: | 12 metres |
| Integrated Development: | No |
| Bush Fire Prone Land: | No |
| Endangered Species: | No |
| Urban Bushland: | No |
| Contaminated Land: | No |

SITE DESCRIPTION

The subject site, (Lot B DP 337907) is located on the southern side of Pentecost Ave, approximately 100m to the west of the intersection of Pentecost Ave and Mona Vale Road. It is rectangular in shape, with a width of 32.005m, length of 53.525 and site area of 1,713.5sqm.

The site consists of a two storey rendered brick dwelling and timber garage. The dwelling is inter-war in architectural style and set back approximately 15.4m to 17.8m from Pentecost Ave. The timber garage is located to the south-eastern corner of the site. Vehicular access to the garage exists directly from Pentecost Ave along the western and rear boundary of the site.

Councillors have expressed interest in the existing dwelling in terms of its potential local heritage significance. A new LEP 28 has been prepared and is currently on exhibition for the inclusion of the subject property as a draft heritage item in the Ku-ring-gai Planning Scheme Ordinance.

The land has a moderate fall of approximately 3 to 4m from south-east to north-west and 2m from east to west. The front yard predominantly consists of exotic trees and shrubs within formal garden beds and lawn areas. Mature canopy trees and exotic shrub planting dominate the rear of the site. A number of smaller trees and shrubs are located around the curtilage of the existing dwelling. A pond is located behind the dwelling. A sandstone wall, over 1m in height, exists along the front boundary of the site.

The site is adjoined to its western boundary by the property known as 52 Pentecost Avenue. The property consists of a freestanding cement rendered dwelling house, one storey in height. The subject site is adjoined to the east by the property known as 46-48 Pentecost Ave, which consists of a recently completed SEPP 5 development of 8 units. The subject site is adjoined to its rear by the property known as 9 Fairway Ave. This property consists of a two-storey dwelling, orientated to Fairway Ave. There is another recently completed SEPP 5 development of 3 units located on the northern side of Pentecost Ave, opposite the subject site.

THE PROPOSAL

Item 2

The proposal entails the demolition of the existing dwelling and timber shed and erection of a two storey SEPP 5 development consisting of 6 x 3 bedroom units.

The development will comprise of the following:

Two (2) x three (3) bedroom units (i.e. Units 1 & 5) and a car park at ground level. The car park will be internal and located to the eastern portion of the site. The car park will be predominantly below natural ground level and will accommodate six (6) double garages, one (1) visitor space, five (5) garbage bin storage areas and a lift. The lift will provide access from the basement car park to each level of the building. Vehicular access to the basement is proposed directly off Pentecost Avenue, in the form of a, two-way, curved driveway. The driveway will be located centrally along the frontage of the site and have a width of 5.5m. Units 1 & 5 will adjoin the western side of the car park. Only a minor portion of these units will be located below the natural ground level.

Three (3) x three (3) bedroom units are proposed at first floor level (i.e. Units 2, 3, & 6) with Units 2 and 3 being attached and located along the width of the site, facing Pentecost Avenue. Unit 6 will be located behind Unit 2. All the units on this level will have verandahs to their northern facades.

One (1) x three (3) bedroom unit (i.e. Unit 4) at second floor level. The unit will be located above Unit 2. It will consist of a terrace and roof garden to its northern and western sides.

Three pedestrian pathways from Pentecost Ave. One will be located adjacent to the eastern boundary, another will be located adjacent to the western boundary and the third will be located over the proposed driveway; and

Associated landscaping works, including planter boxes to the upper levels of the building.

The building will be of masonry block construction with a stucco wall finish of a pale green colour, aluminium powder coated windows and railings of painted metal and a grey tiled roof. The existing sandstone wall along the front boundary will be altered to provide an opening for the new driveway and stone archways over the main pedestrian pathways to the side boundaries of the site.

A summary of the main aspects of the proposed development is provided below:

| | |
|--------------------------------------|---------------------------------|
| Site Area: | 1,713.5m ² |
| Number of Units: | 6 |
| Number of car parking spaces: | 13 |
| Total Gross Floor Area | = 839.615m ² |
| Floor Space Ratio | = 0.49:1 |
| Landscaped Area | = 687.28m ² |
| Area suitable for deep soil planting | = 553.35m ² |
| Built Upon Area | = 954.88m ² / 55.72% |

CONSULTATION - COMMUNITY

In accordance with Council's policy, adjoining owners were given notice of the original and amended application.

Item 2

Submissions were received from the following persons:

| | |
|-----------------------------|------------------------------------|
| Robert Winter for JH Prowse | 18/14 Edgeworth David Ave, Hornsby |
| J A & R W Timmins | 9 Fairway Avenue, Pymble |
| M & B Kavanagh | 52 Pentecost Avenue, Pymble |
| J Wilson | 8 Boolarong Road, Pymble |
| A & K Stevenson | 20 Boolarong Road, Pymble |
| John Sainty | 46-48 Pentecost Avenue, Pymble |
| D Hamilton | 54 Pentecost Avenue, Pymble |

The proposed development appears to be three storeys. No attempt has been made to soften its impact to the street. It is difficult to assess if the car park is lower than 1m above the natural ground level. Regardless the development does not comply with the intent of SEPP 5 to limit the scale of development to 2 storeys and be sympathetic with its surrounds.

The proposed building appears to consist of a third storey to the street where the entry to the basement garage and bedroom 3 of Unit 1 is proposed. However, with reference to the submitted survey plan and supplementary information and diagrams, it does not form a storey under Clause 6A of SEPP 5 (i.e. it will not project more than 1m above the natural ground level), and State Environmental Planning Policy No. 6 - Number of Storeys in a Building.

Notwithstanding the above, Council's Heritage and Urban Design consultant advises that the street elevation is too bulky and is effectively three storeys in the central section, leaves insufficient site area at each side boundary for landscaping and the scale of the fenestration on the north elevation is out of keeping with the area. Consequently, the proposal will not maintain neighbourhood amenity and streetscape.

Creation of traffic congestion in Pentecost Ave. Loss of on-street parking. Insufficient visitor parking. Visitors who park on road will be putting lives at risk when they cross the busy road.

Refusal of the application on the basis traffic and insufficient visitor parking is not considered to be well based given the following:

- Council's Development Control Engineer has advised that 'the traffic generation will be comparatively low. The estimated traffic generation using the RTA guide would be a total of 3 and 0.35 additional trips along Pentecost Ave per day and per peak hour respectively';
- A visitor space will be provided within the basement of the proposed building; and
- Compliance is achieved with the car parking requirements of SEPP 5.

Loss of privacy - The bedroom 3, dining and kitchen of Unit 6 will be 5m from boundary of 9 Fairway Avenue. Unit 6 should be lowered from 3m to 1m above Unit 5 so that no overlooking occurs to outside BBQ and entertainment area of 9 Fairway Avenue / Loss of privacy to western units of 46-48 Pentecost Ave from eastern units of 50 Pentecost Avenue / Loss of privacy - windows of west elevation will look into windows of east elevation of dwelling at 52 Pentecost Avenue

Item 2

These concerns are discussed in the section below entitled 'Visual and Acoustic Privacy'.

Unit 6 will stop northern winter sun coming into garden area of 9 Fairway Avenue / Severe overshadowing to courtyards of Units 5, 6, and 8, 46-48 Pentecost Avenue.

The submitted shadow diagrams indicate that there would be no substantial additional impacts to any of the surrounding properties. A minimum of three hours sunlight will be maintained (where already existing) to main living areas and private open spaces of adjoining residential properties during the winter solstice.

Pentecost Avenue and surrounding streets are unsuitable for Aged developments with poor or non-existent footpaths. It is dangerous to cross to gain access to bus stops and St Ives shopping complex. Bus service to Pymble Station is poor and two flights of stairs have to be negotiated to get onto the station platform. Elderly accommodation should be placed in convenient and suitable areas as suggested under the Residential Strategy currently before the State government. Proposal does not have regard to the aging in place principle given the distance to transport facilities, inadequate parking facilities, and inadequate living areas.

Should the application be approved, a condition to require the construction of a footpath along the frontage of the site and connection of the footpath to that required for the SEPP 5 development of 46-48 Pentecost Avenue would be necessary.

The access report indicates convenient and safe access will be provided to bus stops and St Ives Shopping Village. The prevailing access and services/facility requirements are prescribed under SEPP 5. As indicated below, the development will comply with these requirements.

Until Council obtains an exemption, applications must be assessed objectively under the provisions of the SEPP 5 not the residential strategy. Accordingly, the site is deemed suitable in this regard.

Visibility is poor turning from Fairway Ave into Pentecost Ave when cars are parked along street.

This concern is an existing situation that needs to be addressed separately by Council's Traffic Committee. It would not be a result of the proposed development.

No arborist report submitted with development application

An arborist's report was submitted on 17 June 2003. Council's Landscape Development Control Officer has considered the report and advises that an arborist's report has not been undertaken prior to the design and therefore the development has been designed without the value of existing trees being taken into consideration.

English elm tree close to eastern boundary was required to be retained for the development of 46-48 Pentecost Avenue. The tree was considered vital to the amenity of 50 Pentecost. Plans indicate tree is to be removed. The tree should be retained as it provides privacy, outlook and shelter from mid-summer western sun to units 5 and 6 of development at 46-48 Pentecost Avenue.

Item 2

Council's Landscape Development Officer does not support the removal of the tree. Refer to section below entitled "Council's Landscape Development Officer" below.

Loss in property value

This is not a S79c consideration.

Unacceptable streetscape appearance / excessive in bulk and scale, density / It will not be in keeping with the character of the area / Inadequate front and side setbacks.

The streetscape appearance and bulk/scale of the proposed building are addressed in the sections below entitled "Neighbourhood Amenity and Streetscape" and "Council's Urban Design & Heritage Consultant". With respect to the density of the development, it is comparable, if not less, than the density of surrounding SEPP 5 developments and other recently approved SEPP 5 development within the Ku-ring-gai. Notwithstanding the above, the street elevation is bulky, given the effective three storeys in the centre of the northern elevation, the scale of fenestration on the northern elevation and the insufficient side setbacks creates a bulky street elevation.

Area is highly conducive to bringing up families given the amenities in the local government area. SEPP 5 developments are driving families out of area are creating suburbs like those within the city and close to railway stations

It is acknowledged that, in a general sense, the provision of a vast amount of SEPP 5 developments in a local government area would alter the demographics of the area. However, this impact cannot be reasonably justified to have an adverse impact and warrant refusal of the subject application.

In adequate information for assessment. No site analysis submitted

A site analysis plan has been submitted with the application, however an accompanying written statement as required by Clause 24(2)(b) of SEPP 5 has not. Consequently there is insufficient information to allow a proper assessment.

Plan incorrectly shows house no. 48 Pentecost. It should read as 52 Pentecost

This error has been noted in the assessment of the application.

The development would consist of light pink walls. This is out of character with the area. The plans indicate walls will be light green in colour. Please advise us of the correct colour choice.

No approval is recommended to the use of any proposed colours. The applicant must submit a sample/schedule of external colours, finishes, materials, and textures for Council's approval. Should the application be approved a condition is recommended, accordingly.

Tree canopy of Ku-ring-gai consists of endangered species. Removal of trees would erode environment.

Item 2

The area is not classified as a critical habitat or wilderness area. Furthermore, appropriate replacement trees will be required.

Threat to safety as a result of elderly driving cars.

Refusal of the application on this basis is not considered well based.

Unacceptable noise levels, debris and dust, loss of on-street parking, damage to footpaths, increased traffic delays and threat to safety during construction

Should the application be approved, conditions are recommended to require appropriate control measures and practices in relation to noise, safety, traffic control, and property damage during construction. Any damage to Council's footpath or adjoining residential properties will be required to be fixed at the applicant's expense.

Ensure heritage issue at 136 Mona Vale Road is investigated by heritage consultant

The heritage significance of 136 Mona Vale Road would not be adversely affected by the proposed development. The subject site does not have a physical relationship to 136 Mona Vale Road nor do the proposed works relate to that property. Accordingly, further investigation of the heritage matter is not necessitated.

Requests a site inspection during peak morning or afternoon traffic periods and an opportunity to make a presentation to the Council

Should a site inspection be carried out, it is likely to be scheduled for a Saturday morning. Residents have an opportunity to address the Council prior to the consideration of the matter at the respective Council meeting. All interested people have been advised of this consideration by Council and have been informed in terms of the procedure required in order to address Council.

Requests a 2.1 metres high rear fence be constructed along the rear southern boundary, should the application be approved.

Should the application be approved, a suitable condition requiring such a fence can be added to the conditions.

CONSULTATION - WITHIN COUNCIL:

Council's Development Control Engineer

Council's Development Control Engineer has advised that "*based on a formal assessment, the proposed development is satisfactory for development approval subject to conditions*".

Council's Urban Design & Heritage Consultant

Council's Urban Design and Heritage consultant has advised the following:

Item 2

Streetscape / Heritage

The existing Georgian Revival style house makes a significant contribution to the streetscape and local area which exhibits a strong Colonial / Georgian Revival character. It may be by an architect of note from the 1930's. The heritage value of the house should be investigated.

Comment: The existing house has been identified to have potential local heritage significance. A new LEP No 28 is on exhibition and includes the property as a draft item in the Ku-ring-gai Planning Scheme Ordinance. The existing dwelling may have some heritage value and this aspect should be fully explored.

Bulk, form, and scale

The street elevation is too bulky in my view. It is effectively three storeys in the central section and leaves insufficient site area at each side boundary for landscaping. The scale of the fenestration on the north elevation is also out of keeping with the area.

Comment: As discussed previously, the building appears to present 3 storeys to the street, however it does not technically consist of three storeys pursuant to the definition of 'storey' in SEPP 5. Notwithstanding the above, the effective three storeys in the central location, the inadequate side setbacks and scale of the fenestration on the northern elevation does not maintain streetscape character.

Solar design

Living rooms of units 2,3 and 4 have north facing windows unshaded by balconies. This is a desirable orientation but some solar access shading is still needed for such large glazed areas to control summer sun. External shutters or awnings would be in keeping with the character of this area.

Comment: A consent can be conditioned accordingly.

Private Open Space

Insufficient information is given of proposed levels and details such as fences defining private open space.

Comment: This has been acknowledged. Should the application be approved, a condition could be imposed requiring courtyard fencing of a maximum height of 1.8m, and that areas of resident's private open space be clearly identified.

Council's Landscape Development Officer

Council's Landscape Development Officer has assessed the development proposal. The officer has advised the following:

The site

Item 2

It is proposed to demolish the existing dwelling and construct a six (6) unit SEPP5 development on the existing single allotment of 1 713.0sqm with vehicular access from Pentecost Ave. The site frontage is characterised by a sandstone wall and archway predominantly exotic trees and shrubs within formal garden beds and lawn areas. The rear of the site is dominated by mature canopy trees located on site and in neighbouring properties and predominantly exotic shrub planting within terraced formal gardens and lawn areas. There is a two storey rendered brick and tile dwelling centrally located on site with a timber garage located adjacent to the rear boundary in the south east site corner.

Site condition - landscape

*The existing landscape is mature and in reasonably good condition. Trees on site are in varying degrees of health with many suffering storm damage from the 1991 storm. Structural elements from the original formal garden design are evident with formal sandstone wall terracing, a formal pond and pathway layout. The landscape within the front garden is strongly characterised by the formal layout of the front footpath leading through the sandstone archway up to the house and front terrace. **The front sandstone wall and particularly the stone archway is of high landscape value as it adds positively to the streetscape and site. As the front wall and archway is proposed for removal it is required that these significant landscape elements be reconstructed as part of any future development.***

Impact on trees

The proposed development will impact on a number of trees as a result of either the proximity of development works, or their removal due to the location of the development. An arborists report has not been undertaken prior to the design and therefore the development has been designed without the value of the existing trees being taken into consideration. Of note, there is a large Ulmus (Elm) located adjacent to the eastern site boundary in the existing rear garden. The tree appears to be in good health and adds positively to the treed landscape. It is preferred that this tree be retained and its removal cannot be supported. The adjoining development on the eastern side has been constructed so as not to impact this tree and has been designed so as to make this tree a prominent feature by borrowing from the surrounding landscape.

Other trees impacted upon include a mature Jacaranda mimosifolia (Jacaranda) located adjacent to the western site boundary. Development is proposed approximately 3.0m from the tree impacting on its root system and resulting in making the tree exempt under council's Tree Preservation Order. The large Eucalyptus saligna (Bluegum) located in the south western site corner has suffered previous storm damage, The Arborist has given the tree a 1A SULE rating indicating that it is good health and viable for a period greater than 40 years. Development is proposed just outside the critical root zone but within the primary root zone. As Bluegums are a large growing tree the proposed development will result in a 'high target zone' for any branch failings which may occur in the future. Bluegums are known to drop limbs without warning, it is considered therefore that the proposed development should accommodate the tree by being outside its primary root zone.

There is a large mature Liquidambar styraciflua (Liquidambar) located in the adjoining property to the rear. The tree although potentially not impacted upon by root disturbance may require pruning of its canopy to accommodate the proposed development works. This is not desired as the tree appears to be in excellent health and provides valuable landscape amenity and screening to the adjoining property.

Item 2

Impact on neighbouring properties/streetscape.

The proposed development will impact on neighbouring properties with a substantial increase in the built form over soft landscape elements, an increase in vehicular traffic as associated with an additional five three bedroom dwellings on a single site, and overshadowing as associated with a two and three storey development. The loss of landscape amenity and the 'rear garden' in a traditional residential setting will have significant impacts on the amenity of adjoining properties, particularly through the loss of soft landscape elements, including trees and shrubs which provide valuable screening and privacy to and from the site.

Landscape plan

*The landscape plan submitted with the revised plans is conceptual only and does NOT have sufficient information on it to adequately assess the proposal. The landscape plan does not indicate, levels (existing or proposed), a plant schedule, a key/legend, north point, indicative surface treatments, details or specifications for the retaining walls, pergola and water feature, does not indicate existing trees to be removed/retained, and has no contact details on plan for the designer. The landscape plan utilises stepping stones, this is not considered practical for a SEPP5 development as they can be a safety issue for elderly people. Inappropriate plant species have been selected, for example between the stepping stones Mondo grass and Liriope is proposed, as they grow above the stepping stones they will create a situation where people can be easily tripped. Another example is the use of wisteria above paved areas. When in flower this will create slippery and dangerous conditions, this cannot be supported. The landscape plan does not adequately provide for additional canopy trees on site. A minimum number of twelve (12) canopy trees are required. Although not a direct requirement of SEPP5, Ku ring gai is characterised by its tree canopy. Council's Policy of tree replenishment applies to ALL residential properties. **A revised detailed landscape plan is required to be submitted prior to further assessment.***

Deep soil zone

SEPP5 guidelines require a deep soil zone of no less than 15% of the site. It is required that the area be 15% of the length of the site times the width. It is preferable to have this area provided at the rear of the site. The deep soil zone area should be free of constraints such as paving, drainage works or other development to enable the establishment of trees and large planting. It is preferred to have this area as one single area of sufficient size to support larger planting. The land and environment court has previously stated that not providing such a space was inconsistent with the character of Ku ring gai. The proposed development will require a single total area of 257.0sqm to satisfy the deep soil zone requirement. This would result in a rear setback free from development works of approximately 8.0m. This has not been provided for in the proposed development. It should be noted that any trees proposed within three (3) metres of the wall of the dwellings will be exempt under councils Tree Preservation Order.

Setbacks

The development proposes setbacks from the side site boundaries of 2.2m and a rear setback of 5.0m. The side setback of 2.5m is to also accommodate a path for disabled access to Units 2,3 and 6. This path is to be a minimum 1000mm unobstructed width, if rails or kerbs are needed this will broaden the pathway. This will result in a minimum area available for suitable screen planting adjacent to the site boundaries. Screen planting of up to 8.0m will be required.

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It should be noted and taken into consideration that Council's Tree Replenishment Policy will require a minimum number of twelve canopy trees able to attain a minimum height of 13.0m to be planted / accommodated on the site. It is required that at least one third of these be native endemic species. This policy pertains to all residential properties and is not exempt under SEPP5 guidelines. These canopy trees are to be planted so that they can attain maturity without undue hindrance. It is required that they be located more than 3.0m from the wall of any dwelling on site so as not to be exempt under Council's Tree Preservation Order.

Drainage works.

The drainage plan submitted shows detention tanks located within the front setback immediately behind the existing sandstone wall, although there is no objection from a landscape viewpoint to this positioning, it does impact significantly on the deep soil zone as the pipelines will need to be located through it. It is also noted that other drainage lines are to dissect through the nominated deep soil zones which impacts on the viability to be able to grow trees and large shrub planting within these zones. This cannot be supported. In addition drainage pits eg Pit 1 have been positioned immediately adjacent to the significant Eucalyptus saligna (Bluegum) within the critical root zone (CRZ). This will adversely impact upon the tree and will result in structural root severance. THIS IS UNACCEPTABLE AND CANNOT BE SUPPORTED. The drainage plan also shows paved areas which are not shown on the landscape plan, which is correct? Paving as proposed on the drainage plan cannot be supported.

The application cannot be supported.

Comment: The comments made by the Landscape Development Officer with regard to the retention of the large Ulmus (Elm) and the impact of the development upon the Jacaranda, located adjacent to the western site boundary, and the large Bluegum, located in the south-western corner of the site, are supported.

CONSULTATION - OUTSIDE COUNCIL

NSW Police - Ku-ring-gai Traffic Services

In principal there are no Police objections to this development. However could consideration be given to conditioning the approval to require the following: provision of assistance to heavy vehicles entering and leaving the development during demolition and construction. An accredited traffic control person should provide the assistance.

Comment: Should the application be approved a condition may be imposed requiring that the above matters are appropriately addressed.

Roads and Traffic Authority (RTA)

The RTA has advised that the proposed development does not require their formal concurrence or comments, however the following should be noted:

- 1. Egress Gradients: The longitudinal gradient of all exits should not exceed 1 in 20 within 6m inside the property boundary;*

Item 2

2. *Egress Sight Distances: The egress should be designed such that there are no obstructions to lines of sight along the footway and roadway for drivers of egressing vehicles onto roads, to achieve the required minimum sight distances in accordance with Section 3.2.4 of AS2890.1 - 1993 and Austroads Guide to Traffic Engineering Practice Part 5 - Intersections at Grade.*
3. *Parking Restrictions: For the efficient operation of Pentecost Ave, Council's Local Traffic Committee may consider full time 'No Stopping' parking restrictions across the Pentecost Ave frontage of the development site before commencing any works.*
4. *Road Traffic Noise Attenuation: The development should be designed such that road traffic noise is mitigated by durable materials, in accordance with the Environmental Protection Authority criteria 'The Environmental Criteria for Road Traffic Noise, May 1999'. The RTA's Environmental Noise Management Manual provides practical advice in selecting noise mitigation measures. Where the EPA external noise criteria would not be practically or reasonably met, the RTA recommends Council applies the following internal noise objectives for all habitable rooms under ventilated conditions complying with the Building Code of Australia: All sleeping rooms: 35 dB(A) Leq(9hr); and all other habitable rooms: 45dB(A) Leq(15hr) and 40 dB(A) Leq(9hr).*

Comment: Were consent to be recommended conditions to ensure compliance with the above matters could be imposed.

PROVISIONS OF RELEVANT LEGISLATION

The Environmental Planning & Assessment Amendment Act 1979 Section 79C

1. Environmental Planning Instruments

This application is Local Development under Part 4 of the Environmental Planning & Assessment Act, 1979. It requires development consent under State Environmental Planning Policy No 5.

State Environmental Planning Policy No 5 (SEPP 5)

Clause 4 of SEPP 5 lists land to which the provisions of SEPP 5 apply. Since the subject land is zoned Residential 2 'C' (primarily for urban purposes), and the zoning allows for the erection of dwelling houses, the provisions of SEPP 5 apply.

Clause 11 states that development may be carried out only with development consent unless another planning instrument allows the development without consent. The proposed development requires the consent of Council.

Clauses 12 and 13 of SEPP 5 require Council to be satisfied that certain development standards and provisions have been complied with. Compliance with the standards and provisions is indicated in the table below.

| Clause | Standard | Compliance |
|--------|----------|------------|
|--------|----------|------------|

Item 2

| Clause | Standard | Compliance |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Clause 12(1), (2) | Access to shops, banks, other retail and commercial services, community services and recreation facilities and the practice of a general medical practitioner (written evidence required) | Yes. The site is approximately 390m from the St Ives Shopping Centre via Pentecost Ave and Mona Vale Road. It is also located 150m from bus stops on Mona Vale Road that provide access to St Ives Shopping Centre, Gordon Railway Station, Pymble Warriewood, Terry Hills and Mona Vale. Gradients to St Ives Shopping centre are less than 1: 14. (Detailed evidence is provided in the Access Report submitted with the development application). However to facilitate access, a footpath must be provided along the frontage of the site and connect to the footpath required for the SEPP 5 development of 46-48 Pentecost Ave. The footpath of 46-48 Pentecost Ave will extend to Mona Vale Road. A consent can be conditioned accordingly. |
| Clause 12(2A) | Reasonable access to home delivered meals, personal care and home nursing and assistance with housework. | Yes. Various support services are available in the Ku-ring-gai area. They relate to delivered meals, housework assistance, community transport, personal care, home nursing, health and rehabilitation, home library services, and transport services. |
| Clause 12(3) | Availability of facilities and services when housing is ready for occupation. | Yes. The required services mentioned above are presently available. |
| Clause 12(4) | Water and sewer | No. Written evidence has not been submitted. |
| Clause 13(1), (2) | Maximum height of 8 metres or less. A building adjacent to a boundary of the site must not be more than 2 storeys in height | Yes. The proposed building will be 2 storeys and not exceed a height of 8m. |
| Clause 13(1), (3) | Site frontage of at least 15 metres width | Yes. The site has a frontage of 32.005m. |

Clause 13A lists development standards specifically relating to access and useability. The standards must be complied with before development consent can be granted. A summary of compliances with the standards is indicated in the table below.

| Clause | Standard | Compliance |
|--------|------------------------|------------------------------------------------------|
| Clause | 100% of dwellings have | Yes. The site has a gradient of not more than |

Item 2

| Clause | Standard | Compliance |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13A(2)(a) Wheelchair access | access to public road or internal road/driveway OR 50% where internal gradient exceeds 1:10 | 1:14 and therefore 100% of the dwellings must have wheelchair access. The plans indicate a pathway adjacent to the western boundary of a gradient of 1:14 or less. It extends from the front boundary to the entrances of Unit 1 and 5. The plans indicate another pathway adjacent to the eastern boundary of a gradient of 1:50. The pathway will provide access to the proposed lift and entrances of Units 2 and 3. Another central pathway is proposed to the lift within the basement level. The lift will provide access to all levels of the building. |
| Clause 13A(2)(b) | 10% of dwellings satisfying Clause 13A(2)(a) to have wheelchair access to a public road | Yes. (As discussed above) |
| Clause 13A(2)(c) | Wheelchair access to be available to all common areas and facilities associated with the development | Yes. Wheelchair access will be possible to common areas such as pathways, letter - boxes, garbage facilities and the designated visitor space. |
| Clause 13A(2)(d) | 10% of dwellings satisfying clause 13A(2)(a) to have wheelchair access to essential areas in the dwelling (adaptable) | Yes. Unit 1 has been designated as the adaptable unit due to its generous floor plan layout. |
| Clause 13A(3) | Street signage | N/A. The site only fronts one road. |
| Clause 13A(4) | Security Lighting | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(5) | Letterboxes | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(6) | Car parking dimensions regarding size, clearance and garage door. | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(7) | Accessible entry | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(8) | Key access | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(9) | Interior doors standard | Yes. The Statement of Environmental Effects provides that this standard is |

Item 2

| Clause | Standard | Compliance |
|-------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| | | complied with. |
| Clause 13A(10) | Living room and dining room | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(11) | Kitchen standards | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(12) | Main bedroom standards | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(13) and (14) | Bathroom standards and accessible toilet | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(15) | Access to kitchen, main bedroom, bathroom and toilet | N/A. The units proposed are single storey. |
| Clause 13A(16) | Laundry standards | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(17) | Storage standards | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(18) | Door handles | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(19) | Surface finishes | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(20) | Ancillary items | Yes. The Statement of Environmental Effects provides that this standard is complied with. |
| Clause 13A(21) | Outside Garbage Storage | No. A SEPP 1 objection has not been made. |
| Clause 13A(22) | Public housing provision | N/A. The development is being carried out as a private development. |

Clause 14 of SEPP 5 lists development standards that cannot be used as grounds for refusal of a development application if compliance is achieved with these standards. A summary of proposals compliances with the standards is indicated in the table below.

| Clause | Standard | Proposed | Compliance |
|---------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------|
| Clause 14(a) Building Height | 8 metres or less in height | The maximum height of the proposed building from the natural ground level to the upper ceiling of the topmost storey will be less | Yes |

Item 2

| Clause | Standard | Proposed | Compliance |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| | | than 8m. | |
| Clause 14(b) Density and Scale | Floor space ratio of 0.5:1 | 0.49:1 | Yes |
| Clause 14(c) Landscaped Area | Landscaped area of 35sqm per dwelling (6 x 35m ² = 210m ²) | Total landscaped area of 687.28m ² , i.e. 114.55m ² per unit. | Yes |
| Clause 14(d) Parking | 0.5 spaces per bedroom. Each unit contains 3 bedrooms, therefore 6 x 3 = 18. 18 x 0.5 = 12 | 12 resident spaces | Yes |
| Clause 14(e) Visitor Parking | Not required where development is for less than 8 units. | One (1) space is proposed within the basement. | Yes |
| Clause 14(f) Landscaped Areas | Area which is not built upon, paved or otherwise sealed having soil of sufficient depth to support the growth of trees and shrubs on an area of width x 15% of length = 32.005x (0.15 x 53.525m average) = 32.005 x 53.525 = 256.96m ² . | Landscaping area suitable for deep soil planting = 553.35m ² however it not located towards the rear of the site (see landscape comment). | No |
| Clause 14(g) Private open space | Ground floor units: 15sqm & 3m x 3m Upper Level Units: 6sqm with width not less than 1.8m accessible from a living area. | All units consist of a private open space in excess of the minimum area and dimension requirements. The access report indicates that areas, dimensions and thresholds will be 100% accessible. Threshold ramps will be provided in accordance with AS1428.1. | Yes |

Clause 24

Clause 24 of SEPP 5 states "the consent must not be granted for development to which this part applies unless the consent authority has taken into account a site analysis prepared by the applicant in accordance with this clause". A site analysis plan has been submitted with the subject application, however an accompanying written statement has not been supplied. Consequently there is insufficient information to allow a proper assessment.

Item 2

Clause 25 of SEPP 5 requires that consent must not be granted unless Council is satisfied that adequate regard has been given to the following design principles.

a. Neighbourhood amenity and streetscape

The proposed development does not have adequate regard to neighbourhood amenity and streetscape. In particular, the proposal does not have adequate regard in relation to maintaining reasonable neighbour amenity and appropriate residential character by using building form and siting that relates to the site's landform.

The proposal's impact upon the streetscape has been addressed by the comments of Council's Heritage and Urban Design Consultant and his comments are supported. The street elevation is bulky in appearance due to the effective three storey in the central section and leaves insufficient site area at each boundary for landscaping. The scale of the fenestration on the north elevation is also not keeping with the area.

The existing Georgian Revival style house makes a significant contribution to the streetscape and local area which exhibits a strong Colonial/Georgian Revival character.

Council has proposed an LEP No 28 to include the subject property as a draft heritage item in the Ku-ring-gai Planning Scheme Ordinance. The existing building is potentially worth conserving and should be integrated into development of the site. The side and rear setbacks are insufficient to enable landscaping characteristics present within the streetscape.

b. Visual and acoustic privacy

Internal privacy for future residents is acceptable due to the location and siting of windows and verandahs.

To provide a reasonable level of privacy to adjoining residential properties the following measures need to be adopted:

1. Provision of glass block, obscure glazing, or raised sill heights to the west facing bedroom 3 window of Unit 3;
2. Provision of privacy screens to the western perimeter of the first level terrace of Unit 3;
3. Provision of glass blocks, obscure glazing, or raised sill heights to the east facing living/dining room and kitchen windows of Unit 2 and 4;
4. Provision of glass blocks, obscure glazing, or raised sill heights to the south facing dining room, kitchen, and bedroom window of Unit 6; and
5. Provision of privacy screens or higher walls along the western side of the central courtyard areas of the first and second floor levels.
6. Suitable landscape screening to all site boundaries.

Should the application be approved, conditions requiring these measures could be included.

Item 2

c. Solar access and design for climate

The shadow diagrams indicate that the shadows would be cast predominantly on the subject site. There would be no substantial additional impact on any surrounding residential properties. A minimum of three hours sunlight will be maintained (where already existing) to main living areas and a substantial portion of private open spaces of adjoining residential properties during the winter solstice.

The main living/dining room and private open space of each unit would enjoy an appropriate level of solar access. They are proposed to the north of the building. The layout of each unit and provision of openings on the south and north elevation will allow for appropriate cross ventilation.

Given the above, the proposed development will satisfy the solar access requirements of SEPP 5.

d. Stormwater

The submitted concept indicates that stormwater from built-upon areas will be collected in an on-site stormwater detention system and drained to Pentecost Ave. Council's Development Control Engineer has not raised any objections to the stormwater disposal concept.

Accordingly, the impacts of stormwater runoff on adjoining properties and receiving waters could be appropriately controlled. In this regard, the proposed development is satisfactory with respect to the provisions of SEPP 5.

e. Crime prevention

Clause 25(e) of SEPP 5 requires,

'where possible' views of the street, the site and approaches to the entry from within each dwelling.

Units 1, 2, 3, & 4 will have a clear view along the street frontage of the property. Unit 5 will have a view of the main pedestrian pathway and courtyard to its frontage. Unit 6 will have a clear view of approaches from the lift and central courtyard area. To allow residents to see who approaches their front door without the need of opening the door, peepholes should be provided to the front door of all units. A consent can be conditioned accordingly. A condition may also be imposed to require doorways/gates along entrance pathways to be lockable. In this regard, the proposed development could be satisfactory with regard to the crime prevention provisions of SEPP 5.

f. Accessibility

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Subject to the provision of a footpath along the frontage of the site, there will be convenient, obvious and safe pedestrian and wheelchair access from the site to local facilities and services, including public transport facilities. As indicated in the access report submitted with the application, on-site pathways will be of a suitable grade and signalised crossings exist on Mona Vale Road and to the St Ives Shopping Village. The development would provide access for people with a disability on one continuous path of travel to various on-site facilities such as parking, lift, mailbox and other common areas.

With regard to the above, the proposed development would satisfactorily address the access provisions of this of Clause 25.

g. Waste Management

Storage and collection points will be provided within the basement. This is contrary to Clause 13A(21) of SEPP 5 which requires an outside garbage area. Council's DCP 40 allows an outside garbage area as there is 6 units.

State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)

The provisions of SEPP 55 require Council to consider, when assessing a development application, 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.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River

The site is within the catchment of the Hawkesbury River and, as such, is subject to the provisions of this environmental planning instrument. The aim of the SREP is to

“protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.”

The SREP requires consideration of a number of matters such as water quality, water quantity, flora and fauna, wetlands and heritage etc.

The proposed development is considered to meet the general strategies of the SREP, however Clause 6 (4) sets out strategies for water quantity whereby the reuse of water is encouraged where possible. Accordingly, rainwater tanks or similar should be incorporated in the proposed development to enable the reuse of stormwater for irrigation purposes. Appropriate conditions may be imposed should the application be approved.

Ku-ring-gai Planning Scheme Ordinance (KPSO)

SEPP 5 specifically sets aside any planning controls of the KPSO that would prevent a development compliant with the provisions of the SEPP.

Item 2

Schedule 9 of the KPSO contains general issues and specific objectives of the Ordinance in relation to residential zones, including the Residential 2(c) zone. These aims and objectives would apply to the development to the extent that they are not inconsistent with the provisions of SEPP 5.

The aims require development to maintain, and where appropriate, improve the existing amenity and environmental character of residential zones and permit new residential development only where it is compatible with the existing environmental character of the locality and has a sympathetic and harmonious relationship with adjoining development.

The development is not sympathetic and harmonious with adjoining development in relation to architectural design, effective bulk and setback (see comments from Council's Heritage and Urban Design Consultant). The proposal does not maintain the existing amenity and residential character of the locality to an appropriate degree due to the proposed demolition of a draft heritage item, insufficient regard to the privacy of neighbours and insufficient setbacks to side and rear site boundaries.

The relevant objectives require development to maintain reasonable solar access, minimise loss of privacy, encourage the replacement of tree cover, maintain a reasonable portion of soft landscaping, be of appropriate size, bulk and scale, be of appropriate architectural character and provide for appropriate vehicular egress.

The proposal is considered to be inappropriate except for vehicular egress in relation to the objectives as has been discussed throughout the report.

Any Draft Environmental Planning Instruments

Council has prepared a new draft LEP (LEP 28) to include the subject property as a draft item in the KPSO as it has local heritage significance.

The proposal includes the demolition of the existing dwelling and is contrary to draft LEP 28. The existing dwelling is potentially worth conserving and should be integrated into the development.

Development Control Code 1/2003 - Housing for Older People or People with a Disability

Council's Code includes reference to the statutory development standards of SEPP 5 in relation to height, density, landscaped area and parking. The Code also provides supplementary guidelines considered by Council to be more appropriate and specific to the Ku-ring-gai local government area. However, that where the standards of the Code are inconsistent with the standards of SEPP 5, the provisions of SEPP 5 prevail to the extent of the inconsistency.

The following table presents an analysis of the development against the provisions of Council's Code:

Item 2

| Provision | Proposed | Compliance |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Zoning | Residential "C" | Yes |
| 400m to local shops | Site is located within 400m St Ives Shopping Village. Bus facilities are located 150m from the site that would provide convenient access to the facilities. | Yes |
| 250m to public transport | Bus stops are located within 250m. | Yes |
| Noise attenuation | The building and private open spaces will be well setback from Pentecost Ave however, a condition is recommended to require the preparation and submission of an acoustic report and adoption of appropriate measures recommended within the report should the application be approved. | Yes |
| Site analysis required | Matter addressed in SEPP 5 assessment | No |
| SEPP 5 development standards | Matter addressed in SEPP 5 assessment | Yes |
| Sympathetic design | Matter addressed in SEPP 5 assessment | No |
| Buildings to address street | Matter addressed in SEPP 5 assessment | Yes |
| Minimise visual impact of driveway | The development consists of a new driveway that will lead to the basement car park. The existing driveway will be removed and verge area re-instated. Vegetation will be provided to each side of the new driveway, to soften its visual impact on the streetscape. | Yes |
| No bland building facades | No excessively bland building facades are proposed | Yes |
| Emphasis entry | The entrances to the building will be emphasised by the archways proposed along the frontage of the site and main pathways. Each unit will be provided with a clearly defined/numbered entry. | Yes |
| Match setbacks | The front setbacks have been designed to be sympathetic to the setbacks of surrounding buildings. It will be the same as the neighbouring SEPP 5 development. | Yes |
| 1.8m high front wall to Mona Vale Road and front gardens | The existing wall will be predominantly maintained with the exception of the central archway feature. Some portion of the wall will exceed 1.8m in height, however no concerns are raised to this as required | Yes |

Item 2

| Provision | Proposed | Compliance |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| | planting behind the wall will soften its appearance, and maintenance of the existing wall and repetition of archway features is desirable. | |
| Level private open spaces | Each dwelling will consist of a paved private open space that will be easily accessible from living areas and comply with the access provisions of SEPP 5. | Yes |
| 1.8 metre courtyard fences | A condition is recommended to ensure courtyard walls do not exceed a height of 1.8m from the ground level. | Yes |
| Living areas linked to private open space | Private open spaces are directly linked to main internal living areas of units. | Yes |
| Common open space | Each unit will be provided with an ample amount of private open space for the entertainment of visitors and friends. A common open space in the form of a courtyard will be provided on each level. | Yes |
| Landscaping to enhance and screen | Council's Landscape Development Officer does not support the proposal. | No |
| Significant trees | Removal of significant trees. This matter is also addressed in the section of this report titled "Consultation within Council". | No |
| Car parking to meet demand | The numbers of car parking spaces proposed meet the requirements of SEPP 5. A condition is recommended to require driveway to consist of clay or concrete pavers | Yes |
| Energy efficiency | Dwellings and private open space are well orientated to enable adequate ambient light and sunlight penetration. A NatHERS report has been submitted with the application, which indicates dwellings will achieve a rating of 4 – 5 stars. | Yes |
| Privacy | This matter has been addressed within the SEPP 5 assessment. | No |
| Lighting | This matter has been addressed in the SEPP 5 assessment. | Yes |
| Waste collection | This matter has been addressed by in the SEPP 5 assessment. | Yes |
| Safety and Security | This matter has been addressed by in the SEPP 5 assessment. | Yes |

Item 2

| Provision | Proposed | Compliance |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Letterboxes, TV antenna, services, house numbers | Letterboxes will be provided along the frontage of the site, next to the new driveway. A condition is recommended to ensure they are lockable. A condition is also recommended to require the provision of one master TV antenna, underground power lines to the satisfaction of Energy Australia, telephone lines to the satisfaction of Telstra, and numbering of units and the building. | Yes |
| Waiting seat / bus shelter | A condition is recommended to require seating/benches within the coves of the front wall, where appropriate. | Yes |
| Covered entry porch | Covered entry areas will be provided to each unit. | Yes |
| Security Screen | A condition is recommended to ensure a security fly-screen door is provided to the main entry door of each unit. | Yes |
| Internal space location, wall length, hobby space and eating areas | All dwellings are of generous size to accommodate a range of residential activities. | Yes |
| Bedroom design | All dwellings are provided with a large bedroom with access to a bathroom. | Yes |
| 10% adaptable housing | This matter is addressed in the SEPP 5 assessment. | Yes |
| Support services | Support services are available to the proposed development depending on the needs of the likely occupants. | Yes |

The above table indicates that the proposed development could adequately address the requirements of Council's Code (subject to conditions) with the exception of the requirements relating to the retainment of significant trees, the lack of a site analysis, not sympathetic design, inadequate landscaping and lack of privacy. Refusal of the application on this basis is substantiated as the development does not comply with the requirements of SEPP 5.

Development Control Plan No 31 - Access (DCP No 31)

The proposed development is satisfactory with respect to the prevailing access provisions of SEPP 5. The access provisions have been discussed in the above section entitled '*State Environmental Planning Policy No. 5*'.

Development Control Plan No 40 - Waste Management (DCP 40)

Item 2

DCP 40 requires an internal collection area for developments consisting of six or more units. Appropriate garbage storage and collection areas are proposed within the basement car park. These will adequately cater for the waste requirements of the proposed development. Notwithstanding the compliance with DCP 40, the proposal does not satisfy the SEPP 5 requirement for an outside garbage area.

Development Control Plan No 43 - Car Parking (DCP 43)

SEPP 5 overrides Council's car parking DCP in terms of dimensions and numbers of car spaces. The proposed development will provide for 12 resident car spaces and 1 visitor space, which complies with the requirements of SEPP 5. Accordingly, the proposed development will be satisfactory in terms of the statutory requirements.

1. Likely Impacts

The likely impacts of the development have been assessed throughout this report and are considered to be unsatisfactory.

2. Suitability of The Site

The site is zoned Residential "C" and the proposed development is permissible with consent under the provisions of SEPP 5. The site is not environmentally sensitive. The site is not subject to natural hazards such as flooding, bushfire, land contamination, tidal inundation, slip, mass movement, or subsidence.

3. Any Submissions

The submission received in response to the proposed development has been discussed previously in this report. The issues raised have been addressed within the "Consultation with Community" section of this report.

4. Public Interest

The aims of SEPP 5 include the provision of housing that will increase the supply and diversity of housing that meets the needs of older people or people with a disability, make efficient use of existing infrastructure and be of a good design. The proposed development does not satisfactorily address these aims and, in this regard, is considered not to be in the public interest.

Any other Relevant Matters Considerations Not Already Addressed

The development requires the payment of the applicable Section 94 Contribution rate should the application be approved.

CONCLUSION

Item 2

The proposed development is not well designed nor appropriately located on the site and will not afford a satisfactory level of amenity for neighbours. The insufficient side and rear set backs do not allow for the provision of an appropriate landscape setting.

The development will not maintain a reasonable degree of privacy for adjoining properties. The proposal includes the demolition of a draft or potential heritage item, will have significant impact upon existing trees, has insufficient and appropriate deep soil planting.

The proposal is not consistent with the requirements and objectives of SEPP 5 and the KPSO and accordingly is recommended for refusal.

RECOMMENDATION

That Development Application No 165/03 for the demolition of existing structures and construction of a SEPP 5 development consisting of six (6) units and basement car parking for Lot B in DP 337907, being 50 Pentecost Ave, Pymble be refused for the following reasons:

1. The proposed demolition of a draft or potential heritage item.
2. The proposal does not include the provision of an outside garbage area in accordance with Clause 13A(21) of SEPP 5.
3. The inappropriate removal of the Elm tree located adjacent to the eastern site boundary.
4. Adverse impact upon existing trees.
5. Adequate regard has not been given to Clause 25(a) of SEPP 5, in that the proposal will not maintain neighbourhood amenity and streetscape character.
6. Adequate regard has not been given to Clause 25(b)(i) of SEPP 5 as regards the privacy of neighbours.
7. The proposal is not in the public interest.
8. Clause 12(4) of SEPP 5 has not been satisfied. Written evidence has not been submitted that the proposed development will be connected to a reticulated water system and have adequate facilities for the removal and disposal of sewage.
9. The proposal does not satisfy Clause 14(f) of SEPP 5 in regard to deep soil planting.
10. The proposed landscaping is unsatisfactory, including plan detail.
11. A site analysis has not been submitted in accordance with Clause 24(2)(b) of SEPP 5.
12. Matters raised by objectors.

G Bolton
Team Leader, St Ives Ward

M Miocic
**Director
Environment & Regulatory Services**

Item 2

Attachments: **Location Sketch**
 Site Analysis Plan
 Elevations
 Shadow Diagram
 Landscape Plan

DEVELOPMENT APPLICATION

SUMMARY SHEET

| | |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REPORT TITLE: | 127 BANNOCKBURN ROAD, TURRAMURRA - ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING & CONSTRUCTION OF A NEW DWELLING TO CREATE A DETACHED DUAL OCCUPANCY |
| WARD: | Wahroonga |
| DEVELOPMENT APPLICATION N^o: | 288/03 |
| SUBJECT LAND: | 127 Bannockburn Road, Turramurra |
| APPLICANT: | Mrs H Reid, c/o Glendinning Minto & Associates |
| OWNER: | Mrs H Reid |
| DESIGNER: | Lindsay Little & Associates Pty Ltd |
| PRESENT USE: | Dwelling House |
| ZONING: | Residential 2C |
| HERITAGE: | No |
| PERMISSIBLE UNDER: | State Environmental Planning Policy 53 |
| COUNCIL'S POLICIES APPLICABLE: | Dual Occupancy Development Control Code, DCP NO 40 - Waste Management, DCP 43 - Carparking |
| COMPLIANCE WITH CODES/POLICIES: | Satisfactory level of compliance |
| GOVERNMENT POLICIES APPLICABLE: | State Environmental Planning Policy 53 & 55 |
| COMPLIANCE WITH GOVERNMENT POLICIES: | Yes |
| DATE LODGED: | 4 March 2003 |
| 40 DAY PERIOD EXPIRED: | 13 April 2003 |
| PROPOSAL: | Alterations & additions to an existing dwelling & construction of a new dwelling to create a detached dual occupancy |
| RECOMMENDATION: | Approval, subject to conditions |

Item 3

| | |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| DEVELOPMENT APPLICATION N^o | 288/03 |
| PREMISES: | 127 BANNOCKBURN ROAD, TURRAMURRA |
| PROPOSAL: | ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING & CONSTRUCTION OF A NEW DWELLING TO CREATE A DETACHED DUAL OCCUPANCY |
| APPLICANT: | MRS H REID, C/O GLENDINNING MINTO & ASSOCIATES |
| OWNER: | MRS H REID |
| DESIGNER | LINDSAY LITTLE & ASSOCIATES PTY LTD |

PURPOSE FOR REPORT

To determine a development application for alterations and additions to an existing dwelling and erection of a new dwelling to create a detached dual occupancy.

EXECUTIVE SUMMARY

- Alterations and additions to an existing dwelling and erection of a new dwelling to create a detached dual occupancy
- Four (4) objections received
- Recommendation for approval, subject to conditions

HISTORY & REQUEST FOR INDEPENDENT PLANNING ASSESSMENT

The subject application was lodged on 4 March 2003. The proposal was considered inappropriate due to issues of privacy, landscaping and streetscape impact to Sandford Road and revised plans were requested.

The amended plans were still thought to be unsatisfactory in relation to the streetscape impact to Sandford Road. A third set of plans, lodged in early September 2003, are the subject of this report.

Council considered a report on the application, which recommended conditional consent, at its meeting of 4 November 2003. At this meeting Council resolved to defer determination of the application for a site inspection.

A site inspection was held on 29 November 2003 and the matter was reported back to Council on 9 December 2003 for determination, with a recommendation of conditional consent. Council deferred determination of the application for an "*independent assessment of the development application*" to be conducted, which was to address the impacts on the adjoining property and whether the measures recommended by Council's assessment officer are adequate or can be improved upon.

This report addresses the above resolution.

Item 3

Kerry Gordon, Planning Consultant, has undertaken this independent assessment.

THE SITE

| | |
|-------------------------|-------------------------------|
| Zoning: | Residential 2C |
| Visual Character: | 1945-1968 |
| Lot Number: | 20 |
| DP Number: | 16889 |
| Area: | 852.5m ² |
| Side of Street: | Eastern |
| Cross Fall: | From Bannockburn Road to rear |
| Stormwater Drainage: | To Sandford Road |
| Heritage Affected: | No |
| Integrated Development: | No |
| Bush Fire Prone Land: | No |
| Endangered Species: | No |
| Urban Bushland: | No |
| Contaminated Land: | No |
| Section 94 Contribution | Yes |

SITE DESCRIPTION

The site is located on the north-eastern side of the intersection of Bannockburn Road and Sandford Road and is roughly rectangular in shape. The site has dimensions of 14.325m to Bannockburn Road, 46.105m to Sandford Road, 17.43m to the rear boundary and 49.045m to the northern boundary, with an area of 852.2m².

The site falls in the order of 4m from Bannockburn Road to the north-eastern corner of the property. The site contains five trees, of which four are to be retained. The site is currently developed with a single storey dwelling which is elevated at the rear by virtue of the slope of the land.

The locality is residential in character and comprises a mix of one and two storey dwellings of varying age, style and materials, with nearby dwellings being predominantly single storey. The dwellings are characteristically set within landscaped gardens to the street frontage. Dwellings fronting Bannockburn Road predominantly have either no front fence or a low front fence.

To the immediate north of the site is No. 129 Bannockburn Road, containing a single storey brick dwelling located on a 10.8m setback from the street and a minimum of 1.5m from the common boundary with the subject site. To the immediate east of the site is No. 2 Surrey Street, containing a single storey dwelling located on an approximately 21m setback from the common boundary with the subject site.

THE PROPOSAL

Front dwelling

Item 3

Alterations and additions are proposed to the existing dwelling, extending it to the east by the provision of a family room in the location of the existing elevated deck and by the provision of a double garage accessed off Sandford Road and attached adjacent to the existing dining room. Accordingly, the eastern elevation windows of the dining room, kitchen and bedroom 3 are all to be bricked up. Further, a balcony (1.94m x 3.44m) is proposed to the eastern side of the family room, accessed by French doors and providing stair access to the yard.

This dwelling is to contain three bedrooms, bathroom, kitchen, living/dining room and family room and is to have a floor space of 142.34m². The additions to the dwelling are to be constructed at the floor level of the existing dwelling, which is at RL 164.21.

Open space is provided to the two street frontages of the dwelling and to the east of the dwelling and garage.

Rear dwelling

The proposed rear dwelling is to be constructed at a 2.4m setback from the eastern boundary, between a 2.04m (to deck) and 4.02m (to main wall) set back to the northern boundary and between a 3.82m and 4.41m setback to Sandford Road.

At the ground level, the rear dwelling is to contain one bedroom, an ensuite, dining/living room, WC, kitchen, family room and laundry, with a deck to the north off the family room. A single garage accessed off Sandford Road is proposed adjacent to the ground floor bedroom. The ground floor is to be constructed at RL 161.25, with the deck at RL 161.15 and the garage at RL 160.5. The first floor is to be constructed within the roof space and is to contain two bedrooms and a bathroom.

The open space for this dwelling is located to the north and east of the proposed dwelling and forward of the building line to Sandford Road.

The two dwellings are to be separated by 2m at their closest point.

CONSULTATION - COMMUNITY

In accordance with Council's policy, adjoining owners were given notice of the application. Comments have been received from the following, it being noted that all submissions to all versions of the plans are addressed:

- | | |
|------------------------|----------------------------------|
| • Mr J & Mrs L Allison | 123 Bannockburn Road, Turramurra |
| • Mr D & Mrs J Green | 129 Bannockburn Road, Turramurra |
| • Mr C & Mrs T Stamp | 180 Bannockburn Road, Turramurra |
| • Mr Unsworth | 125 Bannockburn Road, Turramurra |

The following concerns were raised in the submissions:

Proposal presents as a mololithic building which does not contribute to the streetscape (version I)

Item 3

The length of the development as originally proposed has been addressed by amended plans proposing a detached rather than attached dual occupancy development. This combined with the level of articulation and stepping of the height of the development with the slope of the land result in a satisfactory presentation to the streetscape. It is further noted that the length of development is to be further reduced by a condition of consent requiring the double garage to Dwelling 1 to be replaced by a single garage (**see condition 45**).

Adverse impact on neighbours to the north by way of loss of privacy (acoustic and visual)

As is addressed later in the report the proposed deck of Dwelling 2 has the potential to result in an unacceptable loss of privacy to the adjoining property. Accordingly, condition 45 requires the deck to be lowered by 350mm (along with part of the dwelling leading to the deck) to reduce privacy loss. This coupled with the screen landscaping to part of the boundary (**see condition 46**) will ensure an appropriate level of privacy is retained.

The privacy loss from the rear deck of Dwelling 1 is not considered unacceptable in relation to the neighbouring property. However, it is unacceptable in relation to the private open space of Dwelling 2 and it is therefore recommended that the deck be made smaller, solid balustrades provided and the French doors to the deck be relocated to minimise loss of privacy (**see condition 45**).

Finally, the first floor bedroom of Dwelling 2 does have some potential to overlook the adjoining rear yard, however, given the limited use of the room, privacy screening is not warranted.

Overdevelopment

The development is considered to be suitable for the site and is not considered to be an overdevelopment, as the bulk and scale is satisfactory in the streetscape and a suitable level of amenity is maintained to adjoining properties and provided within the development.

Excessive bulk and scale

The bulk and scale of the amended proposal is satisfactory in the streetscape and will not appear excessive when viewed from the neighbouring properties.

Lack of useable open space

The proposal provides private open space for dwelling 1 of only 37m² at the rear of the dwelling, plus the elevated deck off the family room, which is inadequate. Accordingly, a condition of consent is recommended to improve the private open space provision to this dwelling. The condition requires the double garage to be reduced to a single garage, which together with the condition requiring the deck to be reduced in width (for privacy reasons), will increase the private open space provision to 87m² to the rear of the dwelling. This combined with the secondary 36m² area is considered satisfactory (**see condition 45**).

Item 3

Dwelling 2 is provided with a total private open space area of 86.8m² and also has a deck located to the rear of the dwelling of 17.4m². This private open space is well located and appropriate for the proposed dwelling.

Concern as to treatment of stormwater runoff

This is addressed in the comments of Council's Development Engineer and is considered to be satisfactory.

Loss of trees

This is addressed in the comments of Council's Landscape Development Officer and is considered to be satisfactory.

Overshadowing

The shadow impact of the development is considered to be acceptable, having no impact on living areas of dwellings, and only having minor impact on the rear yard of No. 2 Surrey Street after approximately 2.00pm in mid-winter.

CONSULTATION - WITHIN COUNCIL:

Development Engineer

"The land drains to the street, with the increased stormwater runoff being dealt with by the construction of a proposed stormwater detention system for each of the two dwellings.

The applicant will be conditioned to provide a "first flush" water quality treatment system as per Council's normal procedure.

The increase in traffic resulting from the development will be satisfactorily handled by the existing public road.

The applicant has provided engineering plans for drainage, and as a Concept they are acceptable, however the architectural details have been amended to the point where the OSD. However, they require amendment and to this end the application has been conditioned to detail the refinements required. The plans can be stamped as approved concept plans, on the proviso that the refinements are made at the Construction Certificate stage."

Landscape Development Officer

"The proposal is supported with conditions."

Heritage and Urban Design Adviser

Item 3

“The revised design is acceptable in my view. The building is now broken down into two distinct parts and the private open space works better. The kitchen in unit 1 will still be very dark. I recommend removing the wall in the family room.”

Comment: Whilst I concur with the concern in relation to the level of natural light to the kitchen of Dwelling 1, the applicant should be given the choice of removal of the wall or provision of a skylight to achieve suitable natural light. A condition to this effect is recommended (see condition 45).

PROVISIONS OF RELEVANT LEGISLATION

The Environmental Planning & Assessment Amendment Act 1979 Section 79C

1. Environmental Planning Instruments

State Environmental Planning Policy No. 53 – Metropolitan Residential Development (SEPP 53)

This application is a Local Development under Part 4 of the Environmental Planning & Assessment (Amendment) Act and the proposal requires development consent under the provisions of SEPP 53.

Aims of Plan

The aims of SEPP 53 are as follows:

This Policy aims to encourage the provision of housing in metropolitan areas that will:

- (a) broaden the choice of building types and locations available in the housing market, and*
- (b) make more efficient use of existing infrastructure and services, and*
- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and*
- (d) be of good design.*

The proposed dual occupancy development satisfies aims (a) – (c) of SEPP 53, providing for a greater choice of housing in the Turramurra area on an existing allotment, thereby reducing pressure on land on the urban fringe and more efficiently using the existing infrastructure and services in the area.

In my opinion, the proposed dwellings are of good design, being appropriately designed to step with the topography, to minimise impact upon trees and with appropriate setbacks and/or privacy treatment (by way of conditions) and solar access to adjoining properties. The architectural design is appropriately modern, but maintains a suitable bulk and scale and roof form, which breaks the length of the development appropriately, subject to the recommended conditions.

Item 3

Permissibility

Clause 17 of SEPP 53 permits development that results in two dwellings being located on the one allotment of land within a zone which under another environmental planning instrument permits the erection of a dwelling house. The site is zoned under KPSO to allow the erection of a dwelling house, and as Ku-ring-gai Council is listed in Schedule 1 as a council area to which the plan applies, development for the purposes of a dual occupancy is permissible on the site with the consent of council.

Dual Occupancy Objectives

Clause 15 provides the following objectives for dual occupancy development:

- (a) *to create opportunities for two dwellings to be developed on a single allotment of land, and*
- (b) *through the other provisions of this Policy, to ensure that dual occupancy development is:*
 - (i) *designed and assessed with a full understanding of the opportunities and constraints of each site, and*
 - (ii) *designed and assessed having adequate regard for the design principles contained in Part 5.*

The proposal provides for two dwellings on a single allotment, which has been assessed in relation to the constraints of the site and the design principles of Part 5 (see discussion of compliance with the principles later in report). The constraints of the site have been indicated on the site analysis diagram.

The proposal has been appropriately designed in relation to the constraints and opportunities of the site and has had adequate regard for the design principles of Part 5 (see later assessment), subject to conditions in relation to privacy and open space provision, which are discussed later in the report).

Development Standards

Clause 19 sets development standards of allotment size and floor space ratio (FSR). A minimum allotment size for development of a dual occupancy is 600m² (detached development) and the subject site is 852.2m².

A maximum FSR of 0.5:1 applies to the site and the proposed dual occupancy provides a floor space of 142.34m² for Dwelling 1 and 148.36m² for Dwelling 2, totaling 290.7m² and thereby has a FSR of 0.34:1. Therefore the proposal satisfies the development standards of clause 19. It is noted that the subfloor area of dwelling 1 has not been included in the calculation as it has not been nominated as part of the dwelling. A condition requiring this area to remain as subfloor space and not to be used as part of the dwelling is recommended. It

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is also noted, however, that were this area included the proposal would still be well below 0.5:1 (see **condition 43**).

Car Parking

Clause 20 provides that a consent authority cannot require more than one car space per dwelling of 150m² or less, or two car spaces for a dwelling of more than 150m², however a development can provide a greater number of parking spaces. The proposal provides two dwellings under 150m² each and as such 1 space per dwelling is required and 2 spaces for dwelling 1 and 1 space for dwelling 2 are provided.

Site Analysis

Clause 31 requires the preparation of a site analysis with any development application, which provides information including: the site's dimensions; topography; orientation; drainage; servicing; existing vegetation; prevailing winds; location of buildings, fences and vehicular access; views to and from the property; location of neighbouring buildings (including heights and use); adjoining open space areas and living room windows; location of doors and windows (to the boundaries); level differences; solar access enjoyed by neighbours; street frontage features and noise sources.

The site analysis is to be accompanied by a written statement explaining how the design has had regard to the site analysis and Council is required to take these into account when assessing the application.

A site analysis diagram forms part of the application, and this information has been taken into account in the assessment of the application.

Streetscape

Clause 32 requires a development to contribute to an attractive residential environment with clear character and to complement and sensitively harmonise with any conservation areas or heritage items.

The site is not within a conservation area and is not within the vicinity of any items of heritage.

The proposal has two streetscapes to be assessed, though it is noted that, as the alterations and additions to the existing dwelling are to the rear and the setback of the proposed dwelling from Sandford Road matches the existing dwelling, there will be no change to the Bannockburn Road streetscape.

In terms of the Sandford Road streetscape, the proposed dwelling is set back a similar distance from the road to that of the existing dwelling on the site and the dwelling immediately to the east. This allows an appropriate amount of landscaping forward of the building line to be in keeping with the streetscape.

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The proposed dwelling is to be at a lower level than the existing dwelling, allowing for an appropriate stepping in ridge heights with the topography of Sandford Road. The proposed dwelling provides articulation to the front façade by the provision of the recessed and covered entry and the bay window. Additionally the provision of a pitched roof with gable end incorporating the first floor rooms retains the predominantly single storey character of the area.

Further, the proposed garages are recessed slightly behind the building line, which will assist in reducing their dominance upon the streetscape. However, it is considered that their dominance in the streetscape and the sense of separation between the dwellings would be improved by requiring the double garage to the front dwelling to be a single garage. This would still provide adequate parking to satisfy the requirements of SEPP 53 and would dramatically improve the streetscape presentation, open space provision for Dwelling 1 and the amenity of the development in general. A condition of consent to this effect is recommended (**see condition 45**).

Visual and Acoustic Privacy

Clause 32 requires a development to consider the acoustic and visual privacy of neighbouring properties in its site planning, location and design of windows and balconies, use of screening and landscaping and in addressing internal noise levels for new dwellings.

In relation to visual privacy, there is a potential for the proposed balcony off the family room of Dwelling 1 to overlook the private open space of Dwelling 2 and the adjoining property at No. 129 Bannockburn Road.

The balcony is to be constructed at RL 164.21 which is approximately 3.2m higher than the private open space of Dwelling 2 and a similar degree higher than the private open space of No. 129 Bannockburn Road. This degree of elevation, with standard 1.8m high fencing between the dwellings, will allow for direct overlooking of both areas of private open space. Whilst it is acknowledged that the rear yard of No. 129 Bannockburn Road is already overlooked to a similar degree by the existing rear deck of the existing dwelling, that deck is set back a further 2m.

The privacy of the rear yard of No. 129 Bannockburn Road could be satisfactorily protected (in fact to a greater degree than it is currently) by the provision of a 1.8m high privacy screen to the northern edge of the deck, wrapping around the eastern end by 1m. However, the privacy of the rear yard of Dwelling 2 on the site could not be protected without almost complete enclosure of the balcony. For this reason it is considered inappropriate for a balcony to be provided in this location and a condition of consent requires the balcony to be reduced in width to allow only for the opening of the doors and a landing to access the stairs to the rear yard (**see condition 45**).

Further, given the potential for overlooking from the family room down into the rear yard of Dwelling 2, a condition of consent requires a solid 1.2m high balustrade to the reduced deck.

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Finally, the doors to the family room will be required to be relocated a minimum of 1.5m to the south such that they do not open out directly opposite the proposed deck of Dwelling 2 (see **condition 45**).

The proposed design of Dwelling 2 has appropriately located the floor level to minimise cut and fill and, as such, the impact of this dwelling in relation to privacy is minimised. However, there still remains the possibility for overlooking of the rear yard of No. 129 Bannockburn Road from part of the ground level deck, family room and first floor bedroom 2 window.

The deck varies in height above the rear yard of No. 129 Bannockburn Road by between 0.35m and 1.15m (given the angle of slope across the site). With a 1.8m high standard boundary fence and separation distance of 2m, overlooking could still occur from the majority of the deck (to varying degrees) though it is noted that the portion of the deck off the family room will be partially screened by existing vegetation. The provision of screening to the northern side of the deck to adequately provide for privacy would unreasonably reduce the amenity of Dwelling 2 and lowering the deck significantly below the floor level of the kitchen and family room would also result in a loss of amenity.

Therefore it is considered appropriate to use a combination of amendments to address the issue whilst maintaining a suitable level of amenity to Dwelling 2. A condition of consent is recommended requiring the floor level of the kitchen and family room to be dropped by 350mm (two steps below the level of the remainder of the house) and the deck to be dropped by the same amount. This would result in the deck being at ground level where it is in the closest proximity to the dwelling at No. 129 Bannockburn Road and up to 0.8m above the adjoining ground level towards the rear of the yard (**see condition 45**). It is also noted that the end 1m of the deck does not result in privacy impacts, with the user turning their back to the adjoining property to use the proposed stairs.

This dropping of height together with a condition requiring screen landscaping to be provided and maintained at a height of 2.5m at the boundary for the length of the family **room** (**see condition 46**) will ensure the privacy of the adjoining property and the provision of suitable amenity to Dwelling 2. It is noted that it is not the intention of this condition to require a reduction in the height of the dwelling and it would result in an increased floor to ceiling height of the kitchen and family room, resulting in an amenity benefit to Dwelling 2.

The potential for privacy impacts from the deck to the rear yard of No. 2 Surrey Street is minimal due to the orientation of the deck towards the north rather than the east, in combination with the 5m separation of the usable portion of the deck (excluding the stairs) from the property boundary.

Finally, the proposed bedroom 2 window has the potential to overlook the rear yard of No. 129 Bannockburn Road. As this room is a bedroom, the privacy impact is not significant given its limited use, and usually at night.

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In relation to acoustic privacy, it is considered that the development would not result in any adverse impacts.

Solar Access and Design for Climate

Clause 23 requires that development should be designed to ensure adequate daylight to the main living areas of neighbouring properties and to substantial areas of private open space as well as using design to achieve natural ventilation and solar access for the proposed dwelling.

The shadow diagrams prepared in relation to the application indicate the following shadow impacts will occur at mid winter in relation to the proposal:

| | |
|------------|---------------------------------------------------------------------------------------------------------------------|
| 9.00am | Shadowing falls within the site and on Sandford Road. |
| 12.00 noon | Shadowing falls within the site and on Sandford Road. |
| 3.00pm | Shadowing falls within the site, on Sandford Road and onto a small portion of the rear yard of No. 2 Surrey Street. |

The shadow impact of the development is considered to be acceptable, having no impact on living areas of dwellings and only having minor impact on the rear yard of No. 2 Surrey Street after approximately 2.00pm in mid-winter.

The level of solar access to dwelling 1 is acceptable, with the exception of to the kitchen. An appropriate condition of consent to address this would require either the provision of a skylight to the kitchen or the demolition of the portion of the wall between the kitchen and family room (**see condition 45**). The private open space of this dwelling (as amended by condition) will receive good solar access in the morning and middle of the day in mid-winter and, as such, is satisfactory.

The level of solar access to Dwelling 2 is excellent, with the dining, kitchen and family rooms all facing north, as does the private open space.

Stormwater

Clause 32 requires that the proposed development control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and allow for onsite infiltration. Council's Development Engineer has indicated that the concept plan for stormwater disposal is satisfactory subject to conditions, which are included in the recommendation. An appropriate level of onsite infiltration can occur in the areas proposed to be landscaped.

Crime Prevention

Clause 32 requires proposed development to provide for appropriate security for residents and visitors by site planning that allows for general observation of the street, the site and the approaches of the dwelling from within the dwelling. In this regard Dwelling 2 provides living room windows overlooking the approaches of the dwelling and looking towards Sandford Road.

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Accessibility

Clause 32 requires a development to address accessibility to public transport and local facilities and provide for disabled access where appropriate. This clause is most relevant to multi-unit housing development where the density of sites are to be significantly increased.

Waste Management

Clause 32 requires developments to make provision for suitable areas for the storage of garbage and recycling containers. The site of the proposed dwellings provides ample opportunities for the location of such facilities. Accessibility to the development is satisfactory.

Visual Bulk

Clause 32 requires development to be designed to maintain a suitable level of neighbour amenity and provide for an appropriate residential character. This is to be achieved by providing increased setbacks with building height, using a building form and siting that relates to the landform of the site, adopting building heights at street frontages that are compatible in scale with adjoining properties and by considering the impact of boundary walls on neighbours.

The issues of design in relation to bulk and scale, the impact on the streetscape and response to the topography as viewed from the street have been dealt with previously and the proposal provides for an appropriate residential character. Impacts on adjoining properties in relation to privacy and shadowing have also been addressed previously and found to be satisfactory, subject to conditions.

The presentation of the dwellings from the adjoining properties will not be overly bulky or visually dominant due to the level of articulation, the staggered setbacks and the single storey appearance of the development, with the first floor contained within the roof space.

| Development Standard | Indices | Proposal | Compliance |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------|
| Lot Size | 600 sqm | 852.5sqm | Yes |
| Floor space ratio | 0.5:1 | 0.34:1 | Yes |
| Carparking | 2 car spaces per dwelling for any dwelling over a 150 sqm. 1 per car space per dwelling for any dwelling less than 150 sqm. | Unit 1, 2 car spaces provided Unit 2, 1 car space provided. | Yes* Yes |

* Note condition to reduce to one car space, will still comply with control

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State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

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.

Ku-ring-gai Planning Scheme Ordinance (KPSO)

The site is zoned Residential 2(c) under the provisions of Ku-ring-gai Planning Scheme Ordinance and the erection of a dual occupancy is prohibited within the zone. However, the provisions of SEPP 53 override the controls of KPSO and the proposed dual occupancy development is permissible pursuant to that plan.

The provisions of Clause 46 require that a dual occupancy shall not be in excess of 8m in height. The proposal has a maximum height of 5.0m for dwelling 1 measured from the existing ground level, complying with the control. Dwelling 2 has a maximum height of 6.2m, and, as such, the proposal complies with this control.

The provisions of Clause 60C provides that any development upon a site containing a dwelling house must not exceed a maximum built-upon area of 60%. The proposal has a built-upon area equating to 47.9% of the site and, as such, complies with this control.

Schedule 9 contains general aims and specific objectives for the Ordinance in relation to residential zones, including the Residential 2(c) zone. These aims and objectives would apply to the development to the extent that they are not inconsistent with the provisions of SEPP 53.

The aims require development to maintain and, where appropriate, improve the existing amenity and environmental character of residential zones and permit new residential development only where it is compatible with the existing environmental character of the locality and has a sympathetic and harmonious relationship with adjoining development.

The development is sympathetic and harmonious with adjoining development in relation to architectural design, height, scale and bulk. The proposal will maintain the existing amenity and residential character of the locality to an appropriate degree, as has been discussed previously in this report, in relation to privacy, shadowing and visual bulk, subject to the recommended conditions.

The relevant objectives require development to maintain reasonable solar access to neighbour's living areas and recreation spaces at specified times, to be sited to minimise loss of privacy, encourage the replacement of tree cover, maintain a reasonable proportion of soft landscaping, be of appropriate size, bulk and scale, be of appropriate architectural character and provide for appropriate vehicular egress. The proposal is appropriate in relation to the objectives as has been discussed throughout the report.

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2. Any Draft Environmental Planning Instruments

No draft environmental planning instruments apply to the assessment of this application.

3. Any Development Control Plan

Development Control Plan 40 - Waste Management

The site provides adequate opportunities for the provision of a waste and recycling storage area appropriate for the new dwellings. Issues related to the waste generated from the demolition works are addressed in the submitted waste management plan.

Development Control Plan 43 – Carparking (DCP 43)

DCP 43 requires the provision of car parking at the following rates:

Minimum 1 space per dwelling under 125sqm.

Minimum 2 spaces per dwelling that exceeds 125sqm.

Both dwellings exceed 125sqm and as such 4 car spaces are required. However, the provisions of this plan are overridden by the provisions of SEPP 53 and the proposal complies with that instrument.

Dual Occupancy Development Control Code (DODCC)

Aims

The aims of the DODCC are contained in clause 1.2 and incorporate Schedule 9 of KPSO (which have been addressed previously in this assessment). The proposal is consistent with the aims of the DODCC

Planning Suitability – Site Considerations

A satisfactory site analysis has been submitted which has been addressed previously within this report in the section of the SEPP 53 assessment entitled *Site Analysis*.

| Standard | Requirement | Compliance |
|-----------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Streetscape. | Single storey. Two storey, mixed, building scale, setback, height, landscape, etc. | Yes. The proposal is consistent with the existing streetscape, subject to the condition to reduce the garage to Dwelling 1 to a single garage. |
| Visual character. | Consistent with surrounds when viewed from the street or public domain. Integrates built form and soft landscaping. | Yes. The proposal is consistent with the surrounding built and natural environmental |
| Architectural design. | Reinforce existing streetscape character, roof forms, building height, colour, material, etc. | Yes. The design will add interest to the streetscape while being compatible with the character and scale of the area, subject to the condition to reduce the garage to Dwelling 1 to a single garage. |

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| Standard | Requirement | Compliance |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Roof pitch. | Compatible with streetscape character. Consider heritage, building bulk, overshadowing. | Yes. Roof pitch is acceptable |
| Fences. | Consider visual character study, existing fences, and landscape character. | N/A No front fence proposed, part of paling fence to Sandford Road is required to be removed by condition to provide an appropriate street presentation to Dwelling 2. |
| Visual privacy. | Use of distance or slope, dwelling layout, screen planting fencing, screening devices, window screens, courtyard walls. | Yes. Privacy concerns are addressed by recommended conditions to reduce the size of the deck to Dwelling 1, relocated doors and provide a solid balustrade and by lowering the level of the deck to Dwelling 2 and providing screen landscaping. |
| Acoustic privacy. | Minimise noise transmission, relationship to major roads. | Yes. Satisfactory acoustic privacy will be achieved. |
| Solar access. | Maximised to north facing windows of living rooms and outdoor areas. Consider adjoining areas, overshadowing of public reserve and bushland. | Yes. Satisfactory for both the occupants of the development and for adjoining properties. |
| Energy efficiency. | Designed to reduce energy use, consider thermal properties of construction materials. | Yes. Dwelling 2 has been orientated and designed to make good use of the natural light, heating and ventilation. Dwelling 1 (existing dwelling) will received a reasonable level of solar access subject to a condition |
| Watercourses and drainage systems. | Retain ecological integrity. 100 year flood, riparian zone, etc. | N/A |
| Stormwater disposal. | Site detention, reuse, effect on vegetation. | Yes. Stormwater dispersal will be directed to the Council's street drainage system via an OSD system. |
| On site detention. | Should be considered. | Yes. To be conditioned |
| Water conservation. | Particular plumbing fittings. | Yes. To be conditioned |
| Rainwater tanks. | Should be considered. | Yes. None proposed, however, an option is available in accordance with conditions. |
| Site and building design. | Crime prevention measures, observation of street and public areas, dwelling entries. Reduce opportunity for illegal access, restrict side and rear access, consider landscaping obstructing observation. | Yes. Satisfactory, occupants will be able to view any persons entering the site from both streets. Access to the side and rear can be restricted by the use of suitably located fences. |
| Lighting. | Provide lighting to paths, etc., parking, building entries. Enhance safety. | None proposed, however, this can be conditioned. |
| Vehicle access. | Functional, safe, limit hard surface run-off. Reduce conflict with traffic, pedestrians, safety. Heritage significance, existing trees. | Yes. Egress and Ingress is satisfactory |
| Car parking. | Numbers, size, location, sympathetic to development. | Yes. The number of car spaces being one for each dwelling (subject to the condition) are satisfactory as there meet the requirements of SEPP 53. |
| Disabled access. | Travel paths, etc. | Yes. As the site is relatively flat, access to the dwellings and within the site can be achieved for people with disabilities. |
| Waste storage facilities. | Space for garbage, recyclables, compost. Comply with policy. | Yes. While no location is indicated regarding the waste storage facilities, there is sufficient |

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| Standard | Requirement | Compliance |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Ease of access to Council collection point. | area to support waste facilities. |
| Building setbacks Single storey setbacks. Upper level setbacks. | <p>Regard existing and pattern of street.</p> <p>Setback between occupancies 7 metres.</p> <p>Side and rear to allow for landscaping.</p> | <p>Yes. The proposed setback of Dwelling 2 from Sandford Road is satisfactory as it is no closer to the road than the existing dwelling and is of a similar setback to the road as other houses that face Sandford Road. The setback of Dwelling 1 from both Sandford Road and Bannockburn Road is unaltered.</p> <p>No. A setback of 7 metres between the dual occupancies has not been achieved. A setback of 2 metres has been provided between the habitable rooms of Dwelling 2 and the proposed garage of Dwelling 1, however a condition of consent will increase the separation to 5m by amending the garage to Dwelling 1 to a single garage. .</p> <p>Privacy is maintained, with this reduced setback, as there are no windows from either dwelling that face each other.</p> <p>No. The setbacks of Dwelling 1 remain as per the existing situation and will allow for the installation of screen planting and for access around the dwelling.</p> <p>The side and rear setbacks of Dwelling 2 are satisfactory. As Dwelling 2 is a two storey dwelling, it is required to have a rear setback of 3 metres. While a setback of 2 metres is proposed to the rear deck a setback of 4.2 metres is be provided to the dwelling and, as the dwelling has the appearance of single storey, the rear setback is satisfactory, allowing for suitable landscaping.</p> <p>The side setback of 2.4 metres from the dwelling to the eastern boundary is also satisfactory as this part of the dwelling is single storey and is a garage and will therefore not pose any privacy issues. This setback is sufficient to allow for landscaping and access around the dwelling.</p> |
| Building form. | Improve and enhance visual aspect. Not to dominate, provide architectural relief and modulation. Avoid a bulky appearance. Allow for soft landscaping. Provide for sunlight, ventilation, daylight both within and outside the site. | Yes. The proposal is well articulated with setbacks that allow screen planting as well as the retention of significant trees. |
| Built upon area. | Comply with standard for development. | No. A BUA of 47.9% is proposed, however, this figure is well below the 60% allowed under Clause 60C (2) of the KPSO. |
| Floor space ratio. | Comply with standard for development. First Floor Requirement. | Yes 0.34:1 The first floor is also satisfactory, as it does not exceed 40% of the total floor space ratio. |
| Building height. | Maintain relative scale, solar access, minimise overshadowing, adequate separation between | Yes. Proposal is satisfactory. |

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| Standard | Requirement | Compliance |
|----------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | building and boundary. | |
| Building envelope. | Comply with standard for development | No. Minor breaches to the ridges do not result in any significant impacts. |
| Cut and fill. | Maximum 1800mm. | Yes |
| Views. | Protect significant views. | N/A |
| Private open space. | Comply with standard for development | <p>No. The private open space provided for Dwelling 1 does not comply with the numeric requirements, and is substandard. A condition of consent will increase the level of private open space by the reduction of the double garage to a single garage, ensuring an appropriate provision. The private open space will receive good solar access and will be private.</p> <p>The private open space of Dwelling 2 does not satisfy the numerical controls, but the location and amount of private open space (including a large deck at generally ground level) will provide a suitable level of amenity and receives an appropriate level of solar access.</p> |
| Protection of bushland. | Consider wildlife corridors and vegetation links, endangered species habitats, bushland and scenic views. | N/A |
| Heritage. | Consider heritage impacts both within and outside the site. | N/A |
| Site and waste management. | Prepare site management plan. | To be conditioned. |

Streetscape

The DODCC requires that development satisfy the objectives of Clause 32(a) of SEPP 55 (addressed previously within the report) and to be sensitive to the existing streetscape in relation to bulk, scale, setbacks, alignments, height, landscaping and maintenance of the tree canopy. Further, development is to compliment and enhance the street through appropriate fence detail and finishes and is to have regard to the visual character of the area. Assessment criteria are provided and are assessed following:

Visual Character The design is of appropriate setback, height and scale and provides for an appropriate landscaped setting, subject to conditions of consent.

Architectural Design The proposal provides an appropriate architectural design for its context, being appropriately modern in design, having a suitable pitched roof and being appropriately designed in terms of the slope of the site and the protection of privacy and solar access to adjoining properties, subject to conditions of consent.

Roof Pitch The roof complies with the maximum roof pitch of 35° and the maximum roof height.

Fences The proposal does not propose a front fence.

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Visual and Acoustic Privacy

Clause 4.3 deals with visual and acoustic privacy and specifies 9m as a suitable separation for windows of habitable rooms, requiring privacy measures for windows closer than this. This issue is addressed under the assessment of SEPP 53 in section entitled *Visual and Acoustic Privacy* above.

The proposal provides no active recreation areas, driveways or service equipment in close proximity to bedrooms of adjoining properties.

Solar Access and Design for Climate

Clause 4.4 addresses solar access and sets criteria for assessment of the suitability of development in this regard. The design criteria requires solar access to north facing windows, living areas and outdoor living areas for at least 3 hours between 9.00am and 5.00pm.

The proposed development satisfies these criteria with north-facing dining, kitchen and family room windows achieving suitable solar access and an appropriate level of solar access being available to the private open space. The dwelling is appropriately designed with regard to energy efficiency.

Further, the controls require that a minimum of 3 hours of solar access between 9.00am and 5.00pm be retained to the major part of the outdoor living area and the adjoining dwellings. The shadow impacts of the proposal, including upon the private open space areas, have been discussed previously within this report and the resultant shadowing satisfies this assessment criteria.

Stormwater and Wastewater Management

This issue is addressed in the comments of Council's Development Engineer and the stormwater concept plan has been assessed as satisfactory subject to conditions included in the recommendation.

Crime Prevention

Clause 4.6 requires assessment of the application in relation to crime prevention and, in particular, requires casual surveillance of the street to be possible. This is achieved, as has been discussed previously in relation to the requirements of SEPP 53.

Accessibility

The proposal provides for appropriate vehicular access to the site and the design of the driveways are compatible with the streetscape, resulting in no unacceptable impact in relation to significant vegetation either on or off site. Car parking is provided in accordance with the requirements of SEPP 53 and the garages are of appropriate dimension.

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The garages are setback behind the building line, which assists in making them recessive, however it is considered appropriate from the point of view of streetscape (and to ensure an adequate area of private open space for Dwelling 1) to make the garage to dwelling 1 a single garage.

Waste Management

Appropriate area is available for the storage of recycling and garbage within the site.

Visual Bulk

Clause 4.9 provides controls in relation to the setback from the street, setback between dual occupancy buildings and rear and side setbacks. Where development is on the low side of the street an average setback of 9m applies, however, the established setback should prevail where it is inconsistent with the setback requirement. The existing dwelling has a setback to Sandford Road of 4m and the adjoining dwelling at No. 2 Surrey Street is set back approximately 4.5m. Accordingly, the proposed setback, varying between 4.25m and 4.4m, is appropriate and complies with the controls.

A minimum setback of 7m between dwellings in a dual occupancy is required, which is breached with a proposed separation of 2m at the closest point. In this regard, the previously mentioned condition of consent requiring the garage of Dwelling 1 to be reduced to a single garage will increase the setback to 5m and, given the absence of windows in the walls of either dwelling at this point, this is satisfactory.

An assessment criteria requiring side and rear setbacks to allow sufficient landscaping between building to soften the visual appearance when viewed from neighbouring properties and the street is provided. The controls to achieve this require a setback at the ground floor of 1.5m for single storey development and 2.0m for two storey development, with a minimum setback of 3m from boundaries for rear detached dual occupancy dwellings.

The extension to the existing dwelling is set back 1.35m from the side boundary, however, given its minimal length (3.75m) and the fact that it is a continuation of the existing building, the variation is reasonable and acceptable in this case.

Dwelling 2 is to be set back a minimum of 4m from the northern boundary and 2.4m from the eastern boundary (to the garage), complying with the control.

The first floor of any dwelling is required to be set back 2.5m or 15% of the width of the site, whichever is greater. The proposal provides a setback to the first floor from the northern boundary of 4.0m and from the eastern boundary of approximately 9m, both satisfying the setback requirement of 2.6m (ie 15% of width of site).

Built form controls relate to the length and height of walls and the proposal satisfies the criteria and controls.

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The maximum built-upon area is set at 45% of the site for a dual occupancy containing one single storey and one two storey detached dwelling. The proposal provides a built-upon area of 47.9% of the site, breaching the control by 24.5m². In this regard, it is noted that the conditions requiring the amendment of the double garage to Dwelling 1 to a single garage and reducing the width of the balcony to Dwelling 1 will reduce the non-compliance with the built upon area control to in the order of 5m², which is minor and acceptable.

The proposal complies with the FSR control, which is the same as for SEPP 53. The control requires the Dwelling 1 to have a height of no more than 8m and for the height of Dwelling 2 to be assessed on its merits. The proposal complies with the 8m height control as has been discussed in relation to the provisions of the KPSO and the height Dwelling 2 is also appropriate.

The building envelope provisions applying to Dwelling 1 require a building envelope of 45° measured at 3m above the ground level at the boundary. The extension of the existing dwelling to provide a family room breaches the building envelope control by up to 900mm at the northern boundary. The effect of this breach is negligible and relates to a portion of the roof structure and is supported in this instance.

The building envelope provisions applying to Dwelling 2 require a building envelope of 45° measured at 1.5m above the ground level at the boundary. Dwelling 2 breaches the control in relation to the eastern boundary by up to 800mm for a portion of the ridge to the garage and in relation to the northern boundary by up to 1400mm for a portion of the ridge. The impacts of the non-compliance are not significant in relation to visual bulk, overshadowing or loss of privacy and as such the variation is supported in this instance.

Controls in relation to cut and fill require that it is restricted to a maximum of 900mm relative to natural ground level and that cut and fill should be outside the spread of trees where possible. No cut or fill is proposed for the extension of the existing dwelling. Dwelling 2 requires a maximum of 1.15m cut and fill to a similar level, which is an appropriate approach to cut and fill on a sloping site. It is noted, however, that conditions requiring the lowering of the floor level of the kitchen and family room will reduce the fill to a maximum of 800mm.

Conditions of consent recommended by Council's Landscape Development Officer deal appropriately with the issue of excavation in proximity to trees.

Views

Whilst the proposal will alter the outlook from adjoining dwellings, this does not result in any significant affectation to views from adjoining properties.

Landscaping and Open Space

Clause 5 provides criteria for the assessment of landscaped areas and the comments of Council's Landscape Development Officer indicate that, subject to conditions as

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recommended, the proposed landscaping is appropriate. This assessment is concurred with as a landscaped area of 44.4% of the site area, after changes to the garage and balcony of dwelling 1, represent only a minor breach (in the order of 5m²).

Further, Clause 5 provides that private open space areas be provided for each dwelling of at least 100m² and with minimum dimensions of 5m.

The proposal provides private open space for Dwelling 1 of only 37m² at the rear of the dwelling, plus the elevated deck off the family room. The minimum dimensions of this area range between 2m and 3.8m. This level of private open space provision, even when considered in the context of a second area of private open space located to the Sandford Road frontage of 36m² (minimum dimension 4m) is inadequate. Accordingly, a condition of consent is recommended to improve the private open space provision to this dwelling. The condition requires the double garage to be reduced to a single garage which, together with the condition requiring the deck to be reduced in width (for privacy reasons), will increase the private open space provision to 87m² to the rear of the dwelling. This combined with the secondary 36m² area is considered satisfactory (**see condition 45**).

Dwelling 2 is provided with a total private open space area of 86.8m² and also has a deck located to the rear of the dwelling of 17.4m². Whilst the private open space area does not technically comply with the 100m² area requirement and does not satisfy the minimum dimension requirement, it is well located and appropriate for the proposed dwelling.

Bushland Protection and Bushfire Hazard

The site does not contain any bushland and is not in a bushfire hazard area.

Heritage Items and Conservation Areas

The site is not within a conservation area and does not contain an item of heritage. The site is not within the vicinity of any item of heritage.

Managing Construction or Demolition

Construction can be appropriately managed by the application of standard conditions to any consent issued for the site.

4. Any Matters Prescribed by the Regulation

No other matters prescribed by the Regulation are of relevance to the assessment of this application.

5. Likely Impacts

The likely impacts of the development have been assessed throughout this report and are considered to be satisfactory, subject to conditions.

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6. Suitability of The Site

The site is appropriate for a detached dual occupancy pursuant to the provisions of SEPP 53 and the design and location of the proposed dwelling and additions has minimised any detrimental impacts to a reasonable degree, subject to the recommended conditions.

7. Any Submissions

The submissions received in relation to the application have been summarised and addressed previously within this report. Where necessary, conditions of consent have been recommended to ameliorate impacts of the development in response to the objections raised.

8. Public Interest

The proposed development will not result in any significant detrimental impact in relation to the public interest. Therefore the approval of the development, which will allow for an appropriate increase in density in the area, is considered to be in the wider public interest.

Any other Relevant Matters Considerations Not Already Addressed

This proposal is subject to the provisions of Council's adopted Section 94 Contributions Plan for Residential Development and appropriate conditions of consent are recommended.

CONCLUSION

The proposed dual occupancy represents a significant improvement over that previously proposed on the site. However, further amendments are required by way of conditions of consent to ensure an appropriate level of amenity is maintained by adjoining residents and by the future residents of the development, and to ensure an appropriate streetscape presentation.

Whilst the measures recommended by Council's assessment officer would have ensured the impacts on the adjoining property were reduced to a satisfactory degree, the resultant impacts within the development would have provided an inadequate level of amenity for future occupants of the site.

Accordingly, the application is recommended for consent subject to the following amendments, which will protect the amenity for the adjoining property, whilst also ensuring a suitable level of amenity for the occupants of the development:

- Conversion of the double garage to Dwelling 1 to a single garage,
- Reduction in width of the rear deck to Dwelling 1, relocation of French doors and provision of a solid balustrade,
- Lowering of the rear deck, kitchen and family room of Dwelling 2,
- Either the provision of a skylight to the kitchen of Dwelling 1 or the removal of the wall between the kitchen and the family room,

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- Provision of privacy landscape screening on boundary for the length of the family room of Dwelling 2, and
- Privacy treatment of bedroom 2 window of Dwelling 2.

RECOMMENDATION

That Development Application No 228/03 for the alterations and additions to an existing dwelling and construction of a new dwelling to create a Detached Dual Occupancy at Lot 20 in DP 16889 being 127 Bannockburn Road, Turramurra be approved for a period of two years subject to the following conditions:

GENERAL CONDITIONS

1. The development to be in accordance with Development Application No 228/03 and Development Application plans prepared by Lindsay Little & Associates Pty Ltd, reference number Job No 2756/02 Sheets 1, 2 and 3, dated 18 November 2002 and lodged with Council on 5 September 2003.
2. All building works shall comply with the Building Code of Australia.
3. The works set forth in the plans and specifications and approved under this consent, once commenced, shall be completed within two (2) years from the date of commencement.
4. The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit being obtained from the Council (upon payment of the required fee) beforehand.
5. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.
9. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.
10. **HOURS OF WORK:** For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

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

11. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.
12. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.
13. For the purpose of maintaining visual amenity, no permanent electricity supply poles are to be erected forward of the building setback without the prior Consent of Council. It is the onus of the applicant to consult with the authorised statutory electricity provider prior to construction commencing to ensure that direct connection to the building is possible. Details of any proposed permanent pole must be submitted to and approved by Council prior to installation.
14. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

15. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
16. The applicant's attention is directed to any obligations or responsibilities under the Dividing Fences Act in respect of adjoining property owner/s which may arise from this application and it is advised that enquiries in this regard may be made at the nearest Local Court.
17. For the purpose of energy efficiency and child safety all new or replaced hot water systems shall deliver hot water to a maximum 50°C at the outlet of all sanitary fixtures used for personal hygiene.
18. For the purpose of water conservation all water closets installed within the building/addition are to have a maximum 6/3 litre dual flush cistern.
19. For the purpose of water conservation all shower heads are to be fitted with reduced water flow devices.
20. So as to ensure safe egress and ingress within the development and to ensure the security of the occupants, adequate lighting is to be provided to all paths, accessways, parking areas and building entries. Spillage from any such lighting shall be contained within the property boundaries.

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

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

22. The landscape works shall be completed prior to issue of final Certificate of Compliance and maintained in a satisfactory condition at all times.
23. Topsoil shall be stripped from areas to be developed and stock-piled within the site. Stock-piled topsoil on the site shall be located outside drainage lines and be protected from run-on water by suitably positioned diversion banks. Where the period of storage will exceed fourteen (14) days stock-piles are to be seeded or sprayed with an appropriate emulsion solution to minimise particle movement.
24. Any imported fill material shall be restricted to material from the local soil landscape on which the site is located or be derived from sandstone geology sites.
25. Tree roots between 10mm and 50mm diameter, severed during excavation, shall be cut cleanly by hand and the tree subsequently treated with a root growth hormone and wetting agent, by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate.
26. Paving works within the specified radius of the trunk/s of the following tree/s shall be constructed to ensure that existing water infiltration and gaseous exchange to the tree/s root system is maintained. Details for the paving shall be submitted to the Principal Certifying Authority for approval by a suitably qualified professional prior to the commencement of paving construction:

| Tree/Location | Radius From Trunk |
|-------------------------------------------------------------------------------|-------------------|
| <i>Eucalyptus saligna</i> (Sydney Blue Gum) Southern boundary nature strip | 5.0 metres |

27. No mechanical excavation of the proposed structure shall be undertaken within the specified radius of the trunk/s of the following tree/s until root pruning by hand along the perimeter line of such works is completed:

| Tree/Location | Radius From Trunk |
|---------------|-------------------|
|---------------|-------------------|

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Eucalyptus saligna (Sydney Blue Gum) 5.0 metres
Southern boundary nature strip

28. To preserve health and condition of the following trees, excavation within the primary root zone shall be directly supervised by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate. Documentary evidence of compliance with this condition shall be submitted to the Principal Certifying Authority with a copy to Council, prior to issue of final Certificate of Compliance.

| | |
|---------------------------------------------|-------------------|
| Tree/Location | Radius From Trunk |
| <i>Eucalyptus saligna</i> (Sydney Blue Gum) | |
| Southern boundary, nature strip | 5.0 metres |

29. The applicant shall ensure that at all times during the construction period no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.
30. On completion of the landscape works, a Landscape Architect or qualified Landscape Designer shall submit a report certifying correct installation, faithful to the landscape plan to the Principal Certifying Authority with a copy to Council, prior to issue of final Certificate of Compliance.
31. 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.
32. For stormwater control the accessway directly in front of the garages should be graded away from the door and towards an escape route. It is to be configured so that overland flow, off the accessway does not flow towards the garage door.
33. For stormwater control all paved areas are to be drained to the main drainage system.
34. For stormwater control, (where the grade of the driveway slopes towards the footway), a 150mm wide grated drain with heavy duty removable galvanised grates is to be located within the property at the intersection of the driveway and Council's footway to collect all surface water from the driveway. The drainage line shall be connected to the main drainage system.
35. For stormwater control, an On-site Stormwater Detention System is to be provided in accordance with Council's Stormwater Management Manual.

OSD systems are to be provided for both the existing and the new residence.

Separate detention systems are to be provided for each residence, unless the OSD is cited in a common area and an appropriate legal instrument is set up to ensure the various parties equitably share the ongoing maintenance of the facility.

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An overflow is to be incorporated that will direct any excess flow to the downstream drainage system and subsoil drainage is to be provided from the underside of the sediment control sump to the outlet line or other approved location.

The system is to be cleaned regularly and maintained to the satisfaction of Council.

NOTE 1: The on-site stormwater detention system and property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: If the applicant wishes to vary the prescribed storage and outflow volumes contained in Council's Stormwater Management Manual, a detailed analysis must be provided following the guidelines set out in Council's requirements for on-site detention with full computations accompanying the submission including a flood routing analysis.

NOTE 3: All roof, driveway and other hard-surface runoff water is to be intercepted and directed to the on-site stormwater detention system. If some areas of hard-surface are unable to be directed to the detention system an adjustment to the rate of discharge is to be made to attain the required site discharge.

NOTE 4: If a landscaped surface type detention system is used the storage volume required is to be increased by 20%.

NOTE 5: The standard Council On-site Stormwater Detention Calculation Sheet is to be completed and included on design drawings.

36. Stormwater runoff from all hard surfaces, or landscaped areas, which are not at natural ground level, shall be piped to the street drainage system. To ensure compliance with this condition, a Certificate from a suitably qualified person is to be submitted to the Principal Certifying Authority.

The stormwater line in the footway area, from the boundary pit to the kerb and gutter, shall be by way of a Steel Hot Dipped Galvanised Rectangular Hollow Section, of the appropriate size. This condition shall override any other condition or reference to uPVC pipe connections.

Stormwater drainage lines in the footway, are only permitted in uPVC pipe, from the point where the obvert of the subject pipe, has more than 300mm of cover to the finished ground level. The sections of the pipe laid deeper than 300mm, can be laid in uPVC sewer grade pipe.

In the drainage line across the footway, where (1) a bend is placed, or (2) where the pipe changes from a uPVC pipe to a RHS, a cleaning eye shall be provided directly upstream of the subject location.

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37. During construction of the crossing the contractor is to make provision for safety of pedestrians and passing vehicles. As a minimum traffic control measures must be provided in accordance with Figure 1 “Closing a footpath”, (being on Page 20 & 21), of SAA HB81.1 - 1996 - Field Guide for Traffic Control at Works on Roads – Part 1.

The traffic management measures shall be implemented prior to the commencement of any works on-site including excavation.

38. Vehicular crossing to be a minimum 3.7 meters wide in accordance with Council’s Specification.
39. If the proposed works are configured such that they will disrupt or disturb currently laid services for the existing dwelling, the applicant is to provide an alternative route for the effected services.
40. The provision of temporary sediment and erosion control facilities and measures are to be installed, prior to the commencement of any works on the site to minimise and/or eliminate unnecessary erosion and loss of sediment. These facilities are to be maintained in working order during construction works and up to the completion of the maintenance period. All sediment traps are to be cleared on a regular basis and after each major storm, and/or as directed by the Principal Certifying Authority, with all silt being removed from the site, or to an approved location within the site.
41. The relocation or adjustment of any utility service facilities are to be carried out by the Applicant in accordance with the requirements of the utility authority at no cost to Council.
42. The public footways and roadways adjacent to the site are to be maintained in a safe condition, at all times, during the course of the works.
43. The area marked on the plans for dwelling 1 as sub floor area is not to be used as part of the dwelling without further consent, and is only to be used a foundation space.
44. No fencing is approved under this application to the Bannockburn Road frontage or to the Sandford Road frontage. The existing timber paling fence to the Sandford Road frontage in front of proposed dwelling 2 is to be removed to ensure an appropriate streetscape presentation.

Any proposed fencing, other than fencing exempt under the provisions of the KPSO, will require separate approval.

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

45. Amended plans be provided for approval prior to the release of the construction certificate, detailing the following:

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- a. Conversion of the double garage to dwelling 1 to a single garage of 3.0m maximum internal width to increase the area of private open space,
 - b. Reduction in width of rear deck to dwelling 1 such that it only provides for the opening of the doors and a landing for the stairs accessing the rear yard to ensure privacy to the adjoining property and the private open space of dwelling 2,
 - c. The relocation of the French door by a minimum of 1.5m to the south to ensure privacy to the private open space of dwelling 2,
 - d. Lowering of the rear deck and the floor level of the kitchen and family room of dwelling 2 by 0.35m, to a RL of 160.8 for the deck and RL 160.9 for the kitchen and family room, to ensure privacy to the adjoining property,
 - e. Either the provision of a skylight to the kitchen of dwelling 1 or the removal of the wall between the kitchen and the family room, to ensure an appropriate level of solar access,
 - f. The provision of a solid, 1.2m high balustrade to the rear deck of dwelling 1, and
46. Screen landscaping to reach and be maintained at a height of 2.5m is to be provided along the northern boundary for the length of the family room. Details of the planting are to be provided for approval with the construction certificate. The screen planting shall be completed prior to the issue of the final Certificate of Compliance or occupation of dwelling 2 and shall be maintained in a satisfactory condition at all times.
47. The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate. Note: Required if cost of works exceed \$25,000.00.
48. It is a condition of consent that the applicant, builder or developer or person who does the work on this residential building project arrange the Builders Indemnity Insurance and submit the Certificate of Insurance in accordance with the requirements of Part 6 of the *Home Building Act 1989* to the Council or other Principal Certifying Authority for endorsement of the plans accompanying the Construction Certificate. It is the responsibility of the applicant, builder or developer to arrange the Builder's Indemnity Insurance for residential building work over the value of \$12,000 and to satisfy the Council or other Principal Certifying Authority by the presentation of the necessary Certificate of Insurance so as to comply with the applicable requirements of Part 6 of the *Home Building Act 1989*. The requirements for the Builder's Indemnity Insurance does not apply to commercial or industrial building work or for residential work less than \$12,000, nor to work undertaken by persons holding an Owner/Builder's Permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).
49. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent

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public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.

50. A contribution is to be paid for the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of development in the area.

TOTAL CONTRIBUTION FOR THIS DEVELOPMENT OF ONE ADDITIONAL DWELLING IS CURRENTLY \$9,789.78. The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges may vary at the time of payment in accordance with Council's Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index.

This contribution shall be paid to Council prior to the release of the Construction Certificate and the amount payable shall be in accordance with the Council's adopted Section 94 Contributions Plan for Residential Development, effective from 20 December 2000, calculated for additional person as follows:

| | |
|------------------------------------------------------------------------------------|------------|
| 1. Preparation of New Residents Kit | \$10.98 |
| 2. New Resident Survey | \$9.87 |
| 3. New child care centre (including land acquisition and construction of facility) | \$252.13 |
| 4. Additions/alterations to Acron Rd child care centre for additional 20 places | \$2.41 |
| 5. New Library bookstock | \$17.95 |
| 6. New Public Art | \$2.93 |
| 7. Acquisition of Open Space - Turramurra/Warrawee | \$1,966.00 |
| 8. Koola Park upgrade and reconfiguration | \$143.09 |
| 9. North Turramurra Sportsfield development | \$986.80 |
| 10. Section 94 2000-2003 Study and Interim Plan preparation cost | \$49.34 |
| 11. Section 94 Officer for period of Plan 2000-2003 | \$118.42 |

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

OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

Large dwelling (110 - under 150sqm) 2.75 persons

51. Details of the proposed method of ensuring that the bathroom on the first floor and the ensuite located on the ground floor of Unit 2 comply with Part 3.8 "Health & Amenity" of the Housing Provisions of the Building Code of Australia and are to be submitted to and approved by the Principal Certifying Authority.

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52. The Construction Certificate shall not be released until a Site Management Plan is submitted to the Principal Certifying Authority and approved by a suitably qualified professional.

The plan shall indicate the planned phases of the construction work, erosion and drainage management, tree protection measures, areas nominated for storing materials, site access and where vehicle parking is proposed, during construction.

53. A plan and specification of the proposed landscape works for the site shall be prepared in accordance with Council's Development Control Plan No 38, by a Landscape Designer to enhance the amenity of the built environment and protect the Ku-ring- gai landscape character. The plan must be submitted to Council prior to the release of the Construction Certificate and be approved by Council's Landscape Development Officer prior to the commencement of works.
54. To preserve the natural slope of the land the proposed retaining wall along the eastern side of Dwelling 2 driveway is to be deleted. Amended plans to be submitted to the Principal Certifying Authority for approval prior to issue of Construction Certificate.
55. To preserve the health and condition of the following tree/s, the proposed driveway to Dwelling 1 is to be setback the specified distance, measured from the centre of the trunk.

| Tree/Location | Radius From Trunk |
|--------------------------------------------------------------------------------|-------------------|
| <i>Eucalyptus saligna</i> (Sydney Blue Gum) Southern boundary, nature strip | 4.0 metres |

56. To preserve the existing tree/s, existing ground levels are to be retained within the specified radius of the following trees. Amended plans to be submitted to the Principal Certifying Authority for approval prior to issue of Construction Certificate.

| Tree/Location | Radius From Trunk |
|--------------------------------------------------------------------------------|-------------------|
| <i>Eucalyptus saligna</i> (Sydney Blue Gum) Southern boundary, nature strip | 5.0 metres |
| <i>Pittosporum undulatum</i> (Sweet Pittosporum) North east corner of site | 4.0 metres |
| <i>Tibouchina granulosa</i> (Lasiandra) North boundary, adjoining property | 3.0 metres |

57. The property shall support a minimum number of 3 trees that will attain 13.0 metres in height on the site, to preserve the tree canopy of Ku-ring- gai, in accordance with Council's policy of Tree Retention/Replenishment on Residential Allotments adopted 26 April 1988. The existing tree/s, and additional tree/s to be planted, shall be shown on the Landscape Plan/Site

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Plan. The plan shall be submitted to Council prior to release of Construction Certificate and approved by Council's Landscape Development Officer, prior to commence of work.

58. The 3 trees to be planted shall be maintained in a healthy and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.
59. A *CASH BOND/BANK GUARANTEE* of \$1000.00 shall be lodged with Council as a Landscape Establishment Bond prior to the release of the Construction Certificate to ensure that the landscape works are installed and maintained in accordance with the approved landscape plan or other landscape conditions.

Fifty percent (50%) of the this bond will be refunded upon issue of the final Certificate of Compliance, where landscape works as approved have been satisfactorily installed. The balance of the bond will be refunded 3 years after issue of the building certificate, where landscape works has been satisfactorily established and maintained.

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

60. A *CASH BOND/BANK GUARANTEE* of \$2000.00 shall be lodged with Council prior to the release of the Construction Certificate to ensure that the following trees are maintained in the same condition as found prior to commencement site development work.

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

In the event that any specified trees are found damaged, dying or dead as a result of any negligence by the applicant or its agent, or as a result of the construction works at any time during the construction period, Council will have the option to demand the whole or part therefore of the bond.

| Tree/Location | Radius From Trunk |
|--------------------------------------------------------------------------------|-------------------|
| <i>Eucalyptus saligna</i> (Sydney Blue Gum) Southern boundary, nature strip | 5.0 metres |

61. The drainage concept design, by AFCE Drawing No. 333425, sheets 1 & 2 dated April 2003, is generally satisfactory, however the following issues are to be addressed prior to the issue of the Construction Certificate:

- i) The Hydraulic Concept Design for the OSD is to be revised to reflect the redesign dated 15/7/03. This change can occur on the Construction Certificate details. In this regard

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finished floor level must be at least 200mm higher than the top water level of overflow weir in the adjacent OSD storage.

- ii) Concrete footpath, 1.2m wide, is to be provided along the full frontage of Sanford Rd.
- iii) The roof gutter, down pipe and drainage system of the dwelling is to be sized to catch and convey the 50 year ARI storm event to the OSD system. An engineer is to provide certification the Construction Certificate plans, that this has been achieved.
- iv) Suitable kerbs or other approved "cut off" systems are to be provided in the OSD design to ensure a maximum possible amount of overland flow is directed to the OSD system. These kerbs etc, are to be sized for all storms up to the 50 year ARI storm event. An engineer is to provide certification the Construction Certificate plans, that this has been achieved.
- v) A boundary pit is to be provided at the point where line P1-P2 crosses the front boundary.
- vi) The stormwater outlet to the street from the Boundary pit to be by way of hot dipped galvanised steel section, of appropriate dimensions, except for that part of the line where the obvert of the pipe is deeper than 300mm.
- vii) Earth mounding will not be acceptable as the storage perimeter wall. Any perimeter walls must be in masonry on a reinforced concrete footing.
- viii) Where OSD storage is by way of underground storage,
 - a. Inflow pipes to the storage chamber are to be located below inspection grates.
 - b. If soil and turf are to cover the tank, then a minimum depth of soil to be 350mm.
- ix) Drainage design details are to be compatible with the landscaping plans.
- x) Councils landscape officer is to consider the final location of all drainage infrastructure including (a) drainage lines, (b) OSD tanks and (c) OSD basin walls. Only after the Council Landscape Officer's approval, can the Construction Certificate be issued.
- xi) The access grate above the control chamber is to be a grate of 600mm x 900mm or greater. Apart from the grate above the control chamber, other grates to have the following minimum sizes, depending on the pit depth as follows:-

| Depth of Chamber below grate | Min grate and Pit size |
|------------------------------|------------------------|
| Less than 300mm | 300 square |
| Less than 450mm | 450 square |
| Equal to or Less than 600mm | 600 square |
| Greater than 600mm | 600 x 900 |

- 62. For stormwater retention and quality control, provision of a five (5) metre long first-flush absorption trench *for each dwelling*, designed to capture and retain the first-flush stormwater runoff from the subject property after which runoff bypasses the trench and reverts to the main drainage system. Design drawings shall be submitted and approved by the Principal Certifying Authority with the Construction Certificate.

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- NOTE 1: The first-flush system may be achieved by the use of a separate low-level outlet from a pit located on the main drainage system.
- NOTE 2: Where practicable, runoff from driveway and landscaped areas is to be directed to the retention system in preference to roof runoff.
- NOTE 3: The trench shall be 700mm wide x 700mm deep and fitted with half round PVC (230mm radius) dome sections backfilled with crushed or round river gravel to within 150mm of surface level, surrounded with suitable geofabric and finished with topsoil.
- NOTE 4: The trench is to be at least 5 metres from private property boundaries and 3 metres from the footings of any structure.
- NOTE 5: A suitably designed litter and coarse sediment 450mm square grated arrestor pit is to be provided immediately upstream of the trench.
- NOTE 6: The trench is not to require excavation underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).
- NOTE 7: Upon completion, certification from a suitably qualified person is to be submitted to the Principal Certifying Authority with respect to this condition being satisfied.
- NOTE 8: This requirement does not apply where the Applicant considers installation to be impractical.

OR

For stormwater retention, provision of a 2000 litre rainwater tank *for each dwelling*, designed to capture and retain runoff from at least one roof downpipe after which runoff bypasses the tank and reverts to the main drainage system. Design drawings shall be submitted and approved by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.

- NOTE 1: The tank is to be located at or above existing natural ground level.
- NOTE 2: If abutting a wall of the dwelling, the tank must be below the eaves line.
- NOTE 3: The tank must not be located on the front facade of a dwelling.
- NOTE 4: If the tank is to be attached to a structure then a structural engineer is to certify the adequacy of the design of the structure to carry the tank.
- NOTE 5: Maximum height of the tank is 1.8 metres above natural ground level where installed along the side boundary setback of a dwelling.

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NOTE 6: The tank is to be a commercially manufactured tank designed for the use of water supply and to be installed in accordance with manufacturers specifications.

NOTE 7: The tank is to be located above an available landscaped area so that the tank may be readily used for watering purposes.

NOTE 8: The tank is to be fitted with a standard garden tap or similar which is to be clearly marked as not to be used for drinking purposes.

NOTE 9: The tank is to be fitted with measures to prevent mosquito breeding.

NOTE 10: Upon completion, certification from a suitably qualified person is to be submitted to the Principal Certifying Authority with respect to this condition being satisfied

NOTE 11: This requirement does not apply where the Applicant considers installation to be impractical.

63. To prevent surface stormwater from entering the building, the finished habitable ground floor level(s) of the building shall be a minimum of 150mm above adjacent finished ground level(s). The entire outside perimeter of the building must have overland flow escape routes which will protect all finished floor levels from flooding during times of complete subsurface drainage blockage. This requirement is to be demonstrated on submitted Construction Certificate drawings.

64. The property drainage system shall be designed and based upon a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence) for impervious surfaces and in accordance with Council's Stormwater Management Manual. Design drawings and calculations are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.

NOTE 1: The property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: If the proposed drainage system involves piping underneath or within the building then the designer is to certify that the design is in accordance with AS3500.3.2:1998 and the BCA.

NOTE 3: All enclosed floor areas, including habitable and garage floor levels, are to be safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

65. Full design drawings of the proposed method of achieving the requirements for on-site stormwater detention and supporting calculations are to be prepared by a suitably qualified

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and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.

66. For any new crossing or driveway works adjacent to the boundary the following will apply.

DRIVEWAYS AND FOOTPATHS: Approval of this Development Application is for works wholly within the property and does not imply approval of footpath or driveway levels, materials or location regardless of whether this information is shown on the Application.

Footpath and driveway levels at the property boundary/road alignment are to be obtained from Council's Technical Services Department prior to release of the Construction Certificate. All footpaths and driveways are to be constructed strictly in accordance with Council's specifications, "Construction of Gutter Crossings and Footpath Crossings" which is issued with alignment levels after payment of the appropriate fee.

The grading of such footpaths or driveways outside the property is to 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 this may be affected by the alignment levels fixed by Council.

Note: The construction of footpaths and driveways outside the property, in materials other than those approved by Council, is not permitted and Council may require immediate removal of unauthorised installations.

67. The applicant is to provide Plans with the Construction Certificate application from a suitably qualified and experienced engineer, detailing the configuration of the footway and footpath crossings. These works are to be configured to comply with

- i) Extend the concrete footpath along the full frontage of Sanford Rd.
- ii) Trim the footway to be smooth and not uneven.

68. Submission for approval with the Construction Certificate of a Soil and Erosion Control Plan prepared in accordance with the NSW Department of Housing document "Managing Urban Stormwater – Soils and Construction" (1998) by a suitably qualified and experienced engineer or surveyor. Such controls should include but not be limited to appropriately sized sediment basins, diversion systems, appropriate controls for each stage of works identified and barrier fencing which maximises and protects areas which are not to be disturbed. The plan must also specify inspection and maintenance regimes and responsibilities and rehabilitation measures.

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

69. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.

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70. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') are to be complied with:
- A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
 - A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
 - Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
 - Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.
71. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder who intends to carry out the approved works.
72. External finishes and colours are to be sympathetic to the surrounding environment. Samples of materials and finishes are to be submitted to and approved by Council prior to the commencement of work.
73. To preserve and enhance the natural environment, a geofabric filter fence shall be installed along contour immediately downslope of construction and disturbed areas prior to any earthworks or construction commencing. Both ends shall be turned uphill by 1.0 metre. Approved geofabric, such as CSR - Humes "Propex" Terram 1000, Polyfelt TS500, Bidim U24 or Terratrack 2415 or equivalent is to be stretched between posts placed at 2.0 to 3.0 metre centres. The base of the fabric must be buried at least 200mm in the ground on the upslope side. Geofabric material shall be replaced at intervals not exceeding 18 months, or as directed by the Principal Certifying Authority.
- The geofabric filter fence 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 structure when 40% capacity has been reached.
74. To preserve the following tree/s, no work shall commence until the area beneath the canopy of the following tree/s is fenced off at the specified radius from the trunk to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

| Tree/Location | Radius in Metres |
|--------------------------------------------------------------------------------|------------------|
| <i>Eucalyptus saligna</i> (Sydney Blue Gum) Southern boundary, nature strip | 5.0 metres |
| <i>Pittosporum undulatum</i> (Sweet Pittosporum) | 4.0 metres |

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North east corner of site

Tibouchina granulosa (Lasiandra) 3.0 metres
North boundary, adjoining property

75. The tree protection fence shall be constructed of galvanised pipe at 2.4 metre spacings and connected by securely attached chain mesh fencing to a minimum height of 1.8 metres prior to work commencing.
76. Upon completion of the installation of the required tree protection measures you are required to contact Council on telephone 9424 0888 or facsimile 9418 1117 to arrange an inspection of the site, in this regard a minimum of 24 hours notice is required. Following the carrying out of a satisfactory inspection and subject to the payment of all relevant monies and compliance with any other conditions of approval, work may commence.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

77. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and a Occupation Certificate has been issued.
78. Prior to the release of any occupation certificate, a compliance certificate must be obtained from an accredited certifier, certifying that the building works for the building to be occupied comply with the plans and specifications approved by this development consent; and any construction certificate associated with this consent for the buildings to be occupied. If the PCA is not the Council, then this compliance certificate must be submitted to the Council at the same time as the occupation certificate is submitted to the Council in accordance with Clause 151(2) of the E P & A Act regulations.
79. Construction of the road, footpath and/or drainage works in the public road in accordance with the Council approved drawings and to the satisfaction of Council's Development Engineer prior to:
 - a. Surrounding survey detail including all trees within seven (7) metres of the proposed drainage system.
 - b. Longitudinal section showing existing ground levels and proposed invert levels.
 - c. Means to preserve the root systems of trees within seven (7) metres of the drainage system.
 - d. New pipes are to be sized to have adequate capacity to carry design flowrates, or detention system overflows where detention systems are to be provided, from the subject property.
 - e. Driveways and Power poles are to be shown.
 - f. Any footway crossings that are to be crossed are to be either (a) bored under or (b) cut and then the full crossing is to be completely reinstated.

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In this regard details are to be shown as to how this condition is to be satisfied. The details are to be submitted to and approved by the PCA prior to the issue of the construction certificate.

This work is to be undertaken to the satisfaction of Council's Development Engineer.

The works are to be supervised by the designing engineer or surveyor and certified upon completion that the as-constructed works comply with Council's requirement. A registered surveyor is to also submit a works-as-executed drawing of the as-constructed works.

The works are to included:-

- a. Trim footway so that it is not undulating.
 - b. Extend the concrete footpath, (1.2m wide), along the full frontage of Sandford Rd.
 - c. Remove the sandstone flagging and bricks from the footway.
80. Construction of the property stormwater drainage works is to be supervised and upon completion certified by a suitably qualified and experienced hydraulic engineer or surveyor, prior to Occupation, that:
- a. The works were carried out and completed in accordance with the approved plans.
 - b. All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

A Works-as-Executed drawing of the property stormwater drainage system is also to be furnished by the Certifier prior to Occupation.

81. Construction of the On-site Stormwater Detention System is to be supervised and upon completion a Certificate and Works-as-Executed drawing issued by a suitably qualified and experienced engineer or surveyor is to be submitted to the Principal Certifying Authority prior to occupation or issue of an Occupation Certificate.

NOTE 1: The Certificate is to be with respect to compliance with:

- a. The soundness of the structure.
- b. The adequacy of the outlet control mechanism to achieve the discharge as specified.
- c. The capacity of the detention storage as specified.
- d. The size of the orifice or pipe control fitted.
- e. The maximum depth of storage over the outlet control.
- f. The adequate provision of a debris screen.
- g. The inclusion of weepholes in the base of the outlet control pit.
- h. The provision of an emergency overflow path.

NOTE 2: The certifying engineer and surveyor is to also complete and submit Council's standard On-site Stormwater Detention Certification sheet.

NOTE 3: The Works-as-Executed drawing(s) are to include all relevant levels including:

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- a. Invert levels
- b. surface or pavement levels
- c. floor levels including adjacent property floor levels
- d. maximum water surface level to be achieved in the storage zone
- e. dimensions of basin(s), tank(s), pit(s), etc.
- f. location(s) of basin(s), tank(s) and distances from buildings, boundaries, and easements, etc.
- g. storage volume(s) provided and supporting calculations
- h. size of orifice(s)
- i. Extent of the New concrete footpath, (1.2m wide), along the full frontage of Sandford Road.

82. In order to maintain Council's database of as-constructed on-site stormwater detention systems, if the Principal Certifying Authority is not Council then a copy of the approved stormwater detention design, the works-as-executed drawings and the Engineer's certification of the as-constructed system is to be provided to Council, attention Development Engineer, prior to occupation, the issue of the Occupation Certificate or the issue of a subdivision certificate.

83. Prior to occupation, the issue of an Occupation Certificate or the issue of a Subdivision Certificate, all disused driveway crossings, pipe crossing and/or kerb laybacks are to be reinstated as footway and kerb and/or gutter to the satisfaction of Council's Development Engineer.

Any infrastructure within the road reserve along the frontage of the subject site or within close proximity which has been damaged as a result of construction works on the subject site is to be repaired to the satisfaction of Council's Development Engineer.

Unless the Council Crossing inspector directs otherwise, the redundant sections of layback shall be reinstated in the following manner.

- A The pavement is to be saw cut parallel to the lip of kerb.
- B The existing concrete gutter is to be removed.
- C The existing layback is to be removed.
- D New "cast in situ" integral K&G is to be poured and connected to the adjoining sections of upright kerb with suitable bitumen jointing.

84. The creation of a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the on-site stormwater detention facilities on the property prior to occupation or the issue of an occupation or subdivision certificate. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA.

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Where the provided OSD is not a separate system for each Dwelling, the 88B instrument is to be created so that it clearly defines; both lots, each have 50% responsibility for the OSD system. The responsibility includes (a) maintenance, (b) upkeep and (c) replacement of the OSD system if it deteriorates to be unserviceable after a time.

85. For any of the legal instruments created as a requirement of this determination, Ku-ring-gai Council is to be named as the only authority empowered to release, vary or modify such instruments.
86. The dual occupancy development approved under this determination is to be completed to "lock-up" stage (being that stage where the building has the following components: external walls, cladding roofing, and all doors and windows with locks, installed, erected or constructed in their approved completed form) prior to a Subdivision Certificate being released by Council under any separate subdivision application.
87. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development/ release of the plan of subdivision.

BUILDING CONDITIONS

Note: If Council is the Principle Certifying Authority, the following building conditions shall form part of this consent.

88. The following are required details and must be submitted to the Principal Certifying Authority *prior to issue of the Construction Certificate*. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
 - a. Details prepared by a practicing structural engineer for all or any reinforced concrete,
 - b. Upper floor joist details, engineered or complying with AS 1684-1992 National Timber Framing Code.
 - c. Retaining walls and associated drainage.
89. The building works are to be inspected during construction by the Council, an accredited certifier or other suitably qualified person/s (as applicable) and a Compliance Certificate shall

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be issued prior to proceeding to the subsequent stages of construction, encompassing not less than the following stages:

- a. All sediment and erosion control and tree protection measures and installations in place on the site prior to the commencement of any earthworks, excavations or other work.
- b. Any pier holes and/or foundation material.
- c. Any steel reinforcement prior to placement of concrete. This includes all reinforcement of floors, slabs, trenches, columns, beams and stairs (if components of this structure).
- d. Any structural components (i.e. timber framework, structural steelwork or the like) before fixing any lining or covering.
- e. Any stormwater drainage works prior to covering.
- f. The completed landscape works in accordance with the approved plans.
- g. The completed structure prior to occupation.

The required inspection fees (which also covers the issue of the Compliance Certificate) are to be paid to the Council before the issue of a Construction Certificate for this development.

If inspections are to be carried out by Council, 24 hours notice is required by Council's Department of Environmental and Regulatory Services, by telephoning Customer Service on 9424 0888 during business hours (8.30am to 4.30pm) or by facsimile on 9418 1117.

Note: Inspections of work which is found to be defective or not ready will attract a reinspection fee. Please cancel bookings which will not be ready for inspection.

90. Any mechanical ventilation installed in a dwelling shall comply with the requirements of Part 3.8.5.0 of the Building Code of Australia Housing Provisions. Documentary evidence of compliance is to be obtained from a suitably qualified person and submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
91. To ensure compliance with this determination the building shall be set out by a Registered Surveyor and the Survey Report shall be lodged with the Principal Certifying Authority prior to the external wall construction proceeding above floor level.
92. To ensure compliance with this determination a Registered Surveyor's Report confirming reduced levels as shown on the approved plans with particular regard to the future finished level of the ground and first floors shall be submitted to the Principal Certifying Authority on completion of that floor.
93. All structural timber members subject to weather exposure shall have a durability class rating of 2 or better in accordance with Australian Standard 1684.2-1999 (National Timber Framing Code), or be preservative treated in accordance with Australian Standard 1604-1980 (Preservative Treatment for Sawn Timbers, Veneers and Plywood).
94. For the purpose of safety and convenience a balustrade of 1.0 metre minimum height shall be provided to any landing, verandah, balcony or stairway of a height exceeding 1.0 metre above finished ground level. The design may consist of vertical or horizontal bars but shall not have

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any opening exceeding 125mm. For floors more than 4.0 metres above the ground, any horizontal elements within the balustrade or other barrier between 150mm and 760mm above the floor must not facilitate climbing.

95. For the purpose of safe ingress and egress the stairs are to be constructed within the following dimensions:

| | | |
|-----------------|---------------|---------------|
| Risers: | Maximum 190mm | Minimum 115mm |
| Going (Treads): | Maximum 355mm | Minimum 240mm |

Note: Dimensions must also comply with limitations of two (2) Risers and one (1) going equalling a maximum 700mm or minimum 550mm. The Risers and Goings shall be uniform throughout the length of the stairway.

96. For fire safety an automatic fire detection and alarm system shall be installed throughout the dwelling in accordance with the following requirements:

- a. A smoke alarm system complying with Part 3.7.2 of the Building Code of Australia Housing Provisions; or
- b. Smoke alarms which:
 - i. comply with Australian Standard 3786 or listed in the Scientific Services Laboratory Register of Accredited Products (all accredited products should have scribed on them the appropriate accreditation notation); and
 - ii. are connected to the mains and have a standby power supply; and
 - iii. are installed in suitable locations on or near the ceiling and as prescribed under Part 3.7.2 of the Building Code of Australia Housing Provisions.

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

97. Termite protection which will provide whole of building protection in accordance with Australian Standard 3660 - *"Protection of Buildings from Subterranean Termites"* is to be provided.

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

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

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

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98. The following are required details and must be submitted to the Council on completion of the works. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
- a. Wet area waterproofing details complying with the Building Code of Australia.
 - b. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.
 - c. A registered surveyors report confirming the development does not exceed 46% built upon area.

K Gordon
Consultant

R Josey
Acting Team Leader,
Wahroonga Ward

M Miocic
Director
Environment &
Regulatory Services

2003 TO 2007, 2ND QUARTER MANAGEMENT PLAN REVIEW AS AT 31 DECEMBER 2003

EXECUTIVE SUMMARY

| | |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE OF REPORT: | To report to Council on the progress made towards achieving Key Performance Indicators as contained in Council's 2003 - 2007 Management Plan. |
| BACKGROUND: | <p>Section 407 of the Local Government Act requires Council to report, within two months after the end of each quarter, the extent to which the performance targets set in Council's current Management Plan have been achieved during that quarter.</p> <p>Council's 2003 - 2007 Management Plan was developed via a series of workshops held between Councillors, members of the community and staff.</p> |
| COMMENTS: | A progress report for all Objectives, Actions and Key Performance Indicators contained in the 2003 - 2007 Management Plan is attached. |
| RECOMMENDATION: | That the second quarter Management Plan progress report be received and noted. |

PURPOSE OF REPORT

To report to Council on the progress made towards achieving Key Performance Indicators as contained in Council's 2003 - 2007 Management Plan.

BACKGROUND

Section 407 of the Local Government Act requires Council to report, within two months after the end of each quarter, the extent to which the performance targets set in Council's current Management Plan have been achieved during that quarter.

Council's 2003 - 2007 Management Plan was developed via a series of workshops held between Councillors, members of the community and staff.

The 2003 - 2007 Management Plan was adopted by Council on 10 June 2003.

The resulting plan contained six principal activities, namely:

- Finance and Governance
- Infrastructure
- Waste Management
- Open Space
- Land Use Management
- Community Services

Each of Council's six principal activities contained a series of Objectives, Actions and Key Performance Indicators which provided detail on how Council planned to achieve desired outcomes for each of the principal activities and how performance would be measured.

COMMENTS

The requirements set out in Council's Management Plan provide the foundation for measuring the performance of the organisation at a given point in time.

To ensure that the reporting of performance is both accurate and meaningful the options available under the heading 'status code details' are as follows:

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| Status Code | Definition |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Completed | KPI has been fully carried out in accordance with the Management Plan. |
| Achieved to Date | Work has been undertaken in accordance with the project plan to ensure that the task will be fully complete by the final due date. |
| Not Yet Due | Timeframe for commencement of the KPI has not been reached. |
| Deferred | KPI has been placed on hold. This status code is only to be used where deferral has resulted from a Council resolution, a change in Government Legislation, or similar significant circumstance. |
| Not Achieved | KPI has not been completed as required in the Management Plan. |

All Key Performance Indicators are categorised by one of the above five status codes to illustrate performance against the Management Plan

Analysis of Results

Council's 2003 - 2007 Management Plan contains 353 KPIs. The following table shows Council's overall KPI achievement results as at the end of December 2003.

| Status | Achievement | Percentage |
|------------------|-------------|------------|
| Completed | 78/353 | 22.1% |
| Achieved to Date | 155/353 | 43.9% |
| Not Yet Due | 60/353 | 17.0% |
| Deferred | 23/353 | 6.5% |
| Not Achieved | 37/353 | 10.5% |

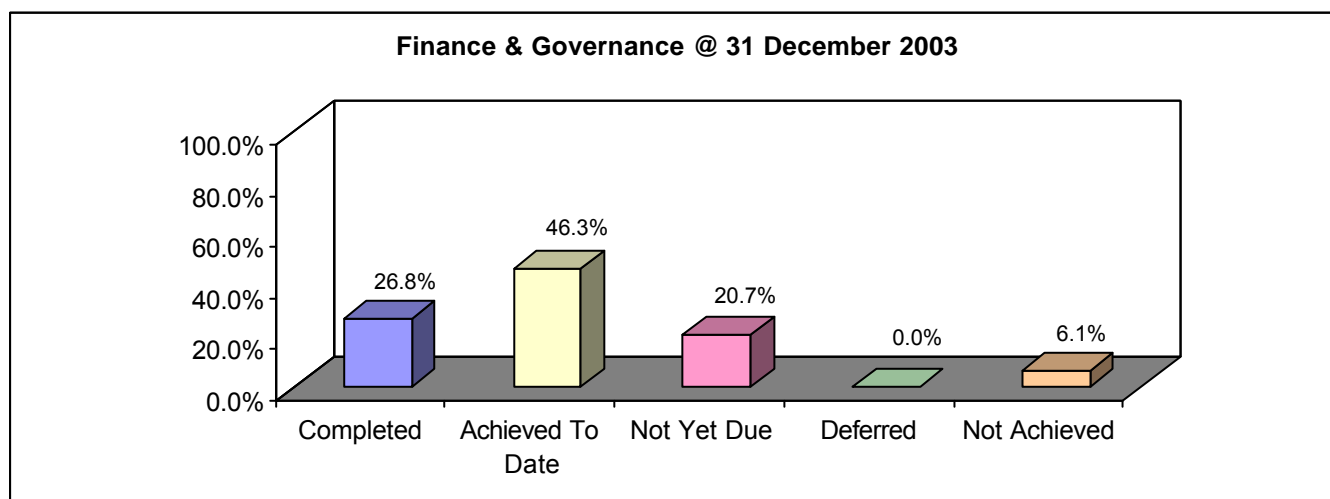
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This is broken down by percentage by Principal Activity as follows:

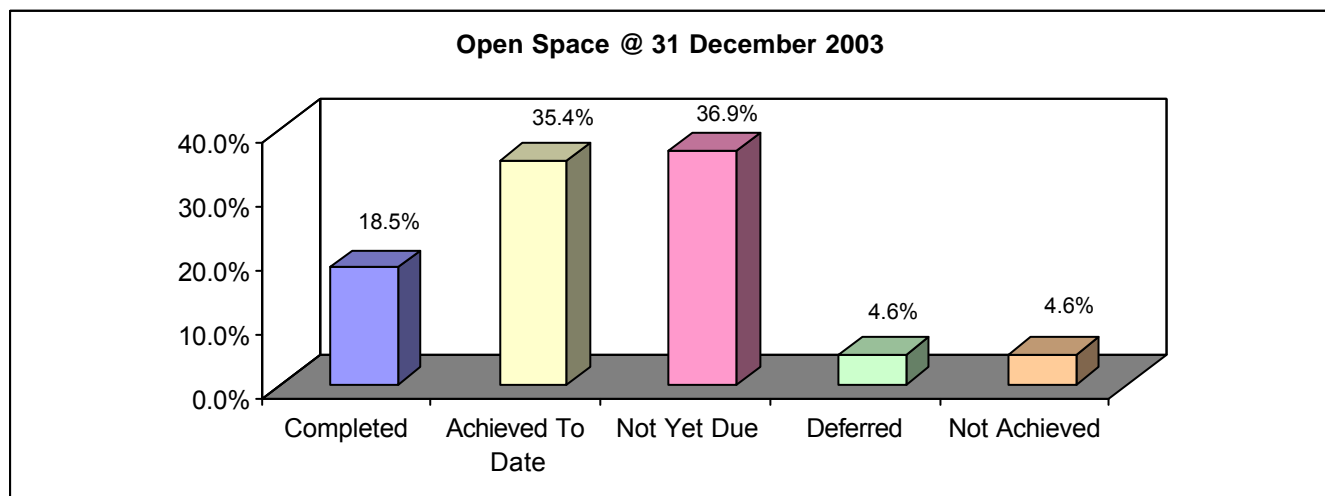
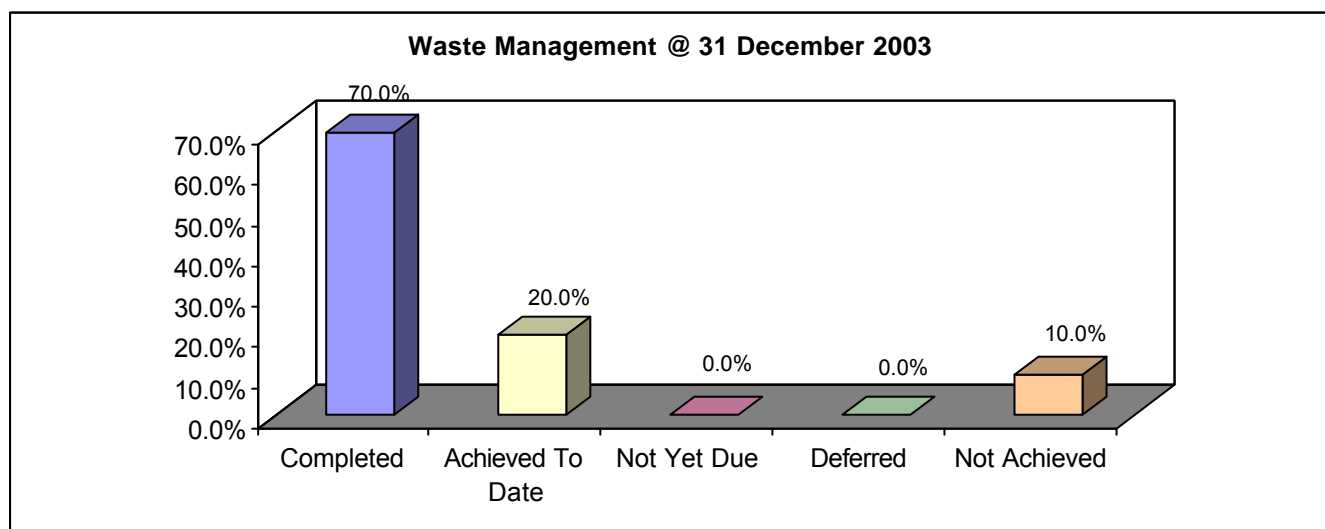
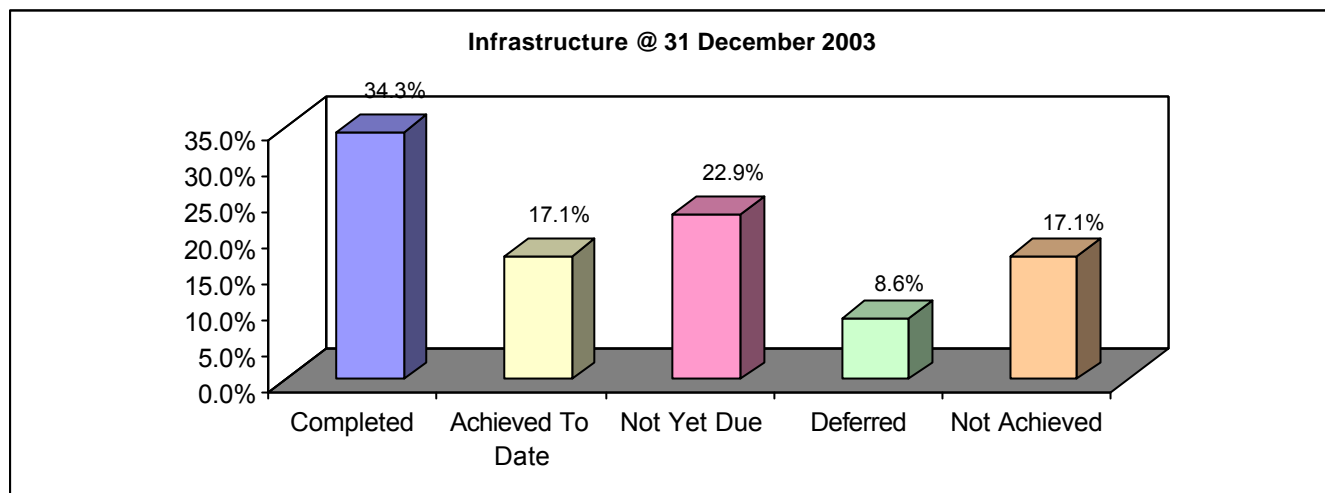
| Principal Activity | No. of KPIs | As at 31 December 2003 | | | | |
|----------------------|-------------|------------------------|------------------|--------------|-------------|--------------|
| | | Completed | Achieved To Date | Not Yet Due | Deferred | Not Achieved |
| Finance & Governance | 82 | 26.8% | 46.3% | 20.7% | 0.0% | 6.1% |
| Infrastructure | 35 | 34.3% | 17.1% | 22.9% | 8.6% | 17.1% |
| Waste Management | 10 | 70.0% | 20.0% | 0.0% | 0.0% | 10.0% |
| Open Space | 65 | 18.5% | 35.4% | 36.9% | 4.6% | 4.6% |
| Land Use Management | 113 | 11.5% | 48.7% | 8.0% | 14.2% | 17.7% |
| Community Services | 48 | 25.0% | 64.6% | 4.2% | 2.1% | 4.2% |
| Total | 353 | 22.1% | 43.9% | 17.0% | 6.5% | 10.5% |

This is represented graphically below:



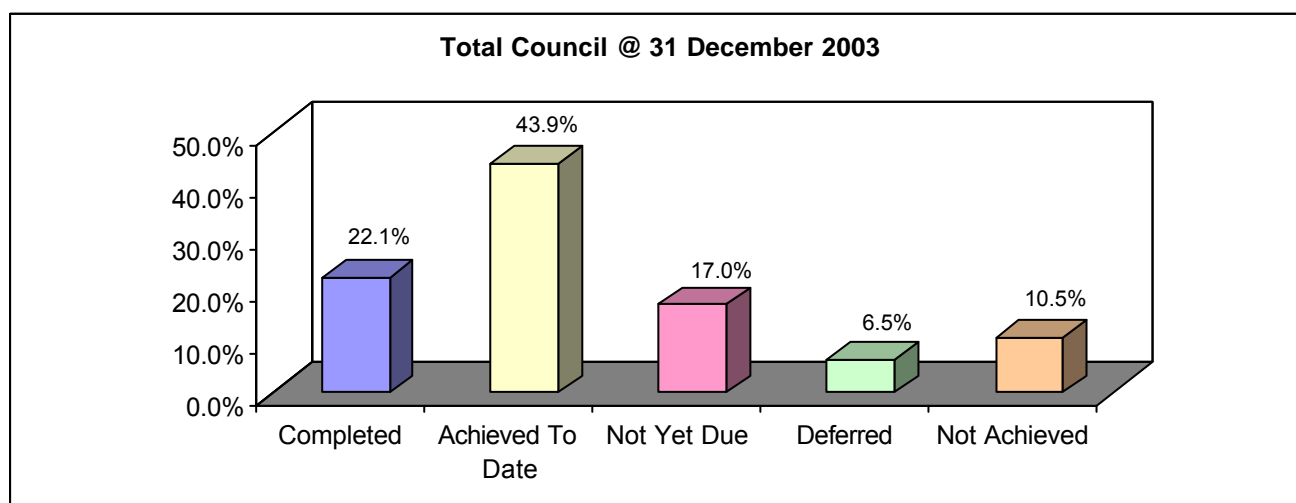
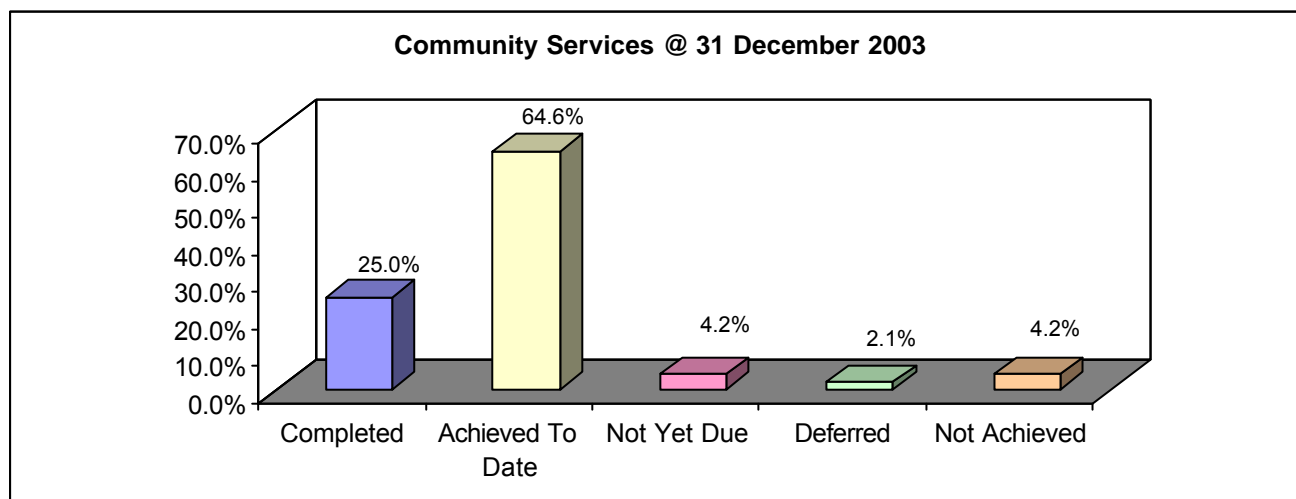
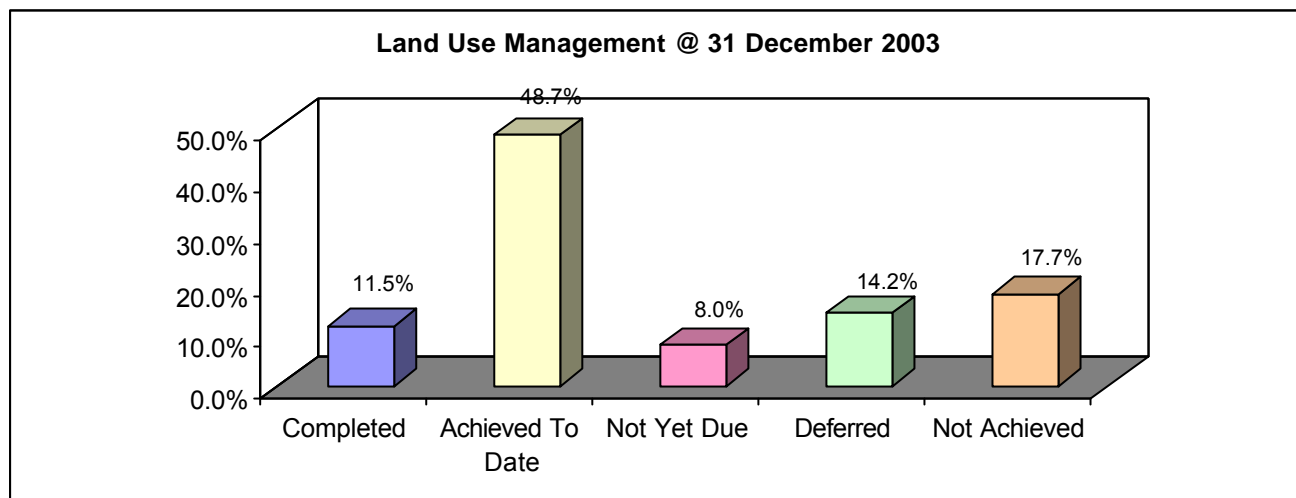
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CONSULTATION

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Not applicable.

FINANCIAL CONSIDERATIONS

The requirements outlined in the Management Plan 2003 - 2007 are funded in Council's budget.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

All departments have provided the status and comments on the progress of Key Performance Indicators in the attached report.

SUMMARY

Not applicable.

RECOMMENDATION

That the report on the progress of the Key Performance Indicators contained in the 2003 - 2007 Management Plan for the 2nd quarter of the plan, be received and noted.

Brian Bell
General Manager

John McKee
Director Finance & Business

Mellissa Crain
Manager Business Development

Attachments: **Ku-ring-gai Council Principal Activities progress report for the 2nd Quarter ended December 2003.**



FINANCE AND GOVERNANCE

COUNCIL'S FINANCIAL SUSTAINABILITY

To ensure the long term financial sustainability of Council.

Action 1 Long term financial planning strategies which make sufficient allowance to sustain Council's operations and assets.

Key Performance Indicators:

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 Review the 10 Year Financial Model and report to Council by November 2003.</p> <p><u>Status:</u> COMPLETED</p> <p>10 Year Financial Model Report adopted by Council on 21 October 2003.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>2 Examine opportunities for increasing Council's annual commitment to depreciation reserves to 15% of gross depreciation liability. Report in conjunction with 10 Year Financial Model November 2003.</p> <p><u>Status:</u> COMPLETED</p> <p>15% of gross depreciation will be restricted to depreciation reserves in 2004/2005. 10 Year Financial Model Report adopted by Council on 21 October 2003.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>3 100% of reductions in loan principal and interest repayments from base year of 2001/2002, are to be used for works of Direct Community Benefit. Funds for 2003/2004 budget to total \$1,106,100.</p> <p><u>Status:</u> COMPLETED</p> <p>\$1,106,100 allocated to projects of Direct Community Benefit as per original budget adopted by Council on 10 June 2003.</p> | <p>This KPI Due End: 1st Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>4 Condition audits to be presented to Council to clearly determine funds required to address deterioration in Council's asset infrastructure by December 2003.</p> <p><u>Status:</u> NOT ACHIEVED</p> <p>Discussion paper prepared on asset class definitions and funding level requirements. Report to be presented to Council in February 2004.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS – DIRECTOR OPEN SPACE – DIRECTOR TECHNICAL SERVICES</p> |
| <p>5 Examine opportunities for increasing expenditure on capital works such as drainage, buildings and environmental works as a proportion of overall expenditure. Report to Council in conjunction with 10 Year Financial Model in November 2003.</p> <p><u>Status:</u> COMPLETED</p> <p>The additional 5% to be allocated to depreciation reserves in 2004/2005 will be allocated to drainage, building and environmental projects. This is in accordance with the 10 Year Financial Model Report adopted by Council on 21 October 2003.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>6 Examine funding options to sustain current expenditure on roads after the expiration of the Infrastructure Levy in 2006. Report to Council by July 2003.</p> <p><u>Status:</u> NOT ACHIEVED</p> | <p>This KPI Due End: 1st Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR TECHNICAL SERVICES – DIRECTOR FINANCE AND BUSINESS</p> |



FINANCE AND GOVERNANCE

COUNCIL'S FINANCIAL SUSTAINABILITY

Action 2 Budget developed in accordance with principles of sound financial management.

Key Performance Indicators:

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| 1 Council to repay \$743,100 in net debt for 2003/2004. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> ACHIEVED TO DATE Loan repayments are made in accordance with loan schedules. \$743,100 in net debt to be repaid during 2003/2004. | | |
| 2 A total of \$4,120,000 allocated to Road Rehabilitation Works in 2003/2004. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> COMPLETED \$4,120,000 allocated to Road Rehabilitation Works in 2003/2004 as per adopted budget. | | |
| 3 10% of gross depreciation liability restricted to depreciation reserves annually. \$720,000 to be restricted in 2003/2004. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> COMPLETED \$720,000 allocated to depreciation reserves in 2003/2004 as part of original budget adopted by Council on 10 June 2003. | | |
| 4 Interest earned on depreciation & property reserves is restricted to those reserves. \$578,300 to be restricted in 2003/2004 based on current reserve balances. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> NOT YET DUE Interest is restricted to reserves at year end. | | |
| 5 Property sales not used to fund Council's operating budget. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> COMPLETED Approved budget for current financial year is not reliant on any proceeds from property sales. | | |
| 6 0.5% of rating revenue is maintained in Council's contingency reserve to fund "unplanned, non-discretionary" expenditure. Minimum balance required is \$170,000. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> ACHIEVED TO DATE Current balance of Contingency Reserve is \$217,000. | | |
| 7 Windfall gains restricted to depreciation reserves as part of each quarterly review. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> ACHIEVED TO DATE September Review was reported to Council on 18/11/03. To date, no windfall gains have required restriction. | | |



FINANCE AND GOVERNANCE

COUNCIL'S FINANCIAL SUSTAINABILITY

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| <p>8 Operational savings identified by Technical Services and Open Space to be restricted to fund Capital Works in those departments. Transfers to be reported in conjunction with each quarterly review.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>September Review was reported to Council on 18/11/03. Funds totalling \$146,000 in Open Space and \$99,000 in Technical Services were restricted to reserves.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>9 Savings from the Superannuation Holiday restricted to the Superannuation Reserve. Reserve to have a maximum balance of \$1,000,000.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>September Review was reported to Council on 18/11/03. \$92,500 was restricted to the superannuation reserve.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>10 Carry forwards projects from 2002/2003 into 2003/2004 to be reported to Council by October 2003.</p> <p><u>Status:</u> COMPLETED</p> <p>Carry Forwards adopted by Council on 21 October 2003.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>11 Issue budget guidelines for 2004/2005 by January 2004.</p> <p><u>Status:</u> COMPLETED</p> <p>Budget guidelines issued 20 January 2004.</p> | <p>This KPI Due End: 3rd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>12 Prepare a balanced budget for 2004/2005 for Council's consideration by April 2004.</p> <p><u>Status:</u> NOT YET DUE</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |

Action 3 The efficient administration of Council's property holdings to maximise financial performance.

Key Performance Indicators:

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| <p>1 Net proceeds from the sale of any Council property are restricted to the property reserve by formal Council report.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>No property sales in first half of 2003/2004.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>2 Three (3) selected Council properties to be analysed and workshopped with Council to maximise financial returns and/or utilisation by the community. One property to be analysed in October, February and June.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>Property portfolio review has been distributed to Councillors. Review document was tabled as an agenda item at the building working party on 15 December 2003.</p> <p>Work is currently in progress on Council's Depot Site, Marian St Theatre and Firs Estate Cottage.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |



FINANCE AND GOVERNANCE

COUNCIL'S FINANCIAL SUSTAINABILITY

Action 4 Develop Council's financial systems and reporting procedures.

Key Performance Indicators:

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| 1 | Produce monthly management reports within 5 working days of the end of the month. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| Monthly reports completed within 5 working days, July - December 2003. | | | |
| 2 | Finalise Annual Financial Statements for audit by 31 August 2003. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| COMPLETED | | | |
| Annual Financial Statements completed. | | | |
| 3 | Operating surplus reported to Council in conjunction with Annual Financial Statements by November 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| COMPLETED | | | |
| Operating surplus of \$797,000 reported to Council on 21 October 2003. | | | |
| 4 | Annual Financial Statements adopted by Council by November 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| COMPLETED | | | |
| Annual Financial Statements adopted by Council on 21 October 2003. | | | |
| 5 | Quarterly budget review to be compiled and reported to Council within 2 months of the quarter ending. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| September review was presented to Council on 18 November 2003. December review will be reported in February. | | | |
| 6 | Expenditure on Capital Projects reported to Council on a quarterly basis. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| First quarter expenditure on capital projects was reported to Council on 18/11/03. | | | |
| Second quarter expenditure will be reported to Council on 24 February 2004. | | | |
| 7 | Expenditure on Council's Land and Environment Court Legal Costs reported to Council on a quarterly basis. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| Land & Environment Court legal costs report for the first quarter 2003/2004 adopted by Council on 18/11/03. | | | |
| Second quarter report to be presented to Council on 24 February 2004. | | | |



FINANCE AND GOVERNANCE

COUNCIL'S FINANCIAL SUSTAINABILITY

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| <p>8 Council's Fringe Benefits Tax Return to be lodged with Australian Taxation Office by 21 May 2004.</p> <p><u>Status:</u> NOT YET DUE</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>9 Council's monthly Business Activity Statements to be lodged with Australian Taxation Office by 21st day of each month.</p> <p><u>Status:</u> ACHIEVED TO DATE Monthly BASs lodged with the ATO by the 21st day of each month, July - December 2003.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>10 Investment returns benchmarked against the Bank Bill and reported to Council on monthly basis.</p> <p><u>Status:</u> ACHIEVED TO DATE Investment report adopted by Council July - December 2003. Earnings have been above benchmark on 5 out of 6 occasions.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>11 Target for interest on investments in 2003/2004 is \$800,000, based on the current level of investments. This compares to \$755,000 in 2002/2003.</p> <p><u>Status:</u> ACHIEVED TO DATE Year to date interest on investments totals \$472,500 which compares favourably to the year to date budget of \$400,000.</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>12 Inventory carrying costs (excluding fuel) not to exceed \$35,000. Bi-annual stocktake undertaken to measure carrying costs.</p> <p><u>Status:</u> NOT YET DUE</p> | <p>This KPI Due End: 2nd Quarter & 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |

Action 5 Compile relevant benchmarking information and report to Council.

Key Performance Indicators:

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| <p>1 Analyse & report NSW Department of Local Government Comparative Data to Council by November 2003.</p> <p><u>Status:</u> COMPLETED Comparative Data report adopted by Council on 2 July 2003.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
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Action 6 All leases, licences, contracts and agreements are reviewed as they fall due.

Key Performance Indicators:

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| <p>1 All Community leases/licences to be renewed in the quarter they fall due. A total of seven (7) leases/licenses to be renewed in the financial year 2003/2004.</p> <p><u>Status:</u> ACHIEVED TO DATE Computer Pals (Lindfield) expression of interest process completed and new lease granted by Council. Lady Game Kindergarten and Boonah Community Leases received. Cavalcade of History and Fashion expression of interest process completed and awaiting assessment of submission</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR COMMUNITY SERVICES</p> |
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FINANCE AND GOVERNANCE

COUNCIL'S FINANCIAL SUSTAINABILITY

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| 2 | All Open Space leases/licences to be renewed in the quarter they fall due. A total of ten (10) leases/licenses to be renewed in the financial year 2003/2004. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| All licences renewed as scheduled with the exception of the Killara West Pymble Rugby Club report which has been deferred to March as staff are still negotiating the licence with the Club. | | | |
| 3 | All Commercial leases to be reviewed in the quarter they fall due. A total of three (3) leases to be renewed in the financial year 2003/2004. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| Leases for Headmasters Cottage and the Road Safety Centre have been resolved by Council. | | | |
| 4 | Analyse expired road leases and report to Council by November 2003 on recommendations for renewal or termination. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| NOT ACHIEVED | | | |
| 5 | Council's Insurance Contract developed and renewed by June 2004. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| NOT YET DUE | | | |

Action 7 Comply with all statutory requirements pertaining to Local Government Rating and Revenues

Key Performance Indicators:

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| 1 | Complete/issue annual rate levy by 31 July 2003. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| COMPLETED | | | |
| Rates levied on 8 July 2003. | | | |
| 2 | Issue Rate Instalment notices by due dates each quarter. 2nd Instalment 31 October 2003, 3rd Instalment 31 January 2004, and 4th Instalment 30 April 2004. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| First instalment notices issued by 31 July 2003. Second instalment notices issued on 31 October 2003. Third instalment to be issued on 27 January 2004. | | | |
| 3 | Forward Pensioner Returns to Department of Local Government for reimbursement by due dates 31 July 2003 and 31 March 2004. | This KPI Due End: 1st & 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| Pensioner Rate Rebate Return was submitted to Department of Local Government by 31 July 2003. | | | |



FINANCE AND GOVERNANCE

COUNCIL'S FINANCIAL SUSTAINABILITY

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| 4 | Complete Audited Annual Rating Return to Department of Local Government by 31 October 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| COMPLETED | | | |
| Document audited November 2003. | | | |
| 5 | Issue Fees & Charges guidelines for 2004/2005 by December 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| COMPLETED | | | |
| Fees & Charges document issued with Budget Workbook 20 January 2004. | | | |
| 6 | Set projected rates income for 2004/2005 budget by February 2004. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| NOT YET DUE | | | |
| 7 | Complete Fees and Charges document for inclusion in Management Plan by April 2004. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| NOT YET DUE | | | |
| 8 | Rates and annual charges outstanding ratio at year end not to exceed 3%. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> | | | |
| NOT YET DUE | | | |
| Ratio for 2002/2003 was 2.9%. | | | |



FINANCE AND GOVERNANCE

TRANSPARENCY

To ensure that Ku-ring-gai's residents are informed and involved in Council's decision making and that Council conducts its affairs in an open and transparent way.

Action 1 Council's policies and decisions are communicated in an accurate and easy to understand manner.

Key Performance Indicators:

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 1 Media releases are written and sent to local newspapers within first available deadline. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – SENIOR MANAGER CORPORATE & COMMUNICATIONS – SENIOR MANAGER CORPORATE & COMMUNICATIONS |
| <u>Status:</u> ACHIEVED TO DATE Approximately 45 media releases, letters to editor and columns written and published by local and metropolitan media ranging from community interest through to major issues such as Draft LEP 194, development in bushfire prone areas and Art Centre activities. Approximately 10 enquiries from metropolitan and local media answered each week. | | |
| 2 Community newsletters are distributed to the residents 4 times per year. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – SENIOR MANAGER CORPORATE & COMMUNICATIONS |
| <u>Status:</u> ACHIEVED TO DATE Newsletter printed at end of December. | | |
| 3 Website is updated daily with timely and relevant information. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – SENIOR MANAGER CORPORATE & COMMUNICATIONS |
| <u>Status:</u> ACHIEVED TO DATE Website is updated daily with timely and relevant information. | | |
| 4 Letters to residents are written in a plain english style. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – CORPORATE MANAGEMENT TEAM |
| <u>Status:</u> ACHIEVED TO DATE | | |

Action 2 Consultation is undertaken with Ku-ring-gai stakeholders in accordance with Council's Consultation Policy

Key Performance Indicators:

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| 1 Report on Community Consultation quarterly in General Manager's Report. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – SENIOR MANAGER CORPORATE & COMMUNICATIONS |
| <u>Status:</u> ACHIEVED TO DATE Report for July-September 2003 distributed in General Manager's Report. | | |



FINANCE AND GOVERNANCE

TRANSPARENCY

Action 3 Promote Council's web presence as an alternative information source for the community.

Key Performance Indicators:

- 1** To increase website usage by 50%. Current usage averages 67,000 hits per annum. Target is 100,500 hits per annum.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– SENIOR MANAGER CORPORATE & COMMUNICATIONS

Status:

COMPLETED

Target has been met.

- 2** Conduct promotional campaign to increase website usage including: community survey; flyers in rates notice mailout; banners; Council publications; Council operational vehicles.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– SENIOR MANAGER CORPORATE & COMMUNICATIONS

Status:

ACHIEVED TO DATE

Promotion of website on Council operational vehicles, Council publications and banners are ongoing.



FINANCE AND GOVERNANCE

ACCOUNTABILITY

To ensure that Council is accountable to the Ku-ring-gai community through its management and reporting systems.

Action 1 Produce Management Plan each year in accordance with the Local Government Act.

Key Performance Indicators:

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|
| 1 Draft Management Plan referred to Council in May 2004 to be placed on public exhibition. <u>Status:</u> NOT YET DUE | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – GENERAL MANAGER |
| 2 Management plan referred to Council for adoption in June 2004. <u>Status:</u> NOT YET DUE | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – GENERAL MANAGER |
| 3 Data to be collected from the State of the Environment Report and Social Plan to be incorporated in the development of the Management Plan 2004 - 2008. <u>Status:</u> NOT YET DUE | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – GENERAL MANAGER |

Action 2 Ensure public participation in the Management Plan process.

Key Performance Indicators:

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| 1 Management Plan Strategic Meetings arranged for community attendance in February 2004. <u>Status:</u> NOT YET DUE | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – GENERAL MANAGER |
| 2 Invitations to Management Plan Strategic workshops to be sent in February 2004. <u>Status:</u> NOT YET DUE | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – GENERAL MANAGER |
| 3 The Schedule of Strategic Management Plan Workshops and copies of presentations are to be placed on Council's website prior to each workshop. <u>Status:</u> NOT YET DUE | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – GENERAL MANAGER |



FINANCE AND GOVERNANCE

ACCOUNTABILITY

Action 3 Co-ordinate production of Council's Annual Report.

Key Performance Indicators:

- 1 Annual Report completed by 30 November 2003.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– GENERAL MANAGER

Status:

COMPLETED

Annual report referred to Council for adoption on 18 November 2003.

Action 4 Produce Business Papers for Council Meetings.

Key Performance Indicators:

- 1 Business papers produced and delivered by the Thursday prior to each Council meeting.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– GENERAL MANAGER

Status:

ACHIEVED TO DATE

Action 5 Report Management Plan Progress to Council.

Key Performance Indicators:

- 1 Management Plan progress reported to Council within 2 months of the end of each quarter.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– GENERAL MANAGER

Status:

ACHIEVED TO DATE

First quarter Management Plan review to Council 18 November 2003.

Second Quarter review to be presented to Council 3 February 2004.

- 2 Council and Departmental KPI status statistics to be included in quarterly report to Council.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– GENERAL MANAGER

Status:

ACHIEVED TO DATE

KPI statistics are included in Management Plan Review reports presented to Council.

Action 6 Customer requests and complaints are analysed and reported to Council.

Key Performance Indicators:

- 1 Customer requests and complaints analysed and reported in the General Manager's report on a quarterly basis.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– GENERAL MANAGER

Status:

ACHIEVED TO DATE

July - September 2003 report included in General Manager's report of 28 October 2003.



FINANCE AND GOVERNANCE

ACCOUNTABILITY

Action 7 Customer Service to investigate and implement Service Agreements to provide greater levels of customer service.

Key Performance Indicators:

- 1 To achieve Service Agreements with all Departments by end of June 2004.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– SENIOR MANAGER CORPORATE & COMMUNICATIONS

Status:

NOT YET DUE



FINANCE AND GOVERNANCE

CONSISTENT DECISION-MAKING

To ensure that Council resolutions and policies are accessible and guide staff decision-making and recommendations.

Action 1 Compile database of Council resolutions.

Key Performance Indicators:

- 1 A complete electronic database of Council resolutions over the last 4 years established by September 2003

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR FINANCE AND BUSINESS

Status:

COMPLETED

A centralised database of all Council resolutions for the past four years has been constructed in Trim. All resolutions dating back to August 2000 have been entered into the database.

Action 2 Database is kept up to date.

Key Performance Indicators:

- 1 Electronic database of Council resolutions is updated after each Council meeting.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR FINANCE AND BUSINESS

Status:

ACHIEVED TO DATE

Trim database is updated after each Council meeting

Action 3 Lines of responsibility for implementation are clear and publicly accessible.

Key Performance Indicators:

- 1 Database expanded to indicate Director/other staff member responsible for implementation of each Council resolution. Database to incorporate responsible officer information by November 2003.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR FINANCE AND BUSINESS

Status:

COMPLETED

Database nominates responsible officer.

Action 4 Ensure that Council resolutions are capable of implementation. Where issues arise which impact on implementation the matter is reported to Council.

Key Performance Indicators:

- 1 Where the status of Council resolutions is uncertain or not capable of implementation due to legal, budgetary or other matters a report be brought to Council on the issues.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– GENERAL MANAGER

Status:

ACHIEVED TO DATE

- 2 A full report to Council on existing Council resolutions which are not capable of implementation be February 2004 with an annual report each February from then on.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– GENERAL MANAGER

Status:

NOT YET DUE



FINANCE AND GOVERNANCE

CONSISTENT DECISION-MAKING

Action 5 Operational manuals codifying Council policy are prepared and distributed to staff.

Key Performance Indicators:

- 1 Manuals to be prepared for Development and Regulatory Services by August 2003 with a report to Council by October 2003 on the timetable for the presentation of manuals in other departments.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– GENERAL MANAGER

Status:

NOT ACHIEVED

This action will be completed in February 2004 due to delay in recruiting the Director Environmental and Regulatory Services.



FINANCE AND GOVERNANCE

INFORMATION MANAGEMENT

To provide accessible and appropriate computing systems to ensure computing and information resources are readily available for use by Council and the Community.

Action 1 Complete implementation of the Electronic Document and Records Management solution that provides accessibility, compliance and accountability of Council's records management process.

Key Performance Indicators:

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| 1 Deliver training in system functionality to all staff across the organisation by August 2003. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> COMPLETED E-mail was sent by the GM to all online users and followed up by HR Training started in Mid June through to beginning of August 2003 | | |
| 2 Implementation completed by September 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> COMPLETED TRIM is fully operational in the Council Chambers, Gordon Library and Depot. Other sites will be given access as network access becomes available. | | |

Action 2 Commence and manage the implementation and integration of the approved major computing systems.

Key Performance Indicators:

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------|
| 1 Report to Council in the General Managers report on the progress of the various modules of the Corporate Replacement System implementation on a quarterly basis until complete. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> ACHIEVED TO DATE Report distributed on the status of the system replacement for 1st quarter. | | |

Action 3 Use emerging technologies to enhance Council's ability to integrate e-business practices to achieve elevated service levels for Council, staff, customers and the community.

Key Performance Indicators:

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| 1 Ensure website availability to clients achieves a 98% rate based on 24 hours access to the website. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> ACHIEVED TO DATE Website availability to clients currently at 99.9% for second quarter | | |

Action 4 Maintain and support the Information Technology infrastructure for the organisation.

Key Performance Indicators:

| | | |
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| 1 Ensure availability of systems within normal business hours. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR FINANCE AND BUSINESS |
| <u>Status:</u> ACHIEVED TO DATE 99% of system availability within normal business hours. | | |



FINANCE AND GOVERNANCE

INFORMATION MANAGEMENT

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| <p>2 Ensure a rapid response and solution to reported system faults. Acknowledge 95% within 1 hour and resolve within 1 day.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>Responses processed within required timeframes.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>3 Ensure a rapid response and solution to user requests for new services or systems. 95% resolved in 1 day.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>Requests for new services or systems analysed within required timeframes.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>4 Ensure systems are maintained, reviewed and where appropriate, upgraded, to acceptable industry standards that allow the efficient use of modern business systems. Requests recorded and processed within 5 working days.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>Achieved having regard to budget constraints.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>5 Evaluate and monitor the functioning of Council's PABX, incorporating telephone response times and report on actions for improvement by December 2003.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>Report sent to Council 16 December 2003 outlining proposed course of action. New report to go to Council in February 2004.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
| <p>6 Develop a system for electronic lodgement of Development Applications by June 2004.</p> <p><u>Status:</u> NOT YET DUE</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |

Action 5 Develop an Information Technology Plan that integrates longer term needs of Council and the community.

Key Performance Indicators:

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------|
| <p>1 An Information Technology Plan to be produced annually to be used in the development of Council's Management Plan.</p> <p><u>Status:</u> NOT ACHIEVED</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINESS</p> |
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INFRASTRUCTURE

MAINTAIN COUNCIL'S ROAD ASSETS

To maintain and develop Council's road assets to a satisfactory standard and to manage the road asset system to meet community expectations and take into consideration environmental issues.

Action 1 Develop annual programs in accordance with the Pavement Management System.

Key Performance Indicators:

- 1 Report to Council on the 5 year rolling road works program.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

Program reported to Council at its meeting of 5th August 2003 where the five year rolling road works program was adopted by Council.

Action 2 Ensure quality control measures are implemented in road works.

Key Performance Indicators:

- 1 Test results of completed works to be within specification tolerances - target 100% for deductible items and 95% for non-deductible items.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

ACHIEVED TO DATE

Results have been obtained for works carried out to date and all results have complied with the specification requirements.

Action 3 Ensure road works are completed within allowable time and cost constraints.

Key Performance Indicators:

- 1 Road works program to be reported quarterly.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

Infrastructure works have been completed and report on status of road works will be reported in the General Manager's report 3 February 2004..

- 2 Works to be within 10% variation for both time and cost.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

To be reported in General Manager's report in 2004 now that all Infrastructure road works have been completed.

Action 4 Develop a proactive program for the repair and patching of Council's roads.

Key Performance Indicators:

- 1 Report to Council on a three year program for maintenance patching works.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT ACHIEVED

Awaiting finalisation of survey data to incorporate program with draft policy on road maintenance works. The report is to be presented to Council in February 2004.



INFRASTRUCTURE

MAINTAIN COUNCIL'S ROAD ASSETS

- 2 10% reduction in requests and complaints compared with 2002/03.

This KPI Due End:

Responsible Officers:

Each Quarter of 2003/2004

– DIRECTOR TECHNICAL SERVICES

Status:

ACHIEVED TO DATE

Reported in GM's report in July for 2002/03 figures. Further analysis to be undertaken in November 2003 for the first quarter.

Action 5 To consider different road treatments to minimise environmental degradation in nearby bushlands.

Key Performance Indicators:

- 1 Conduct trial of different road treatments at a selected site and report to Council by December 2003.

This KPI Due End:

Responsible Officers:

2nd Quarter 2003/2004

– DIRECTOR TECHNICAL SERVICES

Status:

NOT ACHIEVED

To be incorporated with road rehabilitation program works which are scheduled to commence in February 2004.



INFRASTRUCTURE

IMPROVE COUNCIL'S DRAINAGE SYSTEM

Complete catchment analysis of all Council's catchments to ensure quantity and quality requirements are met and develop a program of works that incorporates catchment management principles and risk management procedures.

Action 1 Complete catchment analysis of all catchments to determine capacity deficiencies in Council's drainage system.

Key Performance Indicators:

- | | | | |
|---|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| 1 | Report to Council on the findings of the catchment analysis and studies for both the Cowan Creek and Middle Harbour catchments. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
|---|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|

Status:

DEFERRED

Draft reports received from Consultants on the catchment analysis and water quality modelling. A progress report was reported to Council at its meeting of 23 September 2003. Analysis of the Cowan Creek catchment has been finished and the report is being assessed by staff from Tech Services and Open Space prior to reporting the outcomes to Council. The analysis of the Middle Harbour catchment is being finalised by the consultant and is expected to be finalised by February 04.

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|---|-------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| 2 | Report to Council on the tenders for the analysis of the Lane Cove River catchment study. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
|---|-------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|

Status:

NOT ACHIEVED

Tender documents being prepared but awaiting the outcome and finalisation of the catchment analysis for both the Middle Harbour and Cowan Creek catchments before calling tenders.

Action 2 Ensure risk management processes are in place to address liability issues.

Key Performance Indicators:

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|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| 1 | Report to Council on a policy for dealing with drainage problems taking into account liability issues, available funding and providing options for different levels of funding by September 2003. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
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Status:

NOT ACHIEVED

Awaiting results of the catchment analysis to help prepare a program and a policy for dealing with the planning and management of drainage problems and deficiencies.

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| 2 | Report to Council on a five year rolling works program for drainage works that takes into consideration the catchment analysis information and the liability issues by November 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|

Status:

DEFERRED

Awaiting the results of the catchment analysis. This was reported to Council in the report of 23 September 2003.



INFRASTRUCTURE

IMPROVE COUNCIL'S FOOTPATHS

Develop a program for the installation of new footpaths and the maintenance of existing footpaths in accordance with Council's adopted ranking criteria.

Action 1 Develop a new footpath program that incorporates Council's adopted criteria and review the areas not included in the current list.

Key Performance Indicators:

1 Report to Council on a revised 5 year footpath installation program.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

Approved by Council at its meeting of 2 September 2003.

Action 2 Develop a proactive program for footpath maintenance works in accordance with risk management principles.

Key Performance Indicators:

1 Report to Council on a 3 year maintenance program for existing footpaths.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

Reported to Council at its meeting of 23 September 2003. The footpath repair policy and three year program was adopted by Council.

2 Report to Council on a revised policy for footpath maintenance works.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

Policy approved by Council at its meeting of 23 September 2003.



INFRASTRUCTURE

MAINTAIN COUNCIL'S BUILDINGS

Develop an asset management system for Council's building and facilities that incorporates all of Council's assets and prioritises the works in accordance with Council's adopted ranking criteria.

Action 1 Incorporate all of Council's building assets into an asset management system.

Key Performance Indicators:

- 1 Report to Council on the inventory of all Council's building assets.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT YET DUE

List currently being prepared and entered into GIS database. Verification of building names has been resolved and database for all building asset stock has been finalised.

Action 2 Undertake a review of the seven year rolling works program.

Key Performance Indicators:

- 1 Report to Council on a review of the building maintenance seven year rolling works program.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

Building maintenance program reported to Council on 2 September and referred to the Strategic Review Working Party and approved by Council at its meeting of 23 September 2003.

- 2 Report quarterly on completed building maintenance works and the status of works in the seven year rolling program.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

ACHIEVED TO DATE

First quarter information reported in GM's report dated 16 October 2003.

- 3 Target 90% completion for works listed in the 2003/04 building maintenance program.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT YET DUE

Action 3 Undertake an assessment of the adequacy and suitability of Council's major buildings for their current uses.

Key Performance Indicators:

- 1 Report to Council on an assessment of the adequacy and suitability of Council's major buildings for their current uses.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT YET DUE

Considered by the Building Management Working Party in December 2003 and criteria for assessment of long term strategy to be reported to Council in February 2004.



INFRASTRUCTURE

MAINTAIN COUNCIL'S BUILDINGS

Action 4 To develop a long term refurbishment and replacement program for Council's major buildings.

Key Performance Indicators:

1 Report to Council by June 2004.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT YET DUE

Information currently being sourced on all Council's buildings with regard to valuation, depreciation and proposed future expenditure for assessment by Council's Long Term Planning Working Party.



INFRASTRUCTURE

MAINTAIN COUNCIL'S FLEET AND PLANT

Develop a ten year replacement program for Council's operational plant that incorporates utilisation rates and best practice.

Action 1 Prepare a ten year program for replacement and disposal options for operational plant.**Key Performance Indicators:**

- 1 Report to Council on a 10 year program for the replacement and disposal of operational plant and the assessed annual funding requirements.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

Information finalised and reported to Council at its meeting of 4th November 2003. Ten year program and disposal options approved by Council.

Action 2 Ensure all plant is well utilised.**Key Performance Indicators:**

- 1 Report to Council quarterly on operational plant utilisation rates.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

Reported to Council at its meeting of 4th November 2003 and adopted by Council.



INFRASTRUCTURE

TRAFFIC MANAGEMENT

Develop a long term plan for managing the existing network.

Action 1 Prepare a plan for future traffic management works in accordance with adopted criteria.

Key Performance Indicators:

- 1 Report to Council on a policy for traffic management works based on adopted criteria.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT ACHIEVED

Long term traffic planning criteria adopted by Council and analysis of available data is currently being carried out to prepare long term traffic plan. The revised policy and priority listing for traffic works will be reported to the March 04 meeting of the Ku-ring-gai Traffic Committee.

Action 2 Develop a Traffic Management Plan in accordance with adopted criteria. and various scenarios for traffic management works and likely funding.

Key Performance Indicators:

- 1 Present to Council a plan for future traffic management improvement works based on Council's policy, adopted criteria and likely available funding.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT YET DUE

Data currently being assessed and program is being developed.

Action 3 Develop a five year rolling program for traffic management works.

Key Performance Indicators:

- 1 Report to Council on a five year rolling program for traffic management works and a list of desirable works based on findings from the study and Council's adopted criteria.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

ACHIEVED TO DATE

Traffic Facilities program reported to Council on 23 September 2003 based on outstanding works using the new criteria. New criteria is being used to assess available data so that long term plan can be developed.

Action 4 Develop a revised Bike Plan for the Ku-ring-gai area.

Key Performance Indicators:

- 1 Report to Council on a revised Bike Plan.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT YET DUE

Previous bike plan reported to the Bicycle Committee requesting advice on the updating of the Bike Plan.



INFRASTRUCTURE

BUSINESS IMPROVEMENT PROGRAM

Develop a Business Centre Improvement Program that addresses the priorities of the Business Centres and the conditions of the existing assets.

Action 1 Develop a five year Business Centres Improvement Program in consultation with representatives of all shopping centres.

Key Performance Indicators:

- 1 Report to Council a revised five year rolling program for Business Centre Improvement works.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT ACHIEVED

To be reported to Council in February 2004.



INFRASTRUCTURE

DEPOT RELOCATION PROGRAM

To project manage the relocation of Council's Depot from Carlotta Avenue to Suakin Street.

Action 1 Report to Council on the progress of relocation of Council's Depot and proposed program.

Key Performance Indicators:

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <p>1 Obtain gazettal of reclassification and rezoning of the Suakin Street site.</p> <p><u>Status:</u> COMPLETED Awaiting gazettal from DIPNR and Minister - Sept 03</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONM</p> |
| <p>2 Finalise Masterplan for the Carlotta Avenue site.</p> <p><u>Status:</u> ACHIEVED TO DATE Feasibility study HillPDA - draft report being prepared.</p> | <p>This KPI Due End: 1st Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONM</p> |
| <p>3 Prepare DLEP and DCP for the Carlotta Avenue Site.</p> <p><u>Status:</u> DEFERRED Part of DLEP194 to be considered by Council in Nov 2003.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONM</p> |
| <p>4 Call tenders for the preparation of DA and CC plans for the design of the new depot facilities and administration building.</p> <p><u>Status:</u> COMPLETED Expressions of Interest called for the DA preparation and Council resolved to proceed with selective tendering. Tender documents have been finalised and tenders close on 13 January 2004. A report on the tenders is to be presented to Council in late February 2004.</p> | <p>This KPI Due End: 1st Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR TECHNICAL SERVICES</p> |
| <p>5 Call tenders for the sale and leasing of the Carlotta Avenue site.</p> <p><u>Status:</u> ACHIEVED TO DATE Feasibility study for aged care facility presented to Council in December 2003.</p> | <p>This KPI Due End: 3rd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR FINANCE AND BUSINES – DIRECTOR TECHNICAL SERVICES</p> |



INFRASTRUCTURE

OPERATIONAL EFFICIENCY

To assess Council's infrastructure maintenance operations to ensure they are efficient and effective.

Action 1 Review current levels of service to assess efficiencies and productivity savings.

Key Performance Indicators:

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|----------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------|
| 1 | Report to Council on the efficiency of Council's street cleaning and drainage maintenance operations including Levels of Services. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
| | <u>Status:</u> COMPLETED Review has been completed and final report presented and adopted by Council at its meeting of 21 October 2003. | | |
| 2 | Report to Council on the efficiency of Council's Civil Works operations including Levels of Services. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
| | <u>Status:</u> NOT YET DUE | | |
| 3 | Report to Council on the efficiency of Council's Building Trades operations including Levels of Services. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
| | <u>Status:</u> NOT YET DUE | | |



WASTE MANAGEMENT

SUSTAINABLE WASTE SERVICE

To provide a sustainable waste service that promotes recycling and re-use and efficiently meets community expectations.

Action 1 Co-ordinate the introduction of the new waste collection system and contract in accordance with Council's strategy.

Key Performance Indicators:

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------|
| <p>1 Report to Council on the communication strategy proposed for the introduction of the new waste contract and changes to the collection system.</p> <p><u>Status:</u> COMPLETED</p> <p>Reported to Council in December 2003.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR TECHNICAL SERVICES</p> |
| <p>2 Report to Council on the tender conditions associated with the new waste and recycling collection system.</p> <p><u>Status:</u> COMPLETED</p> <p>Report presented to Council at its meeting of 14 October 2003 on the vegetation trials and options to be included in the tender documents. Further report presented to Council and adopted by Council on the options for tendering out the new waste service. Tender documents have been finalised and tenders have been called in January 2004 with tenders closing on 12 February 2004.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR TECHNICAL SERVICES</p> |
| <p>3 Call tenders for the supply, delivery and distribution of new containers.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>This has been incorporated in the new waste tender currently being called.</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR TECHNICAL SERVICES</p> |

Action 2 Assess the effectiveness of the trials for vegetation.

Key Performance Indicators:

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| <p>1 Report to Council on the outcome and effectiveness of the vegetation trials.</p> <p><u>Status:</u> COMPLETED</p> <p>Reported to Council at its meeting of 14 October 2003.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR TECHNICAL SERVICES</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------|

Action 3 Undertake community education on waste minimisation and reuse.

Key Performance Indicators:

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| <p>1 Report to Council on waste education program for minimisation and reuse by December 2003.</p> <p><u>Status:</u> COMPLETED</p> <p>Reported to Council in December 2003. Council adopted the proposed waste education strategy associated with the new waste collection contract.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR TECHNICAL SERVICES</p> |
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WASTE MANAGEMENT

SUSTAINABLE WASTE SERVICE

- 2 Dedicated website investigated with NSROC covering waste issues and waste minimisation issues.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

NOT ACHIEVED



WASTE MANAGEMENT

MANAGE WASTE DISPOSAL

To determine Council's position with regard to the disposal of waste and recycling material from the Council area.

Action 1 Assess the future strategies and contractual obligations for the disposal of putrescible waste.

Key Performance Indicators:

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| 1 Report to Council on the preferred method for the disposal of Council's putrescible waste. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
| <u>Status:</u> COMPLETED Reported to Council at its meeting of 14 October 2003 regarding the use of Waste Services offer to use Bear Creek Transfer station until tenders can be called from alternative suppliers. Awaiting ACCC authorisation for regional tender. | | |
| 2 Report to Council on the tenders for disposal of Council's putrescible waste. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
| <u>Status:</u> ACHIEVED TO DATE Reported to Council at its meeting of 14 October 2003. Approval given to dispose of material to Bear Creek and awaiting ACCC authorisation for regional tender. | | |

Action 2 Develop a plan for the current and future disposal of recycling and vegetation material.

Key Performance Indicators:

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|------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| 1 Report to Council on the proposed ongoing disposal of Council's recycling and vegetation material. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR TECHNICAL SERVICES |
| <u>Status:</u> COMPLETED Reported to Council at its meeting of 14 October 2003. | | |



WASTE MANAGEMENT

MANAGE LANDFILL SITES

To determine the best options for the remediation and potential reuse of Council's landfill sites.

Action 1 Develop a plan for the ongoing remediation or future reuse of Council's landfill sites.

Key Performance Indicators:

- 1 Report to Council on the status of the remediation of the St Ives landfill site.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR TECHNICAL SERVICES

Status:

COMPLETED

Report presented to Council in December 2003. Further investigation required on possible alternative treatments for rehabilitation of the site.



OPEN SPACE

BIODIVERSITY

To retain and restore the quality and connectivity of terrestrial and aquatic habitats.

Action 1 PESTS, WEEDS AND PATHOGENS: Develop and implement an integrated pest, weed and pathogen management plan for aquatic and terrestrial ecosystems.

Key Performance Indicators:

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| 1 Develop procedures to limit the spread of soil-borne pathogens by December 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> COMPLETED Procedures developed and implemented to identify and prevent spread of pathogens. | | |
| 2 Establish and Report on the cost and effectiveness of the noxious weed management program by June 2004. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> ACHIEVED TO DATE Work commenced on the development of a database for tracking and reporting requirements. | | |
| 3 Implement the feral animal control program and report outcomes by June 2004. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> ACHIEVED TO DATE Spring fox baiting program completed. All data forwarded to NPWS for collation and dissemination to Urban Feral Animals Action Group (UFAG) | | |

Action 2 PROTECTION AND ENHANCEMENT: Prepare and implement effective programs that minimise the impact of activities that damage habitats and assist in the protection of threatened species.

Key Performance Indicators:

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| 1 Quantify the environmental impacts of two key developed Open Space areas on natural systems and report to Council on the impacts and recommendations including the development of appropriate long term key performance indicators. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> NOT YET DUE | | |
| 2 Implement sustainable programs that protect and manage endangered ecological communities and other significant natural bushland by March 2004. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> COMPLETED 2003-04 Vegetation Management Program is implemented within the bush regeneration program. This was developed in conjunction with the Ku-ring-gai Natural Areas Advisory Committee and subsequently reported to Council in the October Minutes on November 18th, 2003. | | |
| 3 Develop and report to Council on strategies to manage and protect unused roads. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> ACHIEVED TO DATE Initial list of unused roads developed and being reviewed. KNAAC have been requested to also identify sites for consideration. | | |



OPEN SPACE

BIODIVERSITY

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| 4 | Maintain 80% of bushland as Class 1. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| | <u>Status:</u> ACHIEVED TO DATE On-ground maintenance works commenced. Survey on effectiveness of works will commence in April 2004 and reported in 4th Quarter. | | |

Action 3 FLORA: Provide a range of integrated programs that protect and enhance the full range of ecological communities, local provenance and canopy cover.

Key Performance Indicators:

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| 1 | For local native planting, 100% of plants are to be derived from material of local provenance. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| | <u>Status:</u> ACHIEVED TO DATE Nursery staff continue to collect and propagate local provenance seed by catchment. 100% plants requiring local provenance provided. | | |
| 2 | Effective and efficient provision of the community nursery by maintaining the subsidy of the nursery to 2002 levels and increase in production by 5%. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| | <u>Status:</u> NOT YET DUE Analysis will be undertaken at the end of the financial year | | |
| 3 | Report to Council on the preparation of a 5 year canopy planting schedule based on the assessment criteria for green corridors and biolinkages by December 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| | <u>Status:</u> COMPLETED Reported to Council and adopted December 2003 Program for 2003/2004 being implemented. | | |
| 4 | Achieve a nett 2% increase in canopy planting on public land per annum. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| | <u>Status:</u> NOT YET DUE | | |
| 5 | Average turn around time for tree preservation order applications 28 days. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| | <u>Status:</u> ACHIEVED TO DATE Turnaround time for TPO application assessment 29.6 days for first quarter. Turnaround time for TPO application assessment 26.3 days for second quarter. Turnaround time is dependant on the complexity of applications and details submitted to Council in the first instance. As part of the review of the TPO process, this will be considered along with the development of other indicators. | | |
| 6 | Complete a Tree Preservation Order review and develop appropriate guidelines by December 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| | <u>Status:</u> DEFERRED Council resolved to defer adoption of new Tree Preservation until next year and revise the proposed timetable for completion of the review. A preliminary draft Tree Preservation Order has been developed and considered by the TPO Working Party. | | |



OPEN SPACE

BIODIVERSITY

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| 7 | Report on the cost and effectiveness of the tree preservation order assessment program by January 2004. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <p><u>Status:</u> DEFERRED</p> <p>Benchmark report completed. Will be further considered as part of implementation of TPO Review.</p> | | | |
| 8 | Undertake landscape development assessments and report quarterly to Council on the number of canopy trees retained, removed and planted and the level of compliance against landscape conditions in audit checks. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <p><u>Status:</u> ACHIEVED TO DATE</p> <p>First Quarter - 119 applications conditioned with 355 canopy trees retained, 75 removed and 312 to be planted. 44 final landscape inspections completed this quarter with 27 satisfactory and 17 requiring additional works. Second Quarter - 115 applications conditioned with 454 canopy trees retained, 91 removed and 322 planted. 38 final landscape inspections with 29 satisfactory and 9 requiring additional works.</p> | | | |
| 9 | 15% of Councils Tree Works budget be utilised for proactive management program of public trees in accordance with Council's adopted policy. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <p><u>Status:</u> NOT YET DUE</p> <p>Analysis to be determined at the end of the financial year. Planning for program currently underway.</p> | | | |
| 10 | Complete Stage 2 of the endangered ecological communities analysis and report to Council by December 2003. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <p><u>Status:</u> NOT YET DUE</p> | | | |



OPEN SPACE

LAND

Manage public and private lands within the known capability of the landscape to ensure that: there are no cumulative impacts from development or activities; degraded landscapes and natural areas are improved; and sensitive landscapes are managed sustainably.

Action 1 STRATEGY: Implement and review the Open Space strategy.

Key Performance Indicators:

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 1 Report to Council in March 2004 on the status of the implementation of the Open Space Strategy in the context of all land use types, demands, distribution, needs, acquisitions and development of Open Space. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> ACHIEVED TO DATE Preliminary draft of Open Space Strategy completed. This plan is forming part of the development of the five year rolling works program for playgrounds, parks, sportsfields and tennis facilities and will be utilised in the development of the new Section 94 Plan. | | |
| 2 Develop a long term and sustainable walking trail management strategy consistent with the Open Space strategy. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> NOT YET DUE Commenced review of existing and proposed walking trail network at a local and regional level. Also to be considered within the Open Space Strategy. | | |
| 3 Review and report on the condition and cost to maintain designated walking tracks within natural areas. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> NOT YET DUE Cost will be reported at 4th Quarter and condition will be assessed as part of the preparation of the walking trail management strategy. | | |

Action 2 BUSHFIRE: Implement and report on the effectiveness of the Bushfire Management Program in relation to fuel loads (in accordance with statutory requirements), bushfire risk management plan and other planning documents in a manner that is consistent with or minimises the impacts on the ecology of natural areas.

Key Performance Indicators:

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 1 80% compliance with the District Bushfire Risk Management Plan. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> ACHIEVED TO DATE Successfully completed 72.73 ha of the hazard reduction program. Works have included prescribed burning and mechanical hazard reduction along the urban bushland property interface. | | |
| 2 Benchmark and report on the cost and effectiveness of delivering the bushfire program including ecological burns, hazard reduction burns and fire trail maintenance by January 2004. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> COMPLETED Will be referred to the Ku-ring-gai Natural Areas Advisory Committee for consideration in 2004. | | |



OPEN SPACE

LAND

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|---|-----------------------------------------------------------------------|--------------------------------------------|------------------------------------------------|
| 3 | 80% of areas maintained weed free for 3 years after prescribed burns. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

ACHIEVED TO DATE

On-ground works commenced on areas of high conservation significance. Strategy is dynamic depending on environmental conditions and priorities at various times.

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|---|----------------------------------------------------------------------|--------------------------------------------|------------------------------------------------|
| 4 | Fire trails are fully accessible during periods of high fire danger. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

ACHIEVED TO DATE

All fire trails except for St Johns Ave to Vale Street (2 km) are accessible. Significant surface works are required to repair St Johns Ave fire trail following severe erosion resulting from stormwater overflow.

- Action 3** SUSTAINABILITY: Ensure policies, LEPs and DCPs for commercial, industrial, single residential, dual occupancy, SEPP 5 and multi-unit zones properly address environmental impacts on Ku-ring-gai's natural areas and National Parks.

Key Performance Indicators:

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|---|------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------|
| 1 | Report on the deficiencies of LEPs and DCPs with recommendations for improvements. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
|---|------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------|

Status:

NOT YET DUE



OPEN SPACE

PARKS

To effectively develop and manage parks to meet the needs of current and future residents.

Action 1 PLAYGROUNDS: Develop and maintain a network of playgrounds that meet and anticipate community needs in a safe and efficient manner.

Key Performance Indicators:

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 1 Increase compliance of playground equipment, settings and management programs by 10% over existing levels. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <p><u>Status:</u> ACHIEVED TO DATE</p> <p>The Playground Prioritisation Matrix has been reviewed and subsequently resolved by Council on 12 November 2003. Three of the six playgrounds in this year's program are near completion or completed. Plans have been completed for the remaining three sites and will be complete by March 2004.</p> | | |
| 2 10% decrease in the gap between replacement and current value of playground assets through the implementation of a strategic capital works and maintenance program. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <p><u>Status:</u> ACHIEVED TO DATE</p> <p>An independent audit will be undertaken to inspect the six playgrounds completed in 2002/03 and the six playgrounds to be completed this financial year. This information will be used to update our current asset information on Council's 96 playgrounds.</p> | | |
| 3 Implement and report on the playground and parks capital works program within 10% variation of time and cost. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <p><u>Status:</u> ACHIEVED TO DATE</p> <p>2003 Playground Capital Works Program at six sites has a value of \$150,000. Edenborough Playground has been completed. Samuel King and Selkirk playgrounds are 90% completed. Designs have been completed for Killara, Frogmore and Orange Green playgrounds. Works will be completed by end March 2004.</p> | | |
| 4 Review playground distribution to address community needs and changing demographics and report to Council by September 2003. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <p><u>Status:</u> COMPLETED</p> <p>Analysis of playground distribution is being undertaken concurrently with the development of the Open Space Strategy. As part of this analysis, the 5 year rolling works program has been updated and reported to Council in November 2003.</p> | | |

Action 2 PARKS: Manage our parkland to provide for access and recreational opportunities.

Key Performance Indicators:

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 1 Achieve a 85% satisfaction rating for use of parks measured by user satisfaction survey. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <p><u>Status:</u> ACHIEVED TO DATE</p> <p>Standard survey is being refined as part of the Open Space Strategy and will form part of an ongoing information gathering program on service delivery.</p> | | |



OPEN SPACE

PARKS

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|----------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------|
| 2 | Increase maintenance efficiency by 5% based on 2002/03 levels with savings transferred to parks capital works reserve. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

NOT YET DUE

5% recurrent budget will be transferred into Parks Capital Works Reserve at the second financial review.

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|----------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------|
| 3 | 20% of parks assessed to identify degraded areas and develop management programs for longer term asset management. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
|----------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------|

Status:

ACHIEVED TO DATE

100 park sites have been audited and ranked from lowest to highest condition.



OPEN SPACE

PARTNERSHIPS

To seek and build upon partnerships with stakeholders to achieve sustainable outcomes.

Action 1 EDUCATION: Support and extend environmental education and programs for Council and the Community.

Key Performance Indicators:

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------|
| <p>1 Report to Council in October 2003 on a community environmental education strategy and scheduled program covering catchment issues and biodiversity management.</p> <p><u>Status:</u> COMPLETED</p> <p>Report considered and adopted by Council on 16 December 2003.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |
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Action 2 PARTICIPATION: Enhance partnerships and improve capacity with all stakeholders.

Key Performance Indicators:

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------|
| <p>1 Report on hectare/person/year of bush regenerated through the Bushcare program and the average hours per Bushcare volunteer per year.</p> <p><u>Status:</u> NOT YET DUE</p> <p>Information to date indicates: 57 ha being regenerated = .08 ha per vol. 17 hours per year per vol.</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |
| <p>2 Prepare a strategic plan by March 2004 for the continuation of the Bushcare program that reports on environmental, economic and social benefits.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>Survey of Bushcare program has been completed and analysed. Draft plan has been prepared and will be reviewed by the Ku-ring-gai Bushcare Association for comment and endorsement prior to finalisation.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |
| <p>3 Report on the effectiveness of the Tree Nurturers program as a function of: number of volunteers; trees planted; establishment rate (after 2 years of planting).</p> <p><u>Status:</u> NOT YET DUE</p> <p>Ongoing consultation with Tree Nurturers during tree establishment period. Collecting and collating reports from Tree Nurturers to report on the effectiveness of the program.</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |
| <p>4 Quality of bushland re-generated by volunteers. (Determined via an on-site estimate by a Council trainer and co-signed by the site convenor).</p> <p><u>Status:</u> NOT YET DUE</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |



OPEN SPACE

PARTNERSHIPS

Action 3 TERTIARY INSTITUTIONS PARTICIPATION: seek partnerships with tertiary and research institutions to improve the knowledge and management of our local area.

Key Performance Indicators:

- 1 To prepare and submit six project briefs for the consideration of universities by March 2004.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR OPEN SPACE

Status:

COMPLETED

11 projects submitted to Macquarie University, UTS and UNSW. Projects covered the following topics - encroachment on public land; impacts on environmentally sensitive areas and effectiveness of fencing as a management technique; conservation vs public access into bushland; environmental carrying capacity of St Ives Showground; development of business plan for KWG and integrating environmental education; community use of parkland; weeds for fauna; contribution of evapo-transpiration to manage stormwater; effectiveness of street tree program; mapping pathogenic fungi; and sustainability of community based environmental programs.

Students have assisted in the collection and interpretation of the use of St Ives Showground and are currently assisting in the mapping and condition assessment of riparian zones.



OPEN SPACE

SPORT AND RECREATION

Effectively develop and manage sports facilities to meet the needs of current and future residents within the environmental and financial constraints and capacity within Ku-ring-gai.

Action 1 GOLF COURSES: Maintain and manage our golf courses sustainably and to meet the needs of our customers.

Key Performance Indicators:

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------|
| <p>1 Develop a marketing plan and implement by February 2004.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>The player questionnaires handed out during Sept/Oct/Nov 2003 total 356, with 308 completed and returned. Marketing strategy has been refined and ongoing focus on local newspaper advertising. The course professionals are investigating revival of the 1970 NSW schoolboys and schoolgirls golf championship to encourage greater youth participation.</p> | <p>This KPI Due End: 3rd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |
| <p>2 Report to Council in March 2004 on the implementation of the 10 year master plan, operational sustainability, user satisfaction (target 90%), and performance of the golf course professional.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> <p>Quarterly reviews with the golf course professionals undertaken to monitor and track performance against the contract. Player questionnaire data being correlated. Draft 10 year master plan has been completed and anticipate reporting to Council in Feb/March 04.</p> | <p>This KPI Due End: 3rd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |
| <p>3 Increase maintenance efficiency by 5% based on 2002/03 levels, with the savings transferred to Golf Course Reserve for long term development of the courses.</p> <p><u>Status:</u> NOT YET DUE</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |

Action 2 SWIMMING POOL: Ensure the swimming pool is managed and meets necessary standards for our community.

Key Performance Indicators:

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------|
| <p>1 Complete a Business Plan for the swimming pool by September 2003 that includes investigation of new or enhanced facilities where appropriate and adopt KPI for implementation into Management Plan.</p> <p><u>Status:</u> COMPLETED</p> <p>Draft Business Plan strategy resolved by Council. Currently on exhibition. Submissions close 2 Feb 04. A further report will be provided to council regarding recommended long term actions.</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |
| <p>2 Report to Council in March 2004 on proposed tender process for the lease of the swimming pool.</p> <p><u>Status:</u> NOT YET DUE</p> | <p>This KPI Due End: 3rd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR OPEN SPACE</p> |



OPEN SPACE

SPORT AND RECREATION

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| 3 | Implement Stage 1 of the 5 year asset management program within time and cost variation of 10%. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| Status: DEFERRED | | | |
| Council resolved for works to be undertaken at close of 2003/04 swimming season. Final reporting of Stage 1 will occur at completion of these works. Expression of Interest closes for stage 2 works 20 Jan 04. Tender will close 24 Feb 04 and anticipate a report to Council March 04. | | | |

Action 3 TENNIS COURTS: Manage tennis courts as a sustainable enterprise recognising our social obligation.

Key Performance Indicators:

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|-------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 1 | Report to Council on management options for courts in line with the business plan recommendations for level one courts. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| Status: NOT YET DUE | | | |

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 2 | Implement year one of the capital works program. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| Status: ACHIEVED TO DATE | | | |
| Works commissioned at Pymble, Queen Elizabeth Reserve and Loyal Henry as per priorities set in Business Plan. Waiting on outcome of a grant application to Department of Sport and Recreation to undertake light upgrade. | | | |

Action 4 SPORTSGROUNDS: Maintain and improve sportsfields and sporting facilities to meet the reasonable needs of our users.

Key Performance Indicators:

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|--------------------------------|---------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 1 | Develop ranking criteria for maintenance programs for Sportsfields. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| Status: NOT ACHIEVED | | | |

Draft new ranking criteria for sportsfield maintenance programs being developed in consultation with the Ku-ring-gai Sports Advisory Committee. This KPI is intrinsically linked with Action 4.2 and the development of the Open Space Strategy.

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|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 2 | Prepare service level agreements and report to Council including resourcing and equity considerations for all sportsfields by September 2003 that are consistent with the Open Space strategy. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| Status: NOT ACHIEVED Linked to Action 4.1 and the Open Space Strategy. | | | |

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|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 3 | Increase maintenance efficiency by 5% based on 2002/03 levels with savings transferred to sportsgrounds capital works reserve. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| Status: NOT YET DUE | | | |



OPEN SPACE

SPORT AND RECREATION

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|---|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 4 | Develop a landscape masterplan and capital works program for Koola Park consistent with Section 94 Plan by April 2004. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

NOT YET DUE

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|---|----------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 5 | Develop an action plan for the implementation of a recreation area at North Turramurra by February 2004. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

COMPLETED

Report considered and resolved by Council Dec 03. Action Plan being implemented, as adopted by Council.

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| 6 | Report to Council in April 2004 on the implementation of the sportsground plan of management. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

NOT YET DUE

Currently being implemented.

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| 7 | Implement adopted capital works program for sportsgrounds with maximum time and cost variation of 10% and undertake planning for 2004 to 2006 as per rolling works program. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

ACHIEVED TO DATE

Capital works program at Bannockburn and Barri Brui Ovals commenced. Report on review of priorities will be presented to Council in February 2004.

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| 8 | Report to Council by February 2004 on recommendations of the Greenwood Quarry feasibility study. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

ACHIEVED TO DATE

Draft Council report being prepared and will be reported to Council Feb 04.

Action 5 SHOWGROUND: Implement a program of works to improve the condition of the asset and minimise its impact on surrounding catchments.

Key Performance Indicators:

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|---|--------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 1 | Develop long term maintenance and capital works program for showground and surrounds by November 2003. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

COMPLETED

Capital Works Program has been developed in consultation with the St Ives Showground Advisory Committee. With regard to long term maintenance, building condition audits have been completed and Open Space assets have been assessed as part of the 2003 condition work.

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|---|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 2 | To reduce subsidy of showground by 5% on 2002/03 levels as part of the development of the capital works and maintenance plan. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
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Status:

NOT YET DUE

5% recurrent budget will be transferred into the St Ives Showground environmental levy at the end of the second financial year.



OPEN SPACE

SPORT AND RECREATION

- 3 All permanent user licences adopted by June 2004.

This KPI Due End:

Responsible Officers:

Each Quarter of 2003/2004

– DIRECTOR OPEN SPACE

Status:

ACHIEVED TO DATE

There are 8 permanent users located at the St Ives Showground, of these 6 have been reported and resolved by Council. There are two remaining licences. Negotiations have commenced with one of the two outstanding users.

- 4 Review the carrying capacity and long term sustainability of the showground and report to Council by June 2004.

This KPI Due End:

Responsible Officers:

4th Quarter 2003/2004

– DIRECTOR OPEN SPACE

Status:

NOT YET DUE

A student brief to investigate the carrying capacity and long term sustainability of the showground has been completed. This is being reviewed and will be incorporated within a larger review of the site by Open Space.



OPEN SPACE

WATER

To improve the quality of aquatic ecosystems in built and natural areas.

Action 1 STORMWATER MANAGEMENT: Review and implement strategies to reduce catchment impacts.

Key Performance Indicators:

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 1 Prepare a sustainable funding strategy to support the implementation of catchment management programs by December 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> COMPLETED | | |
| Report considered and adopted by Council 16 December 2003. Investigations have commenced to prepare an integrated strategy to be funded via a special rate and will be reported to Council in April 2004. | | |
| 2 Review and implement 50% of the recommendations in the stormwater management plans within budget by December 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> COMPLETED | | |
| Report considered and adopted by Council 16 December 2003. Implementation of works limited by existing budget and current priorities to prepare local catchment plans. Options to address funding is linked to KPI WAT 1.1 | | |
| 3 By 2005, measure the sediment load and set a percentage reduction. By 2005, there will be an audit of the sediment load within each catchment with an integrated program of works and intervention strategies prepared. Progress report on first catchment to Council by June 2004. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> NOT YET DUE | | |
| Detailed assessment commenced in the Blackbutt Creek catchment to be completed by March 2004. | | |

Action 2 STREAM MANAGEMENT: Restore natural process and flows to degraded urban streams and develop and implement planning policies to prevent channelisation and degradation of watercourses.

Key Performance Indicators:

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| 1 Identify the condition of urban streams and watercourses and develop a prioritisation program for restoration by March 2004. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> NOT ACHIEVED | | |
| Methodology for riparian assessment being developed and tested within Blackbutt Creek. Mapping to commence January 2004. | | |
| 2 From 2002 the "no nett loss principle" for native terrestrial and aquatic environments is applied to all development and from 2005 there is "no nett loss" or degradation of these environments. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR OPEN SPACE |
| <u>Status:</u> NOT YET DUE | | |
| Ongoing sampling programs used to assess long term change. Results of the aquatic ecosystem analysis for Lane Cove was reviewed by the Ku-ring-gai Natural Areas Advisory Committee and adopted by Council in November 2003. | | |



OPEN SPACE

WATER

- 3 Develop a draft policy for the protection and remediation of urban streams by February 2004.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR OPEN SPACE

Status:

NOT YET DUE

Liaising with Department of Environmental Conservation and Department of Infrastructure Planning & Natural Resources to ensure consistency with State Government policy and direction. Progress will integrate with outcomes of the riparian mapping (KPI Water 2.1).

- 4 A map of all known sewer pits be prepared and placed on Council's website by February 2004.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR OPEN SPACE

Status:

NOT YET DUE



LAND USE MANAGEMENT

PROVISION OF SERVICES

Adequate services are provided for new development having regard for infrastructure and environmental requirements and financial resources.

Ensure Council's planning documentation includes provisions requiring applicants for new developments to provide the necessary services to meet the needs of such developments.

Action 1 Council has in place up to date Section 94 Plans.

Key Performance Indicators:

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|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------|
| 1 Council's existing Section 94 Plans are reviewed half yearly against the projected outcomes. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| <u>Status:</u> NOT ACHIEVED Draft Plan expected in February 2004. | | |
| 2 New Section 94 Plans are prepared in accordance with requirements of new LEPs. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| <u>Status:</u> ACHIEVED TO DATE Oct 03 - Consultants engaged for new S94 Plan. Plan due February 2004. | | |

Action 2 Council's requirements for development works are clearly identified in new LEPs and DCPs.

Key Performance Indicators:

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|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------|
| 1 New LEPs and DCPs identify need for works required by development or for Section 94 contribution. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| <u>Status:</u> ACHIEVED TO DATE DLEP194 and DDCP55 have identified works required for S94 contributions. | | |

Action 3 Council's new LEPs,DCPs and Codes take into account community input and Council's internal departments input for provision of infrastructure and environmental requirements.

Key Performance Indicators:

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------|
| 1 New LEPs, DCPs and Codes reported to Council identify recommendations from the community and Council's internal Departments for services required in relation to infrastructure and environmental issues. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| <u>Status:</u> ACHIEVED TO DATE Interdepartmental workshops held for new LEPs and DCPs to identify infrastructure and environmental issues (eg. DLEP194, DDCP55 and Depot relocation). | | |



LAND USE MANAGEMENT

PROVISION OF SERVICES

Action 4 To ensure the progressive undergrounding of power lines.

Key Performance Indicators:

| | | | |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------|
| 1 | Review of business centres identifies funding and other opportunities for the undergrounding of power lines including Section 94. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONM |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| Included in DDCP55 Multi Unit Housing and part of the new S94 Plan - scope of works. | | | |
| 2 | Review of standard conditions of consent to identify opportunities for undergrounding including opportunities in areas to be rezoned for medium density. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONM |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| Avon Road, Pymble and Marshall Avenue, Warrawee included in Minister's Targeted Sites - SEPP53. | | | |
| 3 | Report to Council on reviews undertaken in KPI's 1 and 2 and identification of other funding options by November 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONM |
| <u>Status:</u> | | | |
| ACHIEVED TO DATE | | | |
| Included in S94 Plan and conditions for Minister's targeted sites. | | | |



LAND USE MANAGEMENT

PUBLIC HEALTH

Ensure maintenance of public health via inspection and monitoring of public health standards.

Action 1 Food preparation areas and retail outlets are regularly inspected.

Key Performance Indicators:

| | | | |
|---|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 1 | All Food shops/ retail outlets and preparation areas are inspected twice per year. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| | <u>Status:</u> ACHIEVED TO DATE 120 premises inspected to date. (Lack of staff has programme behind schedule.) | | |

Action 2 Cooling Towers are monitored for compliance with public health standards.

Key Performance Indicators:

| | | | |
|---|----------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 1 | All cooling towers are identified and appropriate monitoring of systems is undertaken. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| | <u>Status:</u> COMPLETED | | |

Action 3 Boarding Houses are regularly inspected.

Key Performance Indicators:

| | | | |
|---|------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 1 | Annual inspection report prepared. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| | <u>Status:</u> COMPLETED | | |

Action 4 Fire Safety of Public Buildings is regularly monitored.

Key Performance Indicators:

| | | | |
|---|------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 1 | Register of Public Buildings maintained. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| | <u>Status:</u> COMPLETED | | |

Action 5 Fire Safety of Residential Flat Buildings is monitored.

Key Performance Indicators:

| | | | |
|---|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 1 | Progressive Survey of Residential Flat buildings is undertaken along with the service of appropriate fire upgrade Orders. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| | <u>Status:</u> ACHIEVED TO DATE 41% of audit complete. | | |



LAND USE MANAGEMENT

COMMUNITY PARTICIPATION

Invite and involve the community in the formulation and review of Council's planning instruments and policies. Provide sufficient information and opportunities for involvement for the Community in the development and planning process.

Action 1 The community to be involved early in any major planning review.

Key Performance Indicators:

- 1 All Planning initiatives to be undertaken in accordance with Council's adopted Consultation Policy.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Ongoing - Policies, LEPs and Codes notified in accordance with Council's Notification Policy.

Action 2 Identify and maintain a list of registered community groups for notification purposes.

Key Performance Indicators:

- 1 A public list of registered community groups to be reviewed quarterly in conjunction with Community Services and Council's internal departments.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Ongoing - updated on a regular basis.



LAND USE MANAGEMENT

ECOLOGICAL SUSTAINABILITY

Ensure that development in Ku-ring-gai is ecologically sustainable and identify through the LEP / DCP process environmental issues related to future development having regard for Council's overall policy objectives.

To ensure that development is ecologically sustainable and consistent with the environmental capacity of the area and that land use has regard for the need to achieve a balance between the identified expectations of the community and private landowners rights.

Action 1 Review existing DCP/Codes for opportunities to include principles of Ecological Sustainability.

Key Performance Indicators:

- 1 Progressively review DCP and Code documents in accordance with adopted timetable.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Ongoing.

Action 2 All new LEPs, DCPs, and Codes to examine opportunities for inclusion of Ecologically Sustainable Principles.

Key Performance Indicators:

- 1 Reference in reports on new LEPs, DCP and Codes to identify ecologically sustainable outcomes.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Ongoing - ESD incorporated into all reports and new LEPs / DCPs.

- 2 Principles of sustainability incorporated into existing LEP's, DCP's and codes in accordance with Councils resolutions.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Ongoing - all LEPs, DCPs and Codes include sustainability principles.

Action 3 The incidence of noxious weeds is significantly reduced.

Key Performance Indicators:

- 1 Properties near bushland areas are regularly inspected at least once every two years for potential weed infestation.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

ACHIEVED TO DATE

- 2 1000 properties inspected per annum in relation to noxious weeds.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

COMPLETED

1300 properties inspected as at end of second quarter.



LAND USE MANAGEMENT

ECOLOGICAL SUSTAINABILITY

- 3 Noxious weeds where identified are removed within 30 days.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT &
REGULATORY SERVICES

Status:

ACHIEVED TO DATE

53 orders served in the current year.



LAND USE MANAGEMENT

ENVIRONMENTAL SUSTAINABILITY

To ensure Council's activities and development in Ku-ring-gai are environmentally sustainable.

Action 1 To develop and deliver an effective environmental reporting program.

Key Performance Indicators:

| | | | |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|
| 1 | Complete the 2003/04 supplementary State of Environment Report with both short and long term recommendations. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> COMPLETED 2003 Supplementary State of the Environment Report completed as part of the Annual Report. | | |
| 2 | Integrate the State of Environment Report and Management Plan. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> ACHIEVED TO DATE Progress reported to Council 18 November 2003. | | |
| 3 | Conduct compliance audits on all Council owned and run operational sites / activities or services. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> NOT YET DUE External System audit completed in first quarter. Further audits to commence in third quarter. | | |
| 4 | Integrate Environmental Management System into State of Environment Report and Management Plan. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> COMPLETED Environmental Management System implementation reported in State of the Environment Reports and forms part of 2003/2007 Management Plan. | | |

Action 2 Develop planning controls to facilitate water sensitive urban design to address stormwater quantity and quality including the detention, retention and reuse and the environmental sensitivities of the receiving areas.

Key Performance Indicators:

| | | | |
|----------|-----------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|
| 1 | Complete a Water Management Development Control Plan. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> NOT ACHIEVED Progress reported to Council on 18 November 2003. | | |
| 2 | All new developments incorporate principles of water sensitive urban design. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> NOT YET DUE | | |



LAND USE MANAGEMENT

ENVIRONMENTAL SUSTAINABILITY

Action 3 Develop draft plans of management to guide future management of community land.

Key Performance Indicators:

- | | | | |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|
| 1 | To develop a program and implementation schedule for the preparation of Plans of Management for Community Land, for Council by end of December 2003. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|

Status:

COMPLETED

Program developed and reported to Council on 9 December 2003.

Action 4 Implement and review Council's policy for contaminated land.

Key Performance Indicators:

- | | | | |
|---|------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|
| 1 | Review existing Policy after 2 year anniversary of its adoption. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
|---|------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|

Status:

COMPLETED

Review completed and reported to Council 16 December 2003.

- | | | | |
|---|------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------|
| 2 | Provide specialist advice on an ongoing basis. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
|---|------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

Advice provided on 4 properties including D.A. assessments and contamination notation issues. Ongoing input into issues at CSIRO land and Queen Elizabeth Reserve at West Lindfield.

Action 5 Ensure Council's policies, projects and operations are consistent with the principles of Ecological Sustainable Development.

Key Performance Indicators:

- | | | | |
|---|---------------------------------|---------------------------------------------------|-------------------------------------------------------------------|
| 1 | Review and update of Waste DCP. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
|---|---------------------------------|---------------------------------------------------|-------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

The review has commenced but will be delayed to incorporate any requirements arising from the new service agreement being negotiated with Collex (Council's Waste contractor) and to take into account legislative changes and requirements from Resource NSW.

- | | | | |
|---|------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|
| 2 | Continue to implement Council's Environmental Management System. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
|---|------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

Implementation of the Environmental Management System is a continuing process. Activities this quarter have included a review of environment, policy and publication of a quarterly newsletter.

- | | | | |
|---|----------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|
| 3 | Develop Environmental Assessment Guidelines for Council projects and activities. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
|---|----------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|

Status:

NOT YET DUE



LAND USE MANAGEMENT

ENVIRONMENTAL SUSTAINABILITY

- 4 Implement 40% of high priority actions listed in the Greenhouse Action Plan.

Status:

NOT YET DUE

21 % completed.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT



LAND USE MANAGEMENT

SHOPPING AND BUSINESS CENTRES

Progressively plan and identify opportunities for enhancement of Shopping and Business Centres providing a safe, comfortable and pedestrian friendly environment with adequate supply of parking and transport services.

Action 1 Service Council's Business Centres Advisory Committee with appropriate staff.

Key Performance Indicators:

- | | | | |
|---|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------|
| 1 | Report to Council on recommendations from Business Centres Advisory Committee on a quarterly basis. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
|---|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

All minutes reported to Council.

Action 2 Car parking restrictions on street are regularly patrolled and enforced.

Key Performance Indicators:

- | | | | |
|---|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|
| 1 | Number of infringements per car parking space, at a rate of at least 150 per 100 car spaces per annum. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

Currently exceeding KPI at 205 per 100 spaces.

Action 3 Car parking restrictions at Council Carparks are regularly patrolled and enforced.

Key Performance Indicators:

- | | | | |
|---|------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|
| 1 | Major Council carparks are policed at least three days per week. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

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|---|---------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|
| 2 | Other Council carparks are policed at least one day per week. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|---------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

- | | | | |
|---|----------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|
| 3 | Parking infringements issued at the rate of at least 150 per 100 car spaces per annum. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|----------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

Currently exceeding at 198 per 100 spaces.

- | | | | |
|---|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|
| 4 | Parking enforcement activities are concentrated on those carparks with higher levels of non-compliance with parking restrictions. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE



LAND USE MANAGEMENT

SHOPPING AND BUSINESS CENTRES

Action 4 Regulatory control officers to ensure that on the spot fines are issued to littering offenders.

Key Performance Indicators:

- 1 That an annual report be presented to Council on the number of fines issued to initiate a benchmark by June 2004

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT &
REGULATORY SERVICES

Status:

ACHIEVED TO DATE

\$9,480 in fines issued within the first two quarters.



LAND USE MANAGEMENT

BUILT ENVIRONMENT

Conserve and enhance Ku-ring-gai's rare blend of fine domestic architecture within a treed landscape of native and exotic planting and gardens including; Heritage Conservation areas and neighbourhood character are protected or enhanced; A high quality of urban design is achieved; Development is consistent with the principles of good design; Land use is sustainable; and Ku-ring-gai's garden and forest canopy setting is protected.

Action 1 Individual heritage studies of properties carried out when required by Council resolution.

Key Performance Indicators:

- | | | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------|
| 1 | Following decisions to assess heritage significance, report to Council within 6 weeks of Council resolution recommending appropriate action and costings unless specifically budgeted for. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONM |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------|

Status:

ACHIEVED TO DATE

Within the reporting period two studies have been completed.

- | | | | |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------|
| 2 | Review recommendations within Godden Mackay Logan Study for potential Heritage Items. Report to Council quarterly on program including reviews undertaken in each period. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONM |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------|

Status:

ACHIEVED TO DATE

Urban Conservation Areas will incorporate heritage items.

Action 2 Council's planning controls are effectively and appropriately applied to development assessments.

Key Performance Indicators:

- | | | | |
|---|--------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------|
| 1 | Development complies with Council's planning controls. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|--------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

All DA's are assessed against Council's adopted codes and policies.

Action 3 Prepare Visual Character Study for Local Government Area to compliment Council's Heritage Studies, with review of previous Visual Character consultant's reports.

Key Performance Indicators:

- | | | | |
|---|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------|
| 1 | Report to Council by December 2003 on proposed methodology and program, identifying budget and resourcing requirements. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONM |
|---|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------|

Status:

DEFERRED

Awaiting final outcome of UCA reports prior to commencement.



LAND USE MANAGEMENT

PLANNING CONTROLS AND LEGISLATION

Identify in partnership with Council and the community where there is a need for improved planning controls.

Advise and recommend to Council on the impacts of any government proposal for new or changed planning controls and legislation.

Council has sound and effective planning controls that are consistent with legislative requirements, Council's needs and community expectations.

Council and its community are involved with the shaping of new planning controls and legislation.

Action 1 Provide a clear procedure to involve the community in the plan making process.

Key Performance Indicators:

- 1 Reports to Council on a quarterly basis to address and identify community input and issues.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Consultation undertaken for RDS Stage 1. Issues being analysed. Information provided on quarterly basis.

Action 2 Develop with Council and the community, protection for areas where policy reform is required.

Key Performance Indicators:

- 1 New legislation from Government to be advised to Council as soon as practical following notification subject to Council meeting cycle.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Council advised on new legislation.

- 2 Detailed reports with recommendations to be presented to Council prior to any exhibition period closing.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Action 3 Report to Council on new planning policies initiated by government and surrounding Councils.

Key Performance Indicators:

- 1 Reports to be prepared to Council of actions initiated by Government and surrounding Councils in a timely manner.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Relevant changes notified.



LAND USE MANAGEMENT

REGULATION OF DEVELOPMENT

To promote quality residential dwelling design.

Action 1 Establish a Ku-ring-gai Urban Design Review panel to achieve design quality control in the development process for residential flats.

Key Performance Indicators:

- 1 Prepare material for expression of interest.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED

Awaiting outcome of DLEP194 and RDS

- 2 Advertise and interview.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED

Awaiting outcome of DLEP194 and RDS

- 3 Report to Council and Planning NSW.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED

- 4 Workshop and familiarisation with Ku-ring-gai.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED

- 5 Operational and servicing of the Panel.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED

- 6 Review and monitoring.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED



LAND USE MANAGEMENT

REGULATION OF DEVELOPMENT

Action 2 Development applications comprehensively and consistently assessed across Ku-ring-gai in accordance with relevant statutory controls.

Key Performance Indicators:

- | | | | |
|---|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------|
| 1 | Development complies with Council's planning controls except where reasonable departures are identified and justified in assessment reports. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

All DA's are assessed against Council and state controls and policies.

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|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 2 | Relevant DCP's are not undermined by inconsistent application to DA's as may be evidenced in Land and Environment Court appeals or in annual quality control checks. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|

Status:

DEFERRED

Insufficient data and resources available.

Action 3 Development applications are efficiently and effectively processed.

Key Performance Indicators:

- | | | | |
|---|--------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 1 | Median DA processing time not exceeding 60 days. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|--------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|

Status:

NOT ACHIEVED

2nd quarter currently average 112 days.

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|---|------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 2 | Median processing time Category 3 (Major) DAs – not exceeding 90 days. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|

Status:

NOT ACHIEVED

First quarter dual occupancies 306 days and SEPP 5 293 days.
Second quarter dual occupancies 270 days and SEPP 5 260 days.

- | | | | |
|---|----------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 3 | % of DAs on hand over 90 days – not exceeding 15%. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|----------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|

Status:

NOT ACHIEVED

Current DAs on hand over 90 days 61%.

- | | | | |
|---|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|
| 4 | % of DAs determined within 40 days – not less than 40%. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------|

Status:

NOT ACHIEVED

Second quarter 12.9% of DAs lodged determined within 40 days.
First quarter 10.8% DAs lodged determined within 40 days.



LAND USE MANAGEMENT

REGULATION OF DEVELOPMENT

| | | | |
|---|--------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------|
| 5 | % of DAs determined under delegated authority – not less than 90%. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|--------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

91% of DAs determined by officer after initial review and consultation with Ward Councillors.

| | | | |
|---|-----------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------|
| 6 | Average Development Control staff costs for DA determinations (per DA) – not exceeding \$500. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|-----------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------|

Status:

NOT ACHIEVED

Average cost of assessment = \$841 per DA. (Note: This is an indicative guide only).

Action 4 Increase community consultation in the assessment and decision making process.

Key Performance Indicators:

| | | | |
|---|---------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|
| 1 | Notification letters issued in accordance with notification policy. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|---------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

A total of 22,871 letters sent within 1st and 2nd quarters..

| | | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|
| 2 | All submissions received objectively considered in the development assessment process and substantiated points of objection are addressed. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

Action 5 Construction Certificates are efficiently processed with a positive monetary return to Council and approved construction plans accord with the development consents issued by Council.

Key Performance Indicators:

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|---|------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|
| 1 | Construction plans comply with development consents. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

All plans checked prior to release.

| | | | |
|---|------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|
| 2 | Median Construction Certificates processing time not exceeding 5 days. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|

Status:

ACHIEVED TO DATE

A total of 320 applications processed within the first and second quarter.

| | | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------|
| 3 | Privately certified construction certificates are randomly monitored for compliance with development consents with the results reported annually to Council. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------|

Status:

NOT YET DUE

Lack of staff within the Department has prevented the implementation of this program.



LAND USE MANAGEMENT

REGULATION OF DEVELOPMENT

- 4 Fees received exceed cost of service.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

ACHIEVED TO DATE

\$171,921 received for Construction Certificates to date.

Action 6 Monitor quality of built and landscape outcomes.

Key Performance Indicators:

- 1 Annual survey of completed developments for quality control (qualitative survey). Results reported annually to Council.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

NOT YET DUE

Deferred due to staff shortage.

- 2 Annual survey with Councillor involvement of at least 20 completed developments over previous 5 years evaluated for quality of landscapes. Results reported annually to Council.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

DEFERRED

Deferred due to staff shortages.

Action 7 Council has in place a Compliance Policy which reflects community expectations and provides for effective and pro-active enforcement of Council orders, rules and regulations and applicable legislation.

Key Performance Indicators:

- 1 Draft policy to Council December 2003.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

NOT ACHIEVED

Deferred due to staff shortage.

- 2 All major developments and 10% of other developments constructed each year are audited for compliance with development consents.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

NOT ACHIEVED

Deferred due to staff shortage.

Action 8 Ongoing DA Compliance Checks.

Key Performance Indicators:

- 1 DA Compliance audit targets identified, met and reported annually to Council.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

ACHIEVED TO DATE

Current compliance checks being carried out on sites where complaints have been lodged.



LAND USE MANAGEMENT

REGULATION OF DEVELOPMENT

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------|
| <p>2 Orders and legal action initiated promptly where necessary.</p> <p><u>Status:</u> ACHIEVED TO DATE 42 orders issued within the first and second quarters.</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES</p> |
| <p>3 90% of breaches are rectified within 90 days (except where a Section 96 application for modification is approved).</p> <p><u>Status:</u> ACHIEVED TO DATE</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES</p> |
| <p>4 Significant breaches are subject to prosecution in the Land and Environment Court and fines issued for other breaches other than those of a very minor nature.</p> <p><u>Status:</u> ACHIEVED TO DATE 25 Penalty Notices issued, amounting to \$15,300 in fines.</p> | <p>This KPI Due End: 4th Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES</p> |

Action 9 Enforcement of breaches of statutory controls.

Key Performance Indicators:

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <p>1 All known breaches of regulations are acknowledged, investigated and actioned within 14 days.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES</p> |
| <p>2 Orders and legal action initiated promptly where necessary.</p> <p><u>Status:</u> ACHIEVED TO DATE 36 Orders issued at end of second quarter.</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES</p> |
| <p>3 90% of breaches are rectified within 90 days (except where an approval is obtained).</p> <p><u>Status:</u> ACHIEVED TO DATE</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES</p> |
| <p>4 Significant breaches are subject to prosecution in the Land and Environment Court and fines issued for other breaches.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES</p> |



LAND USE MANAGEMENT

REGULATION OF DEVELOPMENT

Action 10 Building sites are managed in accordance with statutory requirements in relation to pollution control and tree protection.

Key Performance Indicators:

| | | |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------|
| 1 At least 250 building sites are audited per annum for sediment control and tree protection compliance. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| <p><u>Status:</u></p> <p>ACHIEVED TO DATE</p> <p>265 sites inspected by end of second quarter.</p> | | |
| 2 90% of building sites comply with Council requirements for sediment control and tree protection. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| <p><u>Status:</u></p> <p>COMPLETED</p> <p>95% comply</p> | | |
| 3 Fines are issued where breaches of Council requirements for pollution control and tree protection are detected. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| <p><u>Status:</u></p> <p>ACHIEVED TO DATE</p> <p>24 Penalty Notices issued, representing \$17,100 in fines.</p> | | |

Action 11 Council's development determinations where appealed, are effectively defended in the Land and Environment Court so as to achieve an optimum and cost effective outcome for the community.

Key Performance Indicators:

| | | |
|------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------|
| 1 Development Application appeal success not less than 40% | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| <p><u>Status:</u></p> <p>NOT ACHIEVED</p> <p>To be reported to Council meeting 24 February 2004.</p> | | |
| 2 Development Application appeals percentage of positive outcomes not less than 60%. | This KPI Due End: Each Quarter of 2003/2004 | Responsible Officers: – DIRECTOR ENVIRONMENT & REGULATORY SERVICES |
| <p><u>Status:</u></p> <p>NOT ACHIEVED</p> <p>To be reported to Council meeting 24 February 2004.</p> | | |



LAND USE MANAGEMENT

URBAN CONSOLIDATION

Residential development that meets the reasonable needs of the community and is compatible with the area's environmental capacity and treed landscape, heritage and character. New residential development is accepted by the community and enhances the character of Ku-ring-gai.

Action 1 Engage consultants to assist on planning issues for Council's residential development strategy in line with budget provisions.

Key Performance Indicators:

- 1 Report to Council on a regular basis on the outcomes of consultants work with critical analysis and recommendations.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Ongoing.

Action 2 Prepare a LEP and DCP for mixed use commercial and residential development.

Key Performance Indicators:

- 1 Summary of locations yield and floorspace ratios to be reported to Council as each centre is finalised.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED

Awaiting outcome of RDS Stage 1.

- 2 Organisational changes undertaken to ensure high quality assessment of medium density applications by staff. Options for change reported to Council no later than November 2003.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– GENERAL MANAGER

Status:

COMPLETED

- 3 Consultation program completed and reported to Council by 30 August 2003.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED

Awaiting outcomes of RDS which has taken priority over other projects.

- 4 Exhibition of Draft LEP and DCP as determined by the timeframe developed in accordance with Planning NSW.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED

Awaiting outcome of RDS which has taken priority over other projects.

- 5 Submitted to Planning NSW as determined by the timeframe developed in accordance with Planning NSW.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED



LAND USE MANAGEMENT

URBAN CONSOLIDATION

Action 3 Effective implementation of Council's residential development strategy.

Key Performance Indicators:

- 1 Adequate baseline research and planning completed along with community participation for implementation of the special areas plans within 6 months of gazettal of LEP194.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

DEFERRED

Awaiting final outcome on RDS Stage 1 and DLEP194.

Action 4 To provide additional housing choice within the Stage 2 areas.

Key Performance Indicators:

- 1 Preparation of LEP & DCP of the nominated neighbourhood centres as determined by the timeframe adopted by Council or November 2003, whichever is the earlier.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

ACHIEVED TO DATE

Information, methodology and target yields - reported to Council and forwarded to DIPNR.

- 2 Development mix is noted in associated LEPs and DCPs.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

DEFERRED

Dependent on Ministerial decision.

- 3 D/A consents reflect associated LEPs and DCPs

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR ENVIRONMENT & REGULATORY SERVICES

Status:

DEFERRED

Dependent on Ministerial decision.

Action 5 To estimate a sustainable long term housing type distribution suited to Ku-ring-gai (in number not location)

Key Performance Indicators:

- 1 Prepare report to Council by December 2003.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

NOT ACHIEVED



LAND USE MANAGEMENT

EXHIBITION OF UCA STUDY STAGE 3

Complete and exhibit a Study for all areas included in the National Trust Urban Conservation Areas Stage 3 to confirm whether these areas have sufficient values to be recommended for inclusion in Council's Planning Ordinances.

Action 1 Prepare study for National Trust Urban Conservation Areas Stage 3.

Key Performance Indicators:

| | | | |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------|
| 1 | Prepare consultant tender document for study, review all submissions. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> COMPLETED | | |
| 2 | Select and manage consultant. | This KPI Due End: 1st Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> COMPLETED Consultant engaged. | | |
| 3 | Undertake 2 public workshops with residents in accordance with the brief. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> ACHIEVED TO DATE Liaising with consultant on dates. | | |
| 4 | Review draft consultant report. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> NOT ACHIEVED | | |
| 5 | Place draft study on public exhibition, review and acknowledge all submissions, report to Council and seek recommendation to prepare a draft LEP. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> NOT ACHIEVED | | |
| 6 | Prepare draft LEP document and exhibit in accordance with Council's notification policy. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> NOT YET DUE | | |
| 7 | Review submissions and final report to Council for adoption. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT |
| | <u>Status:</u> NOT YET DUE | | |



LAND USE MANAGEMENT

EXHIBITION OF UCA STUDY STAGE 3

8 Gazettal of LEP and notification and information sessions.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONMENT

Status:

NOT YET DUE



LAND USE MANAGEMENT

PREPARATION OF HERITAGE DCP

Prepare a document that meets contemporary heritage practice and is accepted by the community and Council.

Action 1 Prepare a Heritage DCP.

Key Performance Indicators:

| | | |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------|
| <p>1 Review existing guidelines and research applications and existing items.</p> <p><u>Status:</u> NOT ACHIEVED</p> | <p>This KPI Due End: 1st Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONM</p> |
| <p>2 Prepare draft document and report to Council.</p> <p><u>Status:</u> NOT ACHIEVED</p> | <p>This KPI Due End: 1st Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONM</p> |
| <p>3 Exhibit - consultation.</p> <p><u>Status:</u> NOT ACHIEVED</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONM</p> |
| <p>4 Review submission and report to Council.</p> <p><u>Status:</u> NOT ACHIEVED</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONM</p> |
| <p>5 Adoption and education.</p> <p><u>Status:</u> NOT ACHIEVED</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONM</p> |



LAND USE MANAGEMENT

LAND INFORMATION

Council and the community has a land information system that is both accurate and in line with the organisation's identified needs subject to appropriate budget allocation.

Council's Land Information System is up to date in relation to essential information required by Council's internal departments to ensure required data is available for the provision of governance in Council.

Action 1 Maintain an up to date land database against Council's corporately identified requirements. Provide public access to Council's base maps and services in accordance with Council's Fees and Charges.

Key Performance Indicators:

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------------------|
| <p>1 All requests for information or new work within Council's GIS, whether internal or external, to be actioned within 4 weeks of the request. Notification given within 1 week if request is unable to be completed within required timeframe.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT</p> |
| <p>2 Report to Council in the annual report the current status of Council's GIS system.</p> <p><u>Status:</u> COMPLETED</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT</p> |
| <p>3 Drainage information entered on GIS by October 2003.</p> <p><u>Status:</u> NOT ACHIEVED</p> | <p>This KPI Due End: 2nd Quarter 2003/2004</p> | <p>Responsible Officers: – DIRECTOR TECHNICAL SERVICES</p> |

Action 2 Maintain Council's base information related to zoning for the issue of 149 certificates.

Key Performance Indicators:

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------------------|
| <p>1 Council's zoning and property data maintained, legislative changes incorporated and identified errors for Section 149 certificates rectified within 2 working days of notice.</p> <p><u>Status:</u> ACHIEVED TO DATE</p> | <p>This KPI Due End: Each Quarter of 2003/2004</p> | <p>Responsible Officers: – DIRECTOR PLANNING & ENVIRONMENT</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------------------|



COMMUNITY SERVICES

LIBRARY SERVICE

To provide a library service and public space which addresses the information, cultural and recreational needs of the community.

Action 1 Implement recommendations from the Library Review.

Key Performance Indicators:

- 1 Recommendations implemented according to a priority based plan and available resources and reported to Council by June 2004..

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

1. Library Review published on Council web site
2. Strategic Plan completed
3. Program of tours of Gordon Library implemented
4. Training Plan completed.
5. Library Assistants positions reviewed
6. Measurement of web site usage now available
7. Draft Marketing Plan completed

Action 2 Implement recommendations from the Library Strategic Plan.

Key Performance Indicators:

- 1 Recommendations implemented according to priorities and available resources and reported to Council by June 2004.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

New Library Management Software selected

Action 3 Promote the Library and services.

Key Performance Indicators:

- 1 Develop a Library marketing plan.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Action 4 Search for, acquire, organise and conserve information about Ku-ring-gai.

Key Performance Indicators:

- 1 Information about Ku-ring-gai acquired and conserved through newspaper indexing, archiving Council documents and Oral History Project.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

No of entries for Ku-ring-gai Index now at 31,097 as at 1st October.

Council Minutes for 1987 to 1990 sent to be microfilmed.

24 glass negatives and 24 photographs purchased from the Cubis Collection at North Sydney. Glass negatives cover Ku-ring-gai at the turn of the century

Valuation Cards for 1930-1932 have been moved into Library.



COMMUNITY SERVICES

LIBRARY SERVICE

Action 5 Promote reference and enquiry services within Libraries and on the Internet.

Key Performance Indicators:

- 1 Reference services provided through 'Ask a Librarian' service.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

DEFERRED

Project deferred due to delay with technical support, now due 3rd quarter

Action 6 Increased usage of Information Technology.

Key Performance Indicators:

- 1 Increased usage made of Information Technology via enquiries and loan renewals on web OPAC by 10%.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Enquiries on web OPAC have increased by 15.8% this quarter
Loan renewals on web OPAC increased by 45.3%

- 2 Increased usage made via use of internet and library web page by 10%.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Internet usage within libraries has increased by 8.2% this quarter.
Visits to Library web page were 4198 this quarter.

Action 7 Order, catalogue and process new material.

Key Performance Indicators:

- 1 75% of new material available for circulation within 3 weeks of receipt.

This KPI Due End:

Each Quarter of 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

75.6% of new items available for loan within three weeks of receipt this quarter

Action 8 Select and maintain multi-media collection which meets needs of the community.

Key Performance Indicators:

- 1 Multi-media collection meets community needs with 85% of requests met from existing collection.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

96.2% of requests met from existing collection this quarter



COMMUNITY SERVICES

LIBRARY SERVICE

- 2 Chinese language collection established.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Chinese Collection launched 25 November 2003

Action 9 Provide appropriate infrastructure capacity to meet the needs of the community.

Key Performance Indicators:

- 1 Annual comparative statistics maintained, including visits and loans per capita, and percentage of population registered as members.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Loans per capita = 4.4

Visits per capita = 2.3

Percentage of population registered = 42.3%

Action 10 Plan for Centenary of Ku-ring-gai Council in 2006.

Key Performance Indicators:

- 1 Plans in place for centenary celebration and reported to Council by December 2003..

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Community Advisory Committee established, first meeting held December 2003, report to Council February 2004

Action 11 Plan and implement special events, holiday programs, author visits, storytelling and summer reading program.

Key Performance Indicators:

- 1 Special events and programs held at appropriate times throughout the year.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Action 12 Conduct survey of non-members to identify opportunities for extending the Library's reach into the community.

Key Performance Indicators:

- 1 Survey of non-members held.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

NOT YET DUE

Grant funds to conduct the survey were not obtained from State Library NSW



COMMUNITY SERVICES

PROGRAMS AND SERVICE DELIVERY

To deliver appropriate programs and services that meet the needs and expectations of users, within available resources.

Action 1 To provide an affordable and accessible Long Day Care service, Thomas Carlyle Children's Centre.

Key Performance Indicators:

| | | | |
|---|-----------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|
| 1 | Achieve above 90% Effective Full Time utilisation level for long day care places. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR COMMUNITY SERVICES |
| | <u>Status:</u> ACHIEVED TO DATE Utilisation levels for the quarter 98% | | |

Action 2 To provide an affordable and accessible Ku-ring-gai Family Day Care Service.

Key Performance Indicators:

| | | | |
|---|-------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|
| 1 | Achieve 175 Effective Full Time places for the Ku-ring-gai Family Day Care Service. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR COMMUNITY SERVICES |
| | <u>Status:</u> ACHIEVED TO DATE | | |

Action 3 Carry out consultation with representatives of Council leased children services buildings. (Ku-ring-gai Social Plan 2000 - Children, Recommendation 8, 10 & 11 page 22).

Key Performance Indicators:

| | | | |
|---|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|
| 1 | Consultations completed and documented. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR COMMUNITY SERVICES |
| | <u>Status:</u> ACHIEVED TO DATE 13 consultations with children's service providers completed and documented. | | |
| 2 | Results reported to Council by June 2004. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR COMMUNITY SERVICES |
| | <u>Status:</u> NOT YET DUE | | |

Action 4 Provide youth drop-in program at the St Ives Youth Centre. (Ku-ring-gai Social Plan 2000 - Young People, Recommendation 12 page 23).

Key Performance Indicators:

| | | | |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|
| 1 | Conduct 42 drop-in sessions during 2003/2004. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR COMMUNITY SERVICES |
| | <u>Status:</u> ACHIEVED TO DATE Youth drop-in program at St Ives Youth Centre operational with 13 drop-in sessions conducted in the quarter | | |



COMMUNITY SERVICES

PROGRAMS AND SERVICE DELIVERY

Action 5 Provide a mobile Youth Outreach Service that is highly visible and accessible to young people.

Key Performance Indicators:

1 Conduct 300 Youth Outreach Service location visits annually.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Youth Outreach Service operational and 130 location visits conducted in the quarter

Action 6 Develop youth entertainment program. (Ku-ring-gai Social Plan 2000 - Young People, Recommendation 12 page 23).

Key Performance Indicators:

1 Conduct 10 youth entertainment events annually.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Youth entertainment program developed with 3 youth entertainment events held.

Action 7 Provide a Student Resource Centre service adjacent to the Ku-ring-gai Library. (Ku-ring-gai Social Plan 2000 - Young People, Recommendation 12 page 23).

Key Performance Indicators:

1 Student Resource Centre open 3 days per week.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Student Resource Centre operational 3 days per week during school term. Centre has been open 139 times in the quarter.

Action 8 Conduct a Community Forum to discuss issues of multicultural diversity in Ku-ring-gai. (Ku-ring-gai Social Plan 2000 - Children, Recommendation 4 page 22; Young People, Recommendation 19 & 20 page 24; Older People, Recommendation 10 page 26).

Key Performance Indicators:

1 Community Forum held.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Action 9 Provide a volunteer service for Home and Community Care Services.

Key Performance Indicators:

1 Volunteer Service complies with Home and Community Care Validation Standards and Deed of Funding Agreement.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Validation standards maintained and Deed of Funding Agreement renewed for 2003/2004.



COMMUNITY SERVICES

PROGRAMS AND SERVICE DELIVERY

Action 10 Provide management support for the provision of a quality Ku-ring-gai Meals on Wheels food service. (Ku-ring-gai Social Plan 2000 - Older People, Recommendation 9 & 10 page 26).

Key Performance Indicators:

- 1 Ku-ring-gai Meals on Wheels complies with Home and Community Care Validation Standards and Deed of Funding Agreement.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Validation standards maintained and Deed of Funding Agreement renewed for 2003/2004.

Action 11 Organise and implement Children's Week Program of events in October 2003. (Ku-ring-gai Social Plan 2000 - Children, Recommendation 8 page 22).

Key Performance Indicators:

- 1 Children's Week program of events completed in October 2003 with 85% customer satisfaction rating.

This KPI Due End:

1st Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Action 12 Organise and implement Youth Week program of events in April 2004. (Ku-ring-gai Social Plan 2000 - Young People, Recommendation 12 page 23).

Key Performance Indicators:

- 1 Youth Week program of events completed in April 2004 with 85% customer satisfaction rating.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Youth Week Planning group established.

Planning for Youth Week 2004 commenced in cooperation with other Northern Sydney Councils and Ku-ring-gai Youth Council.

Draft program to be completed by end of January 2004.

Action 13 Organise and implement Seniors' Week Program of events in March 2004. (Ku-ring-gai Social Plan 2000 - Older People, Recommendation 7 page 26; Young People, Recommendation 4 page 23).

Key Performance Indicators:

- 1 Seniors' Week program of events completed in March 2004 with 85% customer satisfaction rating.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Senior's Week Planning Committee established and 2004 program currently under development.



COMMUNITY SERVICES

PROGRAMS AND SERVICE DELIVERY

Action 14 Organise and implement International Day of People with a Disability Program in November 2003. (Ku-ring-gai Social Plan 2000 - People with Disabilities, Recommendation 9 page 25).

Key Performance Indicators:

- 1 International Day of People with a Disability Program of activities completed in November 2003 with 85% customer satisfaction rating.

This KPI Due End:
3rd Quarter 2003/2004

Responsible Officers:
– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Action 15 Plan and facilitate International Week of Volunteers Program in December 2003. (Ku-ring-gai Social Plan 2000 - Older People, Recommendation 9 page 26).

Key Performance Indicators:

- 1 International Week of Volunteers Program completed in December 2003 with 85% customer satisfaction rating.

This KPI Due End:
4th Quarter 2003/2004

Responsible Officers:
– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Volunteer Program Organising Committee established.
Planning for Volunteer Program commenced.
Program to be implemented in June 2004.



COMMUNITY SERVICES

FACILITY MANAGEMENT

To provide multipurpose accessible facilities for community use.

Action 1 Develop a Marketing Plan for Council's Halls and Meeting Rooms and Community Service facilities.

Key Performance Indicators:

- 1 Marketing Plan completed and facility management unit established.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Cleaning and Caretaking Specifications developed.
Booking forms and information sheets updated.
Capital improvements identified.
Utilisation statistics updated and recorded.
Building maintenance monitored and requests promptly recorded.
Facility Management Unit established and operational.
User satisfaction survey developed and distributed.
Utilisation statistics recorded.
Capital facility improvements audit completed and documented.

Action 2 Review usage and inhibitions to usage of Council's Community Services Facilities.

Key Performance Indicators:

- 1 Review conducted and recommendations developed and reported to Council by December 2003..

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR PLANNING & ENVIRONM

Status:

COMPLETED

Review completed December 2003, report to Council February 2004



COMMUNITY SERVICES

COMMUNITY SAFETY

Develop programs and initiatives that encourage a sense of safety and security in the community.

-
- Action 1** Develop a Crime Prevention Through Environmental Design Protocol between Ku-ring-gai Local Area Command and Council. (Ku-ring-gai Social Plan 2000 - Community Issues, Safety, Recommendation 1 page 27).

Key Performance Indicators:

- | | | | |
|---|------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| 1 | Protocol for the Review of DA's referred to the NSW Police Service by Ku-ring-gai Council completed. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR COMMUNITY SERVICES |
|---|------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|

Status:

NOT ACHIEVED

Council action completed, now awaiting advice from NSW Police

-
- Action 2** Undertake Community Safety and Perceptions Survey in conjunction with Ku-ring-gai Local Area Command and Ku-ring-gai Police and Community Safety Committee. (Ku-ring-gai Social Plan 2000 - Community Issues, Safety, Recommendation 1 page 27).

Key Performance Indicators:

- | | | | |
|---|----------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| 1 | Community Safety and Perceptions Survey completed. | This KPI Due End: 3rd Quarter 2003/2004 | Responsible Officers: – DIRECTOR COMMUNITY SERVICES |
|---|----------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|

Status:

ACHIEVED TO DATE

Community Safety and Perceptions Survey Taskforce established.
Methodology, workshop issues and target groups identified.
Facilitation and time frame for completion of study and research instruments under consideration.

-
- Action 3** Develop Youth Outreach Project in conjunction with the Hornsby Ku-ring-gai Police Citizens Youth Club. (Ku-ring-gai Social Plan 2000 - Young People, Recommendation 9 page 23; Community Issues, Safety Recommendation 1 pages 27).

Key Performance Indicators:

- | | | | |
|---|-------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| 1 | Joint Youth Outreach activities commenced in the Ku-ring-gai Local Government Area. | This KPI Due End: 2nd Quarter 2003/2004 | Responsible Officers: – DIRECTOR COMMUNITY SERVICES |
|---|-------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|

Status:

COMPLETED

Meeting held with representatives of Hornsby Ku-ring-gai Police Citizens Youth Club.
Youth Outreach activity opportunities explored.
Planned visit by Hornsby Ku-ring-gai Police Citizens Youth Club van and activities scheduled for October 2003 in St Ives.

-
- Action 4** Organise a Safety Forum for Seniors in consultation with Ku-ring-gai Police and Community Safety Committee. (Ku-ring-gai Social Plan 2000 - Older People, Recommendation 6 page 26; Community Issues, Safety, Recommendation 1 page 27).

Key Performance Indicators:

- | | | | |
|---|-------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| 1 | Safety Forum for Seniors completed. | This KPI Due End: 4th Quarter 2003/2004 | Responsible Officers: – DIRECTOR COMMUNITY SERVICES |
|---|-------------------------------------|---------------------------------------------------|---------------------------------------------------------------|

Status:

ACHIEVED TO DATE

Safety Forum Taskforce established and planning commenced.
Safety Forum scheduled to be held during Seniors Week in March 2004.



COMMUNITY SERVICES

COMMUNITY SAFETY

- Action 5** Conduct an Elder Abuse Information Seminar for local service providers and older people, in conjunction with the Hornsby Ku-ring-gai Domestic Violence Network. (Ku-ring-gai Social Plan 2000 - Community Issues, Safety, Recommendation 1 page 27).

Key Performance Indicators:

- 1 Elder Abuse Information Seminar for Seniors held.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Elder Abuse Information Seminar working group established in cooperation with the Hornsby Ku-ring-gai Domestic Violence Network.

Planning has commenced and scheduled to be held in March 2004.



COMMUNITY SERVICES

COMMUNITY PLANNING AND DEVELOPMENT

To plan and coordinate the development of a range of services and programs in response to identified Community needs.

Action 1 Provide financial support for community groups through Council's Financial Assistance Program.

Key Performance Indicators:

1 Program implemented with grants allocated to community groups.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Action 2 Review and update Child Care Planning Policy (1998). (Ku-ring-gai Social Plan 2000 - Children's Services, Recommendation 5 page 22).

Key Performance Indicators:

1 New Child Care Planning Policy completed.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Review of Child Care Planning Policy commenced.

Comparison with draft NSW Childrens Services Regulations 2002 completed.

Action 3 Commence implementation of new NSW Children's Services Regulations 2002. (Ku-ring-gai Social Plan 2000 - Children's Services, Recommendation 5 page 22).

Key Performance Indicators:

1 Compliance by Council's Children's Services with NSW Children's Services Regulations 2002 and transitional arrangements.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

NSW State Government have deferred implementation of new Children Services Regulations until July 2004.

All Council's Children Services comply with existing Children Services Regulations.

Action 4 Explore issues and implement partnership strategies arising from the Aged Care Opportunities Forum. (Ku-ring-gai Social Plan 2000 - Older People, Recommendation 12 & 13 page 27).

Key Performance Indicators:

1 Community Partnerships established and aged care opportunities increased.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Aged Care Opportunities Forum issues have been documented.

Working group reconvened to discuss future directions and partnership opportunities.



COMMUNITY SERVICES

COMMUNITY PLANNING AND DEVELOPMENT

- Action 5** Review the range of activities and user groups utilising Senior's Centre facilities. (Ku-ring-gai Social Plan 2000 - Older People, Recommendation 10 page 26).

Key Performance Indicators:

- 1 Increase utilisation levels and number of user groups operating from Senior Centres by 20%.

This KPI Due End:

3rd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Base line utilisation levels and user group data recorded.
Senior Centre booking request forms distributed to community groups.
Facility allocation meeting November 2003.

- Action 6** Undertake National Quality Assurance Validation for the Ku-ring-gai Family Day Care Scheme. (Ku-ring-gai Social Plan 2000 - Children, Recommendation 5 page 22).

Key Performance Indicators:

- 1 Ku-ring-gai Family Day Care Scheme accredited under the National Quality Assurance Program.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

COMPLETED

Self study report completed and submitted.
External National Quality Assurance validation visit completed.
Ku-ring-gai Family Day Care Scheme accredited by the National Childcare Accreditation Council.

- Action 7** Develop a Cultural Plan for Council that incorporates a Culturally and Linguistically Diversity Policy. (Ku-ring-gai Social Plan 2000 - Children, Recommendation 4 page 22; Young People, Recommendation 19 page 24; Older People, Recommendation 10 & 11 pages 26 and 27; Young People Recommendation 20 page 24).

Key Performance Indicators:

- 1 Cultural Plan developed and implementation of recommendations commenced.

This KPI Due End:

2nd Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

NOT ACHIEVED

Draft report to Council February 2004



COMMUNITY SERVICES

ART CENTRE

To offer a stimulating environment for artistic and creative expression through an ongoing program of art courses, workshops and exhibitions.

Action 1 Plan and develop increased opportunities for the community to participate in practical art courses and workshops.

Key Performance Indicators:

1 Achieve minimum 75% enrolments per term.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

80% enrolments achieved with 717 enrolments.

Action 2 Plan and develop increased opportunities for the community to participate in and respond to art exhibitions.

Key Performance Indicators:

1 A program of diverse exhibitions throughout the year in Council buildings.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

9 exhibitions for the quarter including children's annual exhibition, Art Express, Annual Tutors Show, Sand Mandala, Janine Bravery Retrospective.

Action 3 Plan and implement a series of events or happenings throughout the year at the Art Centre.

Key Performance Indicators:

1 High public awareness of Art Centre activities through participation in events and classes.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

Achieved high levels of community participation through specialised events, exhibition openings, regular art exhibition programs and shows such as, Tutors Xmas Party, Sacred Footsteps from the Roof of the World Monks Tour, Glass & Clothes Fashion Parade.

Action 4 Provide maximum hours of classes according to current resources.

Key Performance Indicators:

1 Maintain or increase current levels of service through a diverse program of courses.

This KPI Due End:

4th Quarter 2003/2004

Responsible Officers:

– DIRECTOR COMMUNITY SERVICES

Status:

ACHIEVED TO DATE

78 weekly and weekend classes held during the quarter including drama classes for children and photography workshop for teenagers.

ANALYSIS OF LAND & ENVIRONMENT COURT COSTS, 2ND QUARTER 2003/2004

EXECUTIVE SUMMARY

| | |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE OF REPORT: | To report on Council's financial liability on legal matters before the Land & Environment Court for the half-year ended December 2003. |
| BACKGROUND: | Council has a statutory obligation to report on an annual basis the total cost of legal fees and the outcome of each case. This requirement (under section 428 of the Local Government Act 1993) provides an historical review of proceedings. |
| COMMENTS: | For the half-year ended December 2003, Council's legal costs and associated expenses in relation to Land & Environment Court matters were \$ 846,292. This compares to the year-to-date budget of \$788,000. |
| RECOMMENDATION: | That the analysis of Land & Environment Court Costs for the half-year ended December 2003 be received and noted. |

PURPOSE OF REPORT

To report on Council's financial liability on legal matters before the Land & Environment Court for the half-year ended December 2003.

BACKGROUND

Council has a statutory obligation to report on an annual basis the total cost of legal fees and the outcome of each case. This requirement (under Section 428 of the Local Government Act 1993) provides an historical review of proceedings. This report will outline:

1. All matters that have been referred to the Land and Environment Court.
2. The appropriate category of each matter.
3. The decision appealed against.
4. The legal firm to which each matter has been referred.
5. The Court's decision.
6. Staff recommendations on each matter.
7. Council's resolution in terms of recommendations made.
8. Costs associated with each matter.

COMMENTS

OVERVIEW

During the first half of the 2003/2004 financial year Council has expended \$846,292 on legal costs and associated expenses in relation to Land & Environment Court matters. This compares to the year-to-date budget of \$788,000 a deficit of \$58,292. In addition to these costs \$28,818 has been spent on expert legal advice regarding development assessment matters.

For the half-year ended 31 December 2003 there were 73 new appeals lodged in the Land & Environment Court against decisions relating to development assessment matters. Of the 73 matters, costs of \$140,742 have been incurred on 21 matters. Costs for the remaining 52 matters are yet to be realised by Council.

Further costs of \$705,550 have been incurred on 50 appeals lodged in the Land & Environment Court in the 2002/2003 financial year.

Item 5

S02466
22 January 2004

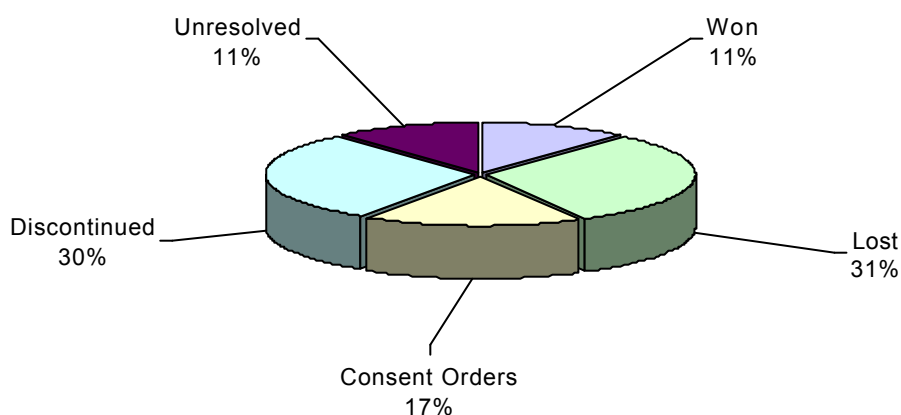
This brings to a total of 71 matters during the first half of the 2003/2004 financial year on which legal costs have been incurred by Council (21 from 2003/2004, 50 from 2002/2003).

Of the total 71 matters, Council has won 8 and lost 22. In addition, 12 matters were subject to consent orders, 21 were discontinued and the remaining 8 are unresolved. Success is generally measured in terms of matters satisfactorily resolved. That is, appeals that are dismissed, discontinued or where consent orders are issued.

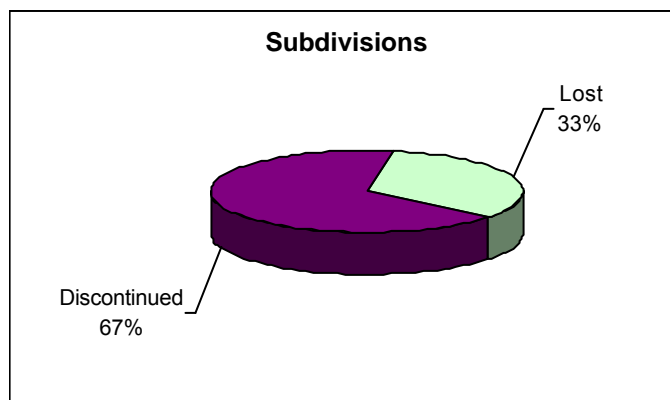
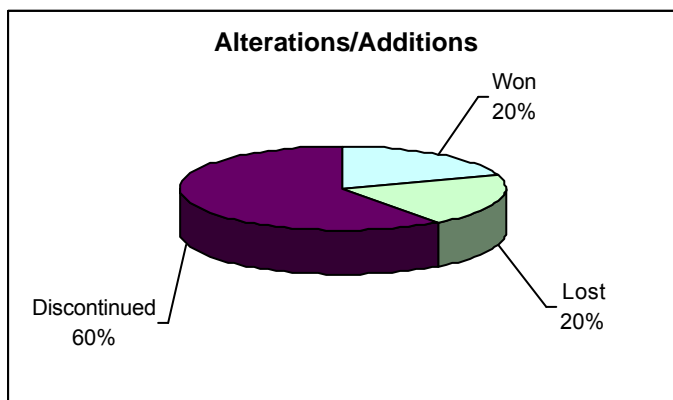
Many of the appeals that are discontinued are a result of Council approving the application prior to hearing and appeals resolved by consent orders indicate that Council did not oppose approval of relevant applications by the Court.

The following graph represents results achieved in the first half of 2003/2004.

Total cases @ 31 December 2003

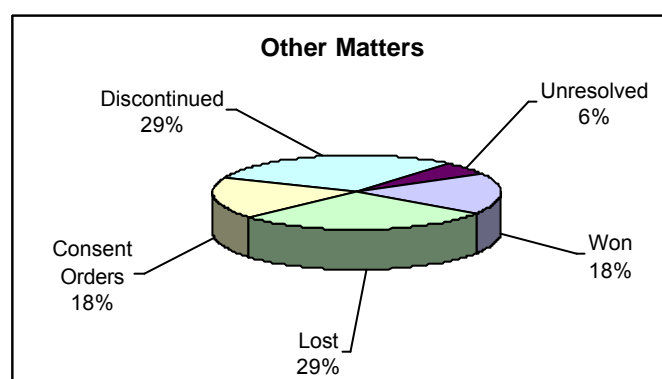
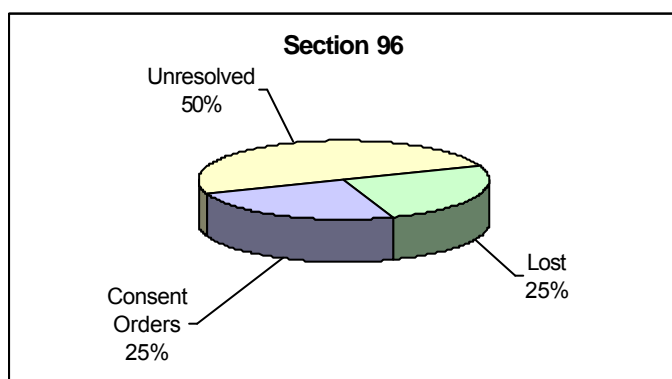
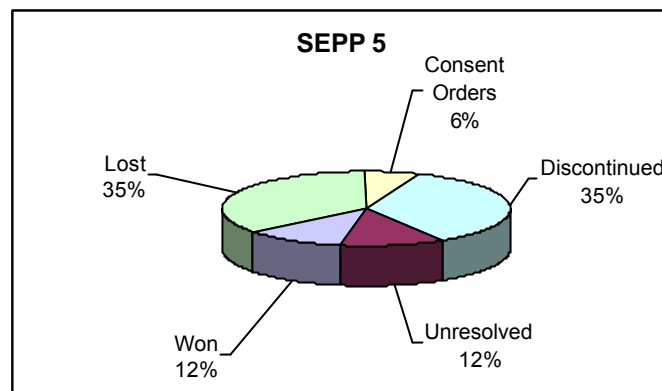
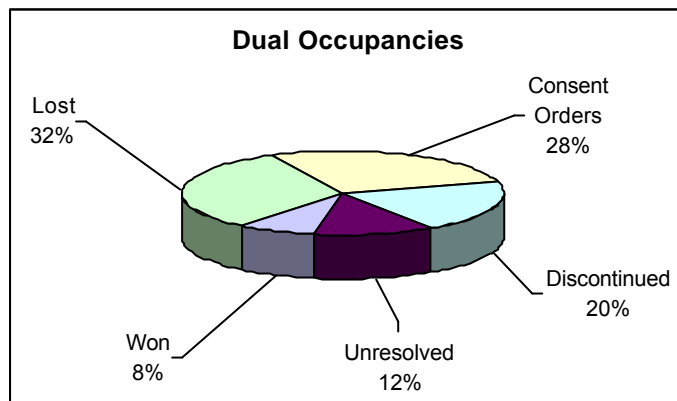


A breakdown by case category is illustrated in the following graphs.



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22 January 2004



OFFICER/COUNCIL CONSENSUS

Of the total 71 matters there were 33 matters for which Council reached consensus with officer's recommendations. Of these 33 matters, 30 matters have been determined thus far at a hearing. Of the 33 matters, Council has won 4 (12%). Based on the 33 matters, total costs of \$550,495 have been incurred, this represents an average cost to Council of \$16,680 per case.

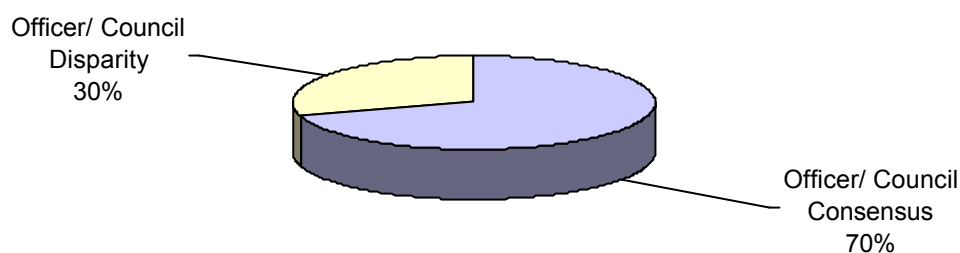
There were also 12 applications for which Council resolved to refuse against officer's recommendations and 2 applications for which Council resolved to approve against officer's recommendations. Of these 14 matters, 12 matters have been determined thus far at a hearing. Of the 12 matters, Council has won 2, lost 4, 3 were subject to consent orders and 3 discontinued. These matters incurred costs of \$155,271.

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22 January 2004

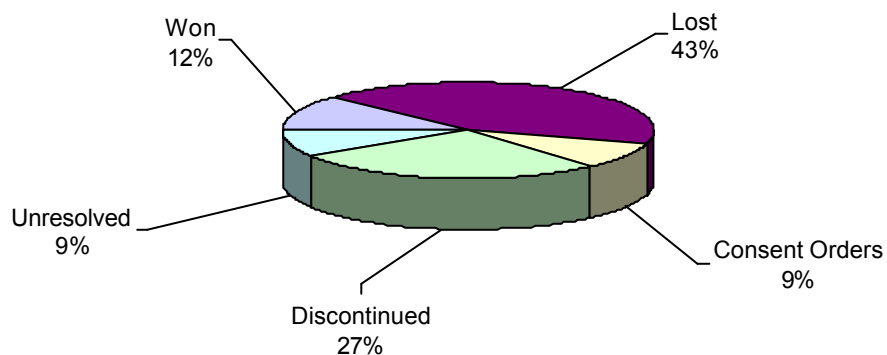
The following graph illustrates Council's resolutions for the first half of 2003/2004 on those matters where there has been both an officers recommendation and a decision by Council.

**Case Recommendations
@ 31 December 2003**



The following graph illustrates the outcomes of those cases where Council officers and Council reached consensus.

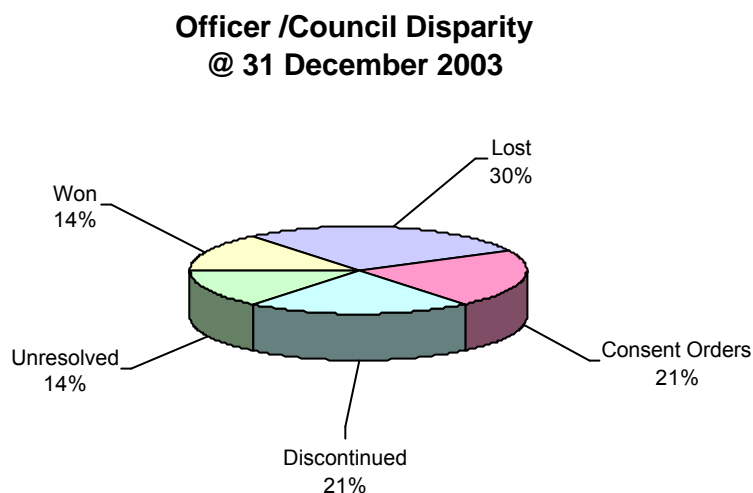
**Officer/Council Consensus
@ 31 December 2003**



Item 5

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22 January 2004

The following graph illustrates the outcomes of those cases where Council officers and Council did not reach consensus.

**SUMMARY BY CATEGORY**

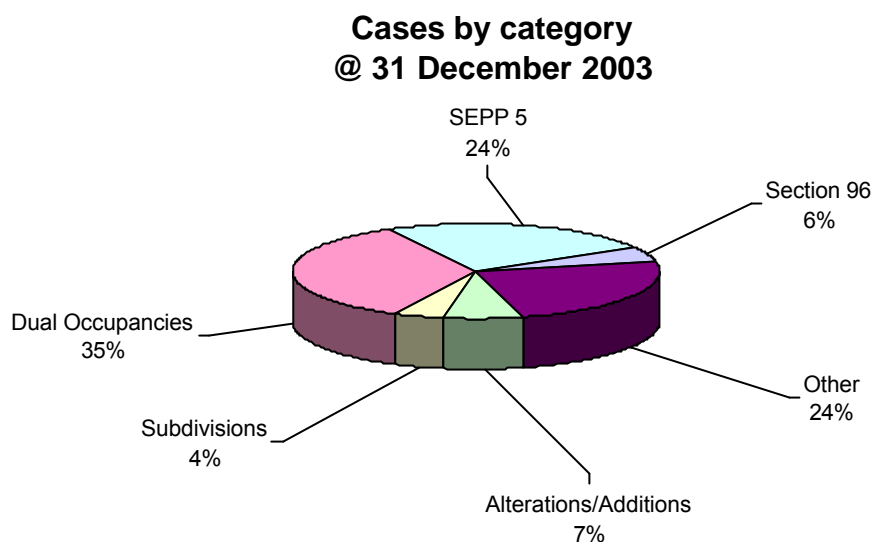
A breakdown by case category shows that Dual Occupancy matters were the most common and most costly to Council. The following table shows the number of matters and total cost per category for the half year ended December 2003.

| Category | No. of Matters | Total Cost | Costs per Case (to date) |
|-----------------------|----------------|------------------|--------------------------|
| Alterations/Additions | 5 | \$12,245 | \$2,449 |
| Subdivisions | 3 | \$14,873 | \$4,958 |
| Dual Occupancies | 25 | \$332,879 | \$13,315 |
| SEPP 5 | 17 | \$185,891 | \$10,935 |
| Section 96 | 4 | \$25,929 | \$6,482 |
| Other Matters | 17 | \$274,475 | \$16,146 |
| Total | 71 | \$846,292 | \$11,920 |

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22 January 2004

This is also illustrated in the following graph.



SUMMARY BY WARD

A summary of Land & Environment Court costs by Ward for the half-year ended December 2003 is shown in the following table.

| Land & Environment Court costs by Ward for the half year ended December 2003 | | |
|------------------------------------------------------------------------------|------------------|---------------|
| Commenara | \$108,436 | 12.8% |
| Gordon | \$279,002 | 33.0% |
| Roseville | \$ 17,965 | 2.1% |
| St Ives | \$287,939 | 34.0% |
| Wahroonga | \$152,950 | 18.1% |
| Total Costs | \$846,292 | 100.0% |

COST COMPARISON WITH PREVIOUS YEARS

At the comparative stage last year Council had expended \$ 753,609 on matters before the Land and Environment Court.

The following table shows the legal costs and associated expenses for the current and previous financial years.

| Legal Costs and Associated Expenses 2001/2002 - 2003/2004 | | | | |
|----------------------------------------------------------------------|----------------------------------|---------------------------------|------------------------------|-----------------------------|
| <i>Financial Year</i> | <i>1st quarter September</i> | <i>2nd quarter December</i> | <i>3rd quarter March</i> | <i>4th quarter June</i> |
| 2001/2002 | \$420,000 | \$843,000 | \$1,343,000 | \$2,104,000 |
| 2002/2003 | \$302,000 | \$754,000 | \$1,419,000 | \$2,252,000 |
| 2003/2004 | \$468,000 | \$846,000 | | |

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

Land & Environment Court legal costs form part of Council's recurrent operating budget.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

This report has been developed with input from Finance and Business Development and Environment and Regulatory Services.

SUMMARY

For the first half of the 2003/2004 financial year Council has expended \$846,292 on legal costs and associated expenses in relation to Land & Environment Court matters. This compares to the year-to-date budget of \$788,000 a deficit of \$58,292.

There are a total of 71 matters on which Council has incurred costs. Council has won 8, lost 22, 12 matters were subject to consent orders, 21 were discontinued and the remaining 8 are unresolved.

Item 5

S02466
22 January 2004

This is summarised in the following table.

| Council Officer | Council | Total Cases | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Costs |
|-----------------|---------|-------------|----------|-----------|----------------|--------------|------------|------------------|
| Approve | Approve | 11 | - | 1 | 3 | 7 | - | \$70,290 |
| Refuse | Refuse | 22 | 4 | 13 | - | 2 | 3 | \$480,205 |
| Approve | Refuse | 12 | 2 | 4 | 2 | 2 | 2 | \$136,357 |
| Refuse | Approve | 2 | - | - | 1 | 1 | - | \$18,914 |
| Other Matters | | 24 | 2 | 4 | 6 | 9 | 3 | \$140,526 |
| Total | | 71 | 8 | 22 | 12 | 21 | 8 | \$846,292 |

Note: There are 24 'other matters' as at 31 December 2003, including matters deferred for site inspections, compliance matters where the applicant has not complied with an order, or matters that are deemed refusals that have not yet been the subject of a report to Council.

RECOMMENDATION

That the Analysis for Land & Environment Court Costs for the first half of the 2003/2004 financial year be received and noted.

Mellissa Crain
Manager Business Development

John McKee
Director Finance & Business

Jamie Taylor
Corporate Lawyer

Michael Miocic
Director Environment & Regulatory Services

Attachments: **A. Individual Case Recommendations December 2003 (Confidential).**
 B. Summary of Case Recommendations December 2003.

Summary of Case Recommendations as at 31 December 2003

1 Officer/ Council Decision Consensus

| Number of Cases | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|-----------------|-----|------|----------------|--------------|------------|------------|---------------|
| 33 | 4 | 14 | 3 | 9 | 3 | \$550,495 | \$16,682 |

2 Approve/ Approve

| Number of Cases | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|-----------------|-----|------|----------------|--------------|------------|------------|---------------|
| 11 | - | 1 | 3 | 7 | - | \$70,290 | \$6,390 |

3 Refuse/Refuse

| Number of Cases | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|-----------------|-----|------|----------------|--------------|------------|------------|---------------|
| 22 | 4 | 13 | - | 2 | 3 | \$480,205 | \$21,828 |

4 Officer / Council Decision Disparity

| Number of Cases | Won | Cost | Lost | Cost | Consent Orders | Cost | Discontinued | Cost | Unresolved | Cost | Total Cost | Cost Per Case |
|-----------------|-----|-----------|------|----------|----------------|-----------|--------------|-----------|------------|----------|------------|---------------|
| 14 | 2 | \$ 27,758 | 4 | \$13,489 | 3 | \$ 71,172 | 3 | \$ 18,508 | 2 | \$24,344 | \$155,271 | \$11,091 |

5 Incomplete Recommendations

(Includes cases that have been deferred for site inspections, compliance issues and matters that have not been addressed to Council)

| Number of Cases | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|-----------------|-----|------|----------------|--------------|------------|------------|---------------|
| 24 | 2 | 4 | 6 | 9 | 3 | \$140,526 | \$5,855 |

6 Total Cases

| Number of Cases | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|-----------------|-----|------|----------------|--------------|------------|------------|---------------|
| 71 | 8 | 22 | 12 | 21 | 8 | \$846,292 | \$11,920 |

7 Case Recommendations

| Officer/ Council Consensus | Officer/ Council Disparity |
|----------------------------------|----------------------------------|
| 33 | 14 |

8 Cases By Category

| Alterations & Additions | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|-------------------------|-----|------|----------------|--------------|------------|------------|---------------|
| 5 | 1 | 1 | - | 3 | - | \$12,245 | \$2,449 |

| Sub Divisions | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|---------------|-----|------|----------------|--------------|------------|------------|---------------|
| 3 | - | 1 | - | 2 | - | \$14,873 | \$4,958 |

| Dual Occupancies | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|------------------|-----|------|----------------|--------------|------------|------------|---------------|
| 25 | 2 | 8 | 7 | 5 | 3 | \$332,879 | \$13,315 |

| Other Matters | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|---------------|-----|------|----------------|--------------|------------|------------|---------------|
| 17 | 3 | 5 | 3 | 5 | 1 | \$274,475 | \$16,146 |

| SEPP 5 | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|--------|-----|------|----------------|--------------|------------|------------|---------------|
| 17 | 2 | 6 | 1 | 6 | 2 | \$185,891 | \$10,935 |

| Section 96 | Won | Lost | Consent Orders | Discontinued | Unresolved | Total Cost | Cost Per Case |
|------------|-----|------|----------------|--------------|------------|------------|---------------|
| 4 | - | 1 | 1 | - | 2 | \$25,929 | \$6,482 |

BUDGET FOR 2003/2004, 2ND QUARTER REVIEW AS AT 31 DECEMBER 2003

EXECUTIVE SUMMARY

| | |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE OF REPORT: | To present to Council the quarterly financial review for the period ended 31 December 2003. |
| BACKGROUND: | This is a statutory requirement under the Local Government (Financial Management) Regulation Part 2 paragraph 7. |
| COMMENTS: | This review analyses the financial performance of the Council for the 2nd quarter of the 2003/2004 budget comparing actual expenditure and revenue for the quarter against the budget. |
| RECOMMENDATION: | That Council approve the budget transfers and restrictions to reserves as outlined in this report. |

PURPOSE OF REPORT

To present to Council the quarterly financial review for the period ended 31 December 2003.

BACKGROUND

This is a statutory requirement under the Local Government Financial Management Regulation 1999, Part 2 Clause 7 and it is an essential aspect of Council's financial management.

At the Council meeting held on 10 June 2003, Council adopted the 2003-2007 Management Plan, which incorporated the annual budget for Council for 2003/2004. The resolution adopting this Management Plan was under Minute 462.

COMMENTS

General Budgetary Position

This review analyses the financial performance of the Council for the 2nd quarter of 2003/2004 comparing actual expenditure and revenue for the quarter against budget. Council's budgetary position for the quarter ended 31 December is within expectations. The organisation's year to date net expenditure shows a surplus of \$5,459,710 compared to a budget surplus of \$4,247,296, a positive variance of \$1,212,414.

This total variance is broken down as follows:

| | Budget YTD | Actual YTD | Variance |
|-------------------|--------------------|--------------------|--------------------|
| Expenditure | \$36,047,045 | \$34,815,601 | \$1,231,444 |
| Income | \$40,294,341 | \$40,275,311 | (\$19,030) |
| Net Result | \$5,459,710 | \$4,247,296 | \$1,212,414 |

Item 6

S02394
27 January 2004

| DEPARTMENTS | Dec Ytd | | | Year |
|------------------------------------|--------------------|--------------------|------------------|--------------------|
| | Actual | Budget | Variance | Budget |
| | \$ | \$ | \$ | \$ |
| Planning & Environment | 536,320 | 532,334 | (3,986) | 1,107,000 |
| Envir. & Regulatory Compliance | 1,549,785 | 1,675,625 | 125,840 | 3,165,300 |
| Open Space | 3,506,105 | 3,686,924 | 180,819 | 7,349,700 |
| Technical Services | 4,179,598 | 4,522,240 | 342,642 | 8,693,100 |
| Waste Management | (1,341,188) | (964,094) | 377,094 | 127,400 |
| Civic Management | 1,175,138 | 1,222,183 | 47,045 | 2,443,400 |
| Finance & Business Development | 2,055,585 | 2,156,958 | 101,373 | 3,683,800 |
| Community Services | 2,733,410 | 2,764,388 | 30,978 | 5,287,500 |
| Corporate & Communications | 1,928,950 | 1,906,712 | (22,238) | 3,427,600 |
| Corp Accounts | (21,783,413) | (21,750,566) | 32,847 | (37,777,100) |
| Net Expenditure / (Revenue) | (5,459,710) | (4,247,296) | 1,212,414 | (2,492,300) |

Restricted Income

Section 94 - As at December 2003, Council has received \$779,209 in Section 94 Contributions. Of this amount \$691,556 is related to the 2000/2003 Residential Plan. A breakdown of these contributions is shown in appendix B.

Internally Restricted Reserves

At the beginning of the 2003/2004 financial year, balances available in internally restricted reserves totalled \$10,106,618. During the coming 12 months, Council has committed to spend \$5,525,400 from the reserves, partially offset by transferring an additional \$3,882,700 to these funds.

Assuming that all capital works/projects are fully spent at year-end, this will reduce the total balance available in internally restricted reserves to \$8,463,918. This figure does not make allowance for transfers to reserves throughout the year.

| Restricted Assets | \$ |
|--------------------------|------------------|
| Opening Balance | 10,106,618 |
| Less : Commitments | 5,525,400 |
| Add: Transfers | 3,617,600 |
| Add: Interest | 265,100 |
| Closing Balance | 8,463,918 |

Budget Variations Greater than 10% and/or \$10,000

Expenditure

- **Legals**

A negative variation of \$125,600. The major variation is in the Environment & Regulatory Services and Technical Services departments where a higher than anticipated cost has been spent in the Land & Environment Court and legal fees. An additional \$80,000 expenditure has been included in this review.

- **Occupancy - Water**

A favourable variance of \$23,000. The major variation is in the Open Space department due to a lower than anticipated expenditure in occupancy costs for the quarter but will realign itself during the year.

- **Occupancy - Building**

A favourable variance of \$1,200. This is due to a lower than anticipated expenditure in building occupancy costs for the quarter.

- **Subscriptions**

Positive variations of \$3,400 as subscription fees are due later on the year, which will offset this variance.

- **External Plant Hire**

This has a positive variance of \$35,000. This is due to higher usage of Council's operational plant during the quarter. This will be monitored by Finance in the next quarter for possible savings during the March Budget Review.

- **Furniture & Fittings**

A positive variance of \$5,800 due to anticipated expenditure not realised as yet. However, it is considered that the expenditure will be required over the remaining part of the year.

- **Other Equipment**

A positive variation of \$7,800. This resource will be spent in the next six months.

- **Equipment**

A positive variation of \$2,700. This resource will be spent in the next six months.

- **Motor Vehicles**

A positive variation of \$4,600. The budget is scheduled to be spent in the next quarter.

- **Sundry Expenses**

A favourable variation of \$47,000. There are no reductions of the budget at this moment, Finance will closely monitor this resource for possible savings in the March Budget Review.

Revenue

- **Fees – Regulatory / Statutory**

A negative variance of \$64,000. \$35,000 of this variance is mainly due to a significant downturn in the building inspection market for the past six months. Finance will closely monitor this downturn during the next quarter.

- **Fees – Golf Course**

A negative variance of \$ 128,000, made up by \$80,000 in Gordon Golf Course and \$48,000 in North Turramurra. This is mainly due to the general downward trend in the whole golf industry. Open Space will consider adjusting the budget during the next quarter.

- **Fees – Family Day Care**

Has a favourable variance of \$4,100. Community Services will consider increasing the income budget in the next quarter.

- **Fees – Tennis Court**

Has a favourable increase in income of \$42,000. The income will however re-align itself to the projected budget. As income for permanent hirers have all been collected for the year.

- **Fees – Art Centre**

A negative variance of \$44,200. This is a timing issue, \$95,000 of income came in January 2004.

- **Fees – Parks**

A negative variance of \$48,000 is due to a delay in invoicing work, mainly in the General Sportsground area. However, the income budget target will be met at year-end.

- **Fees – Halls**

A negative variance of \$19,300. This is due to a number of permanent and regular hirers who have discontinued to hire the halls. However income should pick up in the next six months as new hirers are due to commence, plus strong advertisements should come to effect in attracting new hirers.

- **Road and Footpath Restoration**

A negative variance of \$319,000. This is mainly due to a delay in invoicing work. Once invoices are raised road restorations income will re-align itself to the projected budget.

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- **Fees – Licence**

A negative variance of \$8,900. This is also due to a significant downturn in the building inspections market for the period, which affects the volume of building certificates that are issued.

- **Interest on Investments**

Has a favourable increase in income of \$20,000. This is due to higher level of investment in the second quarter. A budget adjustment is made in this Review.

- **Interest Overdue Accounts**

A negative variance of \$7,300. This is due to a timing delay in processing interest charges on rates each month. The variation will align itself at the end of the financial year.

- **Filming in Streets**

A negative variance of \$4,900. This is mainly due to the quiet period over the Christmas break. The income will re-align itself to the projected budget.

- **Commission**

Has a favourable increase in income of \$4,600 mainly in the area of Environmental Regulatory Services, will increase the income budget in the next review.

Summary of requested budget adjustments

| AREA | NON-DISCRETIONARY ITEMS | | DISCRETIONARY ITEMS | |
|-----------------------------------------------------------|-------------------------|--------------------|---------------------|--------------------|
| | Additional Expense | Additional Revenue | Additional Expense | Additional Revenue |
| | \$ | \$ | \$ | \$ |
| COMMUNITY SERVICES | | | | |
| - operational | 15,650 | 0 | 0 | 0 |
| - capital projects | 39,200 | 39,200 | 0 | 0 |
| Sub Total | 54,850 | 39,200 | 0 | 0 |
| OPEN SPACE | | | | |
| - operational | (7,420) | (7,420) | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | (7,420) | (7,420) | 0 | 0 |
| PLANNING & ENVIRONMENT | | | | |
| - operational | 0 | (18,500) | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 0 | (18,500) | 0 | 0 |
| TECHNICAL SERVICES | | | | |
| - operational | 7,700 | 7,700 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 7,700 | 7,700 | 0 | 0 |
| CIVIC MANAGEMENT | | | | |
| - operational | (6,000) | 0 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | (6,000) | 0 | 0 | 0 |
| CORPORATE & COMMUNICATIONS | | | | |
| - operational | 0 | 0 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 0 | 0 | 0 | 0 |
| FINANCE & BUSINESS DEVELOPMENT | | | | |
| - operational | (4,150) | 2,500 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | (4,150) | 2,500 | 0 | 0 |
| ENVIRONMENT & REGULATORY SERVICES | | | | |
| - operational | 128,500 | 130,000 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 128,500 | 130,000 | 0 | 0 |
| CORPORATE ACCOUNTS | | | | |
| - operational | 0 | 20,000 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 0 | 20,000 | 0 | 0 |
| Total Council Budget Adjustments | 173,480 | 173,480 | 0 | 0 |
| NET EXPENDITURE | NIL | | 0 | |
| <i>Adjustment - () decrease in Expenditure or Income</i> | | | | |

Community Services

The net result for budget changes in Community Services requires additional funds of 15,650 for temporary salaries in Thomas Carlyle Children's Centre. This due to injury and sick leave was being taken by two members of staff. Both positions were replaced by temporary staff during absences to comply with childcare licensing regulations

Open Space

The net result for budget changes in Open Space is nil. This is due to decreasing both rental rebate expense and rental income budget for Lindfield Rugby Club to reflect actual income received.

Planning & Environment

Planning & Environment requires additional funds of \$18,500. This is a reduction of income as Council will no longer charge for shadow diagrams analysis for DA applicants.

Technical Services

The net result for budget changes in Technical Services is nil. There are various expenditure and income budget adjustments, summarised in Appendix A.

Civic Management

Civic Management provides a saving of \$6,000 due to a saving in temporary salaries.

Corporate & Communication

The Corporate Communication budget has not varied this quarter.

Finance & Business Development

The net result for Finance and Business Development is a saving of \$6,650. There are numerous budget adjustments for the quarter, the most significant variation was increasing \$34,000 rental income budget for the Caltex Service Station.

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The net result of Environmental & Regulatory Services is a saving of \$1,500. The most significant variations are an additional \$55,000 for legal fees and \$60,000 for casual salaries. This is however significantly offset by an increase in income in DA permit fees for \$48,000, and parking fines income of \$40,000.

Corporate Accounts

Corporate Accounts provided a saving of \$20,000. This is due extra interest income earned on Council's investments for the quarter.

Waste Management

There are no budget adjustments for Waste Management in this quarter.

See **Appendix A** for more details.

Net totals for each department are as follows:

| Department | Amount |
|-----------------------------------|---------------|
| Community Services | \$15,650 |
| Open Space | \$0 |
| Planning & Environment | \$18,500 |
| Technical Services | \$0 |
| Civic Management | (\$6,000) |
| Corporate and Communications | \$0 |
| Finance and Business Development | (\$6,650) |
| Environment & Regulatory Services | (\$1,500) |
| Corporate Accounts | (\$20,000) |
| Waste Management | \$0 |
| Net Results | NIL |

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| 2003/2004 Budget Summary | Original Budget | Carry Forwards | Sept Review | Council Resolutions | December Review | Revised Budget |
|------------------------------------------|-------------------|------------------|--------------------|---------------------|-----------------|-------------------|
| | \$ | \$ | \$ | \$ | \$ | \$ |
| Operating Budget | | | | | | |
| Total Cash In | 67,131,700 | 184,900 | (346,200) | 2,500 | 173,480 | 67,146,380 |
| Total Cash Out | 56,345,900 | 0 | 597,600 | 0 | 134,280 | 57,077,780 |
| Headline Budget Surplus/(Deficit) | 10,785,800 | 184,900 | (943,800) | 2,500 | 39,200 | 10,068,600 |
| Funds To Restricted Assets | 5,873,900 | 0 | 423,500 | 0 | 0 | 6,297,400 |
| Operating Surplus/(Deficit) | 4,911,900 | 184,900 | (1,367,300) | 2,500 | 39,200 | 3,771,200 |
| Capital Works Program | | | | | | |
| Projects | 8,963,500 | 3,845,800 | (276,500) | 127,000 | 39,200 | 12,699,000 |
| Funded By | | | | | | |
| Operating Surplus | 1,465,800 | 184,900 | (1,367,300) | 2,500 | 39,200 | 325,100 |
| Infrastructure Levy | 1,646,100 | 0 | 0 | 0 | 0 | 1,646,100 |
| Loans | 1,800,000 | 0 | 0 | 0 | 0 | 1,800,000 |
| Sub Total | 4,911,900 | 184,900 | (1,367,300) | 2,500 | 39,200 | 3,771,200 |
| Section 94 | 406,500 | 254,900 | (10,300) | 0 | 0 | 651,100 |
| Other Restricted Assets | 3,645,100 | 2,935,300 | 354,400 | 124,500 | 0 | 7,059,300 |
| Working Funds Bought Forward | 0 | 470,700 | 746,700 | 0 | 0 | 1,217,400 |
| Total Funding | 8,963,500 | 3,845,800 | (276,500) | 127,000 | 39,200 | 12,699,000 |
| Net Surplus/(Deficit) | 0 | 0 | 0 | 0 | 0 | 0 |

| Projected Working Funds Position as at 30 June 2004 | |
|-------------------------------------------------------------------------------------------------------------------|------------------|
| Working Funds 1 July 2003 | \$1,468,000 |
| Less | |
| Carried Forward Works from 2002/2003 | (\$470,700) |
| Unrestricted Working Funds | \$997,300 |
| Less Variations September 2003 Review | (\$424,700) |
| Less Transfers to Internally Restricted Reserves | (\$322,000) |
| Variations December 2003 Review | \$0 |
| Projected Unrestricted Working Funds 30 June 2004 | \$250,600 |
| Council's unrestricted working funds reflect the short-term ability of the Council to fund unplanned expenditure. | |

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| | Dec YTD Actual | Full Year Budget | Variance |
|-------------------------------------|--------------------|---------------------|--------------------|
| Planning & Environment | \$112,829 | \$522,900 | \$410,071 |
| Environment & Regulatory Compliance | \$9,510 | \$43,400 | \$33,890 |
| Open Space | \$479,582 | \$2,215,400 | \$1,735,818 |
| Technical Services | \$3,569,147 | \$6,571,500 | \$3,002,353 |
| Waste Management | \$166,080 | \$1,076,600 | \$910,520 |
| Civic Management | \$0 | \$200,000 | \$200,000 |
| Finance & Business Development | \$2,649 | \$14,500 | \$11,851 |
| Community Services | \$44,932 | \$59,500 | \$14,568 |
| Corporate & Communications | \$393,023 | \$906,000 | \$512,977 |
| Corporate Accounts | \$260 | \$0 | (\$260) |
| | \$4,778,012 | \$11,609,800 | \$6,831,788 |

Expenditure for capital works/projects for the period ended 31 December 2003 is \$4,778,012 against a full year budget of \$11,609,800. At the time of writing this report, \$5,156,363 was spent against the full year budget of \$11,609,800. Finance will continue to monitor expenditure on these works to ensure that carried forwards are minimised.

CONSULTATION

Not applicable

FINANCIAL CONSIDERATIONS

Should Council adopt the recommendations of this report, Council's working fund balance will remain at \$250,600.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Finance and Business Development staff has worked closely with the Directors and Managers of each department in reviewing their budgets, to provide this quarterly review.

SUMMARY

The net result of the December Review if adopted is nil. December's result will have no impact to Council's working fund balance, which remains at \$250,600.

RECOMMENDATION

That Council adopt the variations contained in this report.

Michael Lopez
Management Accounting

John McKee
Director Finance and Business

Attachments: **Appendix A - Summary Review**
 Appendix B - Restricted Assets
 Appendix C - December Financial Reports

Appendix A: Summary Review

Summary by Department of net expense or revenue requests

| AREA | NON-DISCRETIONARY ITEMS | | DISCRETIONARY ITEMS | |
|----------------------------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| | Additional Expense | Additional Revenue | Additional Expense | Additional Revenue |
| | \$ | \$ | \$ | \$ |
| COMMUNITY SERVICES | | | | |
| - operational | 15,650 | 0 | 0 | 0 |
| - capital projects | 39,200 | 39,200 | 0 | 0 |
| Sub Total | 54,850 | 39,200 | 0 | 0 |
| OPEN SPACE | | | | |
| - operational | (7,420) | (7,420) | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | (7,420) | (7,420) | 0 | 0 |
| PLANNING & ENVIRONMENT | | | | |
| - operational | 0 | (18,500) | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 0 | (18,500) | 0 | 0 |
| TECHNICAL SERVICES | | | | |
| - operational | 7,700 | 7,700 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 7,700 | 7,700 | 0 | 0 |
| CIVIC MANAGEMENT | | | | |
| - operational | (6,000) | 0 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | (6,000) | 0 | 0 | 0 |
| CORPORATE & COMMUNICATIONS | | | | |
| - operational | 0 | 0 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 0 | 0 | 0 | 0 |
| FINANCE & BUSINESS DEVELOPMENT | | | | |
| - operational | (4,150) | 2,500 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | (4,150) | 2,500 | 0 | 0 |
| ENVIRONMENT & REGULATORY SERVICES | | | | |
| - operational | 128,500 | 130,000 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 128,500 | 130,000 | 0 | 0 |
| CORPORATE ACCOUNTS | | | | |
| - operational | 0 | 20,000 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 0 | 20,000 | 0 | 0 |
| Waste Management | | | | |
| - operational | 0 | 0 | 0 | 0 |
| - capital projects | 0 | 0 | 0 | 0 |
| Sub Total | 0 | 0 | 0 | 0 |
| Total Council Budget Adjustments | 173,480 | 173,480 | 0 | 0 |
| NET EXPENDITURE | 0 | | 0 | |

Adjustment - () decrease in Expenditure or Income

Department: COUNCIL - Budget Transfers

| RC | ACT | RES | JOB COST | Original Budget | Revised Budget | EXPENDITURE Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|----------------------------------------------|-----|-----|----------|-----------------|----------------|------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 303 | 602 | 270 | 0000 | \$1,000 | \$4,000 | \$3,000 | | Office supplies budget being transferred from repairs & maintenance within Land Information Services Geographical Information Services. |
| 303 | 602 | 317 | 0000 | \$5,000 | \$2,000 | (\$3,000) | | Repairs & maintenance budget being transferred to office supplies within Land Information Services Geographical Information Services. |
| 305 | 605 | 235 | 0000 | \$0 | \$6,000 | \$6,000 | | Advertising budget being transferred from Urban Planning Services, Codes Policies & Plans. |
| 305 | 601 | 235 | 0000 | \$13,000 | \$7,000 | (\$6,000) | | Advertising budget being transferred to Urban Planning Services, Urban Planning. |
| 601 | 001 | 231 | 0000 | \$5,000 | \$2,500 | (\$2,500) | | General fees budget being transferred to office supplies within Corporate Services Management Services. |
| 601 | 001 | 270 | 0000 | \$10,000 | \$12,500 | \$2,500 | | Office supplies budget being transferred from general fees within Corporate Services Management Services. |
| 605 | 009 | 102 | 1000 | \$7,000 | \$9,000 | \$2,000 | | Overtime budget being transferred from legal fees & sundry expenses within Council Services, Council Meeting & Committee. |
| 605 | 009 | 232 | 1000 | \$2,000 | \$1,000 | (\$1,000) | | Legal fees budget being transferred to overtime within Council Services, Council Meeting & Committee. |
| 605 | 009 | 599 | 000 | \$2,000 | \$1,000 | (\$1,000) | | Sundry expenses budget being transferred to overtime within Council Services, Council Meeting & Committee. |
| 607 | 053 | 313 | 1000 | \$1,800 | \$800 | (\$1,000) | | Furnitures & fittings less than \$1,000 budget being transferred from sundry expenses within Records Management. |
| 607 | 053 | 599 | 1001 | \$8,000 | \$9,000 | \$1,000 | | Sundry expenses budget being transferred to furnitures & fittings less than \$1,000 within Records Management. |
| 612 | 056 | 232 | 1001 | \$34,000 | \$44,000 | \$10,000 | | Legal fees budget being transferred from insurance excess payments within Business Services, Insurance & Risk. |
| 612 | 056 | 252 | 1001 | \$40,000 | \$30,000 | (\$10,000) | | Insurance excess payments budget being transferred to legal fees within Business Services, Insurance & Risk. |
| 704 | 116 | 599 | 1015 | \$2,200 | \$3,200 | \$1,000 | | Education & promotion budget being transferred to signage & bins within Regulatory Services Animal Control. |
| 704 | 116 | 599 | 1018 | \$2,000 | \$1,000 | (\$1,000) | | Education & promotion budget being transferred to signage & bins within Regulatory Services Animal Control. |
| 808 | 116 | 259 | 0000 | \$2,900 | \$3,100 | \$200 | | Occupancy rates budget being transferred from catering within Supply, Purchasing. |
| 808 | 116 | 220 | 0000 | \$200 | \$0 | (\$200) | | Catering budget being transferred from occupancy rates budget within Supply, Purchasing. |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | \$0 | \$0 | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | \$0 | |

Department: COMMUNITY SERVICES

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITURE Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|----------------------------------------------|-----|-----|----------|----------------|----------------------------|------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| 103 | 431 | 113 | 1001 | \$0 | \$15,650 | \$15,650 | | Increase temporary salaries budget as it is needed to replace two full time staff for work injury and long-term sickness. |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$15,650 | \$0 | |
| | | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | \$15,650 | \$0 | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | \$15,650 | |

Department: OPEN SPACE

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITUR E Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|----------------------------------------------|-----|-----|----------|----------------|----------------------------|-------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| 210 | 317 | 264 | 1005 | \$7,820 | \$400 | (\$7,420) | | Decrease rental rebate budget to reflect actual rent received. |
| 210 | 317 | 747 | 1007 | \$9,900 | \$480 | | (\$9,420) | Decrease rent budget for Lindfield Rugby Club to reflect actual income received. |
| 210 | 332 | 747 | 1021 | \$0 | \$2,000 | | \$2,000 | Increase rental income budget for Environmental Redemption SIS Heritage as it was not included. |
| | | | | | | | | |
| SUB TOTAL | | | | | | (\$7,420) | (\$7,420) | |
| | | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | (\$7,420) | (\$7,420) | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | \$0 | |

Department: PLANNING & ENVIRONMENT

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITUR E Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|----------------------------------------------|-----|-----|----------|----------------|----------------------------|----------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| 303 | 602 | 769 | 0000 | \$28,000 | \$9,500 | | (\$18,500) | Decrease other revenue budget as Council will no longer charge for shadow diagrams analysis for DA applicants. |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | (\$18,500) | |
| | | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | \$0 | (\$18,500) | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | \$18,500 | |

Department: TECHNICAL SERVICES

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITUR E Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|-----|-----|-----|----------|----------------|----------------------------|-------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| | | | | | | | | |
| 401 | 800 | 232 | 0000 | \$20,000 | \$45,600 | \$25,600 | | Increase legal fees budget due to court costs associated with Fiddens Wharf Road matter. |
| 401 | 801 | 263 | 1013 | \$2,000 | \$2,500 | \$500 | | Increase occupancy building maintenance budget to reflect extra grant money received from the Rural Fire Fighting Fund. |
| 401 | 801 | 270 | 1013 | \$200 | \$2,000 | \$1,800 | | Increase office supplies budget to reflect extra grant money received from the Rural Fire Fighting Fund. |
| 401 | 801 | 302 | 1013 | \$500 | \$1,400 | \$900 | | Increase occupancy telephone & communication - non PABX budget to reflect extra grant money received from the Rural Fire Fighting Fund. |
| 401 | 801 | 500 | 1013 | \$500 | \$1,000 | \$500 | | Increase materials budget to reflect extra grant money received from the Rural Fire Fighting Fund. |
| 401 | 801 | 501 | 1013 | \$1,000 | \$5,000 | \$4,000 | | Increase fuel budget to reflect extra grant money received from the Rural Fire Fighting Fund. |
| 401 | 801 | 599 | 1013 | \$6,000 | \$4,000 | (\$2,000) | | Decrease sundry budget to offset other Rural Fire Brigade expenses. |
| 401 | 801 | 775 | 1013 | \$18,700 | \$24,400 | | \$5,700 | Increase grant budget to reflect higher grant received than anticipated. |
| 407 | 802 | 210 | 0000 | \$6,000 | \$3,000 | (\$3,000) | | Decrease computer cost budget as maintenance agreement for MX software not renewed. |
| 407 | 802 | 500 | 0000 | \$0 | \$3,000 | \$3,000 | | Increase materials budget due to purchase of signs and survey equipment. |
| 407 | 802 | 769 | 1002 | \$4,000 | \$6,000 | | \$2,000 | Increased revenue budget due to higher than expected revenue. |
| 407 | 804 | 235 | 0000 | \$3,000 | \$4,000 | \$1,000 | | Increase advertising fees budget due to an increase in Section 116 requirements for roundabouts. |
| 407 | 804 | 400 | 0000 | \$15,000 | \$12,000 | (\$3,000) | | Decrease contractors budget due to lower than anticipated expenditure. |
| 802 | 530 | 500 | 0000 | \$90,000 | \$80,000 | (\$10,000) | | Decrease materials budget due to lower than anticipated work on asphalt footpaths. |
| 802 | 530 | 550 | 0000 | \$56,000 | \$50,000 | (\$6,000) | | Decrease waste disposal budget due to lower than anticipated work on asphalt footpaths. |
| 802 | 531 | 400 | 0000 | \$15,000 | \$12,000 | (\$3,000) | | Decrease contractors budget due to lower than anticipated work on concrete footpaths. |
| 802 | 532 | 504 | 0000 | \$10,000 | \$8,000 | (\$2,000) | | Decrease external plant hire budget due to more usage on Council's operational plant. |

Department: TECHNICAL SERVICES

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITUR E Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|----------------------------------------------|-----|-----|----------|----------------|----------------------------|-------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------|
| | | | | | | | | |
| 802 | 533 | 500 | 0000 | \$60,000 | \$55,000 | (\$5,000) | | Decrease materials budget due to lower than anticipated work on kerb & gutter maintenance. |
| 802 | 533 | 550 | 0000 | \$5,000 | \$10,000 | \$5,000 | | Decrease waste disposal budget due to lower than anticipated work on kerb & gutter maintenance. |
| 804 | 059 | 400 | 8000 | \$250,000 | \$270,000 | \$20,000 | | Increase contractors budget due to more work being carried out by contractors on buildings. |
| 804 | 059 | 500 | 8000 | \$300,000 | \$280,000 | (\$20,000) | | Decrease materials budget due to more work being carried out by contractors on buildings. |
| 805 | 204 | 250 | 0000 | \$79,400 | \$88,800 | \$9,400 | | Increase general insurance budget due to higher than anticipated costs. |
| 805 | 204 | 253 | 0000 | \$55,000 | \$65,000 | \$10,000 | | Increase third party compulsory budget due to higher than anticipated costs. |
| 805 | 204 | 501 | 0000 | \$200,000 | \$180,000 | (\$20,000) | | Decrease fuel budget due to lower than anticipated fuel costs. |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$7,700 | \$7,700 | |
| | | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | \$7,700 | \$7,700 | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | \$0 | |

Department: CIVIC MANAGEMENT

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITUR E Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|----------------------------------------------|-----|-----|----------|----------------|----------------------------|----------------------------------------------------|----------------------------------------------|------------------------------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| 502 | 052 | 113 | 1000 | \$8,000 | \$2,000 | (\$6,000) | | A reduction in temporary salaries. |
| | | | | | | | | |
| SUB TOTAL | | | | | | (\$6,000) | \$0 | |
| | | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | (\$6,000) | \$0 | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | (\$6,000) | |

Department: CORPORATE & COMMUNICATIONS

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITURE Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|----------------------------------------------|-----|-----|----------|----------------|----------------------------|------------------------------------------|-------------------------------------|---------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | \$0 | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | \$0 | \$0 | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | \$0 | |

Department: FINANCE & BUSINESS DEVELOPMENT

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITURE Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|--------------------------------|-----|-----|----------|----------------|----------------------------|------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| 601 | 001 | 220 | 0000 | \$1,500 | \$1,000 | (\$500) | | Decrease catering budget to reflect expenditure incurred. |
| 604 | 015 | 755 | 1001 | \$0 | \$700 | | \$700 | Increase other fees budget for administration charges of dishonour cheques to reflect income received. |
| 604 | 021 | 102 | 1006 | \$2,000 | \$1,000 | (\$1,000) | | Decrease overtime budget to reflect expenditure incurred.. |
| 604 | 021 | 231 | 0000 | \$0 | \$250 | \$250 | | Increase fees general budget to reflect actual costs. |
| 604 | 021 | 767 | 0000 | \$1,000 | \$0 | | (\$1,000) | Decrease interest income for overdue accounts. |
| 605 | 051 | 599 | 0000 | \$2,000 | \$0 | (\$2,000) | | Decrease sundry expenses budget as no expenditure incurred. |
| 609 | 054 | 231 | 1000 | \$500 | \$1,600 | \$1,100 | | Increase fees general budget to reflect year to date actuals. |
| 609 | 054 | 235 | 0000 | \$5,000 | \$4,000 | (\$1,000) | | Decrease advertising fees budget to reflect expenditure incurred. |
| 609 | 054 | 241 | 0000 | \$13,000 | \$10,000 | (\$3,000) | | Decrease valuation fees budget to reflect expenditure incurred. |
| 609 | 054 | 266 | 1002 | \$29,300 | \$35,800 | \$6,500 | | Increase operating lease costs budget for State Rail leases. |
| 609 | 054 | 747 | 1004 | \$125,000 | \$131,000 | | \$6,000 | Increase rents income budget for Road Safety Centre to reflect income received for the year. |
| 609 | 054 | 747 | 1005 | \$14,000 | \$17,500 | | \$3,500 | Increase rents income budget for Wade Lane Air Space to reflect income received for year. |
| 609 | 054 | 747 | 1007 | \$15,700 | \$0 | | (\$15,700) | Decrease rents income budget for Roseville Golf Club as rent is received in another department. |
| 609 | 054 | 747 | 1011 | \$40,000 | \$20,000 | | (\$20,000) | Decrease rents income budget for Marian St. Theatre as leases have not yet been executed. |
| 609 | 054 | 747 | 1017 | \$112,900 | \$146,900 | | \$34,000 | Increase rents income budget for Caltex Service Station St Ives to reflect income received. |
| 609 | 054 | 747 | 1020 | \$10,000 | \$5,000 | | (\$5,000) | Decrease rents income budget for Firs Estate Cottage as lease has not been executed. |
| 609 | 055 | 302 | 0000 | \$1,000 | \$1,500 | \$500 | | Increase non PABX telephone & communication budget to reflect year to date expenses. |
| 609 | 055 | 500 | 0000 | \$30,000 | \$25,000 | (\$5,000) | | Decrease materials budget to reflect year to date expenses. |
| | | | | | | | | |

Department: FINANCE & BUSINESS DEVELOPMENT

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITURE Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|---------------------------------------|-----|-----|----------|----------------|----------------------------|------------------------------------------|-------------------------------------|---------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| SUB TOTAL | | | | | | (\$4,150) | \$2,500 | |
| | | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | (\$4,150) | \$2,500 | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | (\$6,650) | |

Department: ENVIRONMENT & REGULATORY SERVICES

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITURE Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|--------------------------------|-----|-----|----------|----------------|----------------------------|------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| 701 | 135 | 116 | 1013 | \$20,000 | \$80,000 | \$60,000 | | Increase casual salaries budget due to additional staff required to service Section12 requests, Companion Animals Administration, support to compliance & regulatory group. |
| 701 | 135 | 755 | 1010 | \$105,000 | \$110,000 | | \$5,000 | Increase income for outstanding notices budget due to higher activity level than originally forecasted. |
| 701 | 135 | 755 | 1012 | \$80,000 | \$85,000 | | \$5,000 | Increase income for archiving budget due to higher activity level than originally forecasted. |
| 701 | 135 | 755 | 1013 | \$52,500 | \$57,500 | | \$5,000 | Increase income for advertisement budget due to higher activity level than originally forecasted. |
| 701 | 135 | 755 | 1016 | \$15,000 | \$20,000 | | \$5,000 | Increase income for registration fees budget due to higher activity level than originally forecasted. |
| 701 | 135 | 755 | 1021 | \$36,000 | \$62,000 | | \$26,000 | Increase income for new DA notification fees budget due to higher activity level than originally forecasted. |
| 701 | 137 | 116 | 1015 | \$2,000 | \$3,500 | \$1,500 | | Increase casual salaries budget to engage agency staff to cover annual leave period of permanent staff member. |
| 701 | 137 | 270 | 0000 | \$15,000 | \$17,000 | \$2,000 | | Increase office supplies budget as it was underestimated in the original budget. |
| 703 | 126 | 232 | 1000 | \$1,576,000 | \$1,631,000 | \$55,000 | | Increase legal cost budget due to increased appeals against Council's decisions. |
| 703 | 126 | 741 | 1000 | \$1,055,000 | \$1,103,000 | | \$48,000 | Increase permits fees income budget for DA due to higher activity level than originally forecasted. |
| 703 | 126 | 755 | 1001 | \$4,000 | \$6,000 | | \$2,000 | Increase income budget for reviews due to increased demand for review of DA determinations & conditions. |
| 703 | 126 | 755 | 1004 | \$0 | \$2,000 | | \$2,000 | Increase income budget for legal documents due to increased demand. |
| 703 | 127 | 741 | 1010 | \$287,000 | \$312,000 | | \$25,000 | Increase permits fees income budget for construction certificates due to higher activity level than originally forecasted. |
| 704 | 110 | 760 | 0000 | \$0 | \$10,000 | | \$10,000 | Increase derelict vehicles income budget due to higher incidence of dumping. |
| 704 | 110 | 769 | 0000 | \$0 | \$2,000 | | \$2,000 | Increase other revenue budget due to increased surveillance level. |
| 704 | 113 | 757 | 1011 | \$400,000 | \$440,000 | | \$40,000 | Increase parking fines income budget due to higher activity level than originally forecast. |
| 704 | 116 | 231 | 1002 | \$20,000 | \$28,000 | \$8,000 | | Increase Pittwater Council pound usage fees budget to change service provider. |

Department: ENVIRONMENT & REGULATORY SERVICES

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITURE Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|---------------------------------------|-----|-----|----------|----------------|----------------------------|------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| 708 | 111 | 232 | 2000 | \$150,000 | \$152,000 | \$2,000 | | Increase legal fees budget due to higher incidence of non compliance upon development sites. |
| 709 | 148 | 739 | 1000 | \$400,000 | \$365,000 | | (\$35,000) | Decrease regulatory statutory fees income budget for inspections due to loss of market share. |
| 709 | 148 | 756 | 1002 | \$80,000 | \$70,000 | | (\$10,000) | Decrease licence fees income budget for building certificates due to decreased demand. |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$128,500 | \$130,000 | |
| | | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | \$128,500 | \$130,000 | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | (\$1,500) | |

Department: CORPORATE ACCOUNTS

| RC | ACT | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITUR E Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|---------------------------------------|-----|-----|----------|----------------|----------------------------|----------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------|
| NON-DISCRETIONARY ITEMS | | | | | | | | |
| 610 | 012 | 766 | 0000 | \$221,700 | \$241,700 | | \$20,000 | Increase interest on investments budget to reflect extra interest received. |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$20,000 | |
| | | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | | |
| | | | | | | | | |
| SUB TOTAL | | | | | | \$0 | \$0 | |
| | | | | | | | | |
| Total Department Adjustment Requested | | | | | | \$0 | \$20,000 | |
| NET ADJUSTMENT TO DEPARTMENT BUDGET | | | | | | | (\$20,000) | |

Department: CAPITAL WORKS

| RC | RES | JOB COST | Revised Budget | Revised Budget After Adjs. | EXPENDITURE Budget Adjustment: Inc/(Dec) | INCOME Budget Adjustment: Inc/(Dec) | Justification |
|---------------------------------------------|-----|----------|----------------|----------------------------|------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------|
| NON-DISCRETIONARY ITEMS | | | | | | | |
| 105 | 400 | 5815 | \$0 | \$39,200 | \$39,200 | | Increase contractors budget for project Library Self-checkers as grant was received. |
| 105 | 775 | 5815 | \$0 | \$39,200 | | \$39,200 | Increase grant budget to fund for project Library Self-checkers as grant was received. |
| | | | | | | | |
| SUB TOTAL | | | | | \$39,200 | \$39,200 | |
| | | | | | | | |
| DISCRETIONARY ITEMS | | | | | | | |
| | | | | | | | |
| SUB TOTAL | | | | | \$0 | \$0 | |
| | | | | | | | |
| Total Adjustment Requested | | | | | \$39,200 | \$39,200 | |
| NET ADJUSTMENT TO DEPARTMENTS BUDGET | | | | | | \$0 | |

Restricted Assets (\$)

Budgeted Balances 2003/2004

Externally Restricted Assets

| | Opening Balance | Increase | Interest Budgeted | Committed | Closing Balance |
|-----------------------------------------|--------------------|----------|----------------------|----------------|--------------------|
| Section 94 Funds - Pre 1993 Plan | | | | | |
| Community Facilities | 61,093 | - | (100) | 64,600 | (3,607) |
| Open Space | 503,186 | - | (1,580) | 558,800 | (57,194) |
| Car Parking | 895,141 | - | 25,009 | 15,000 | 905,150 |
| Children's Services | 33,995 | - | 966 | - | 34,961 |
| Underground Electricity | 1,256 | - | 36 | - | 1,292 |
| Other | - | - | - | - | - |
| Total - Pre 1993 Plan | 1,494,671 | - | 24,330 | 638,400 | 880,601 |

| | | | | | |
|-------------------------------------|----------------|---------------|---------------|---------------|----------------|
| Section 94 Funds - 1993 Plan | | | | | |
| Car Parking St Ives | 267,556 | 30,150 | 8,459 | - | 306,165 |
| Car Parking Alma Street | - | 50,157 | 1,425 | - | 51,582 |
| Car Parking Larkin Lane | 117,641 | - | 3,343 | - | 120,984 |
| Car Parking West Lindfield | 21,904 | 3,000 | 708 | - | 25,612 |
| Car Parking Wahroonga | 286,584 | - | 8,143 | - | 294,727 |
| Gordon Car Parking | - | - | - | - | - |
| KWFG Master Plan | 1,863 | 21 | 54 | - | 1,938 |
| St Ives Showground | 910 | 10 | 26 | - | 946 |
| Walking Track Embellishment | 5,540 | 62 | 159 | - | 5,761 |
| Bicentennial Park Amenities | 2,132 | 24 | 61 | - | 2,217 |
| Central Library | 22,633 | 1,735 | 323 | 13,000 | 11,691 |
| Child Care facilities | 74,843 | 2,483 | 2,197 | - | 79,523 |
| Contributions Plan | - | 13 | 0 | - | 13 |
| Curagul Roundabout | 682 | - | 19 | - | 701 |
| Hillcrest Traffic Lights | - | - | - | - | - |
| Curagul Stormwater Drainage | - | - | - | - | - |
| Street Trees | 201 | - | 6 | - | 207 |
| Bobbin Head Rd Murrumbidgee R'About | 165 | - | 5 | - | 170 |
| Total - 1993 Plan | 802,654 | 87,655 | 24,928 | 13,000 | 902,237 |

| | | | | | |
|-------------------------------------------|------------------|----------------|---------------|---------------|------------------|
| 2000/2003 Residential Plan | | | | | |
| Open Space Roseville | 53,031 | - | 1,507 | - | 54,538 |
| Open Space Lindfield | 99,659 | 92,771 | 5,468 | - | 197,898 |
| Open Space Killara | 27,110 | 43,544 | 2,008 | - | 72,662 |
| Open Space Gordon | 52,087 | 30,619 | 2,349 | - | 85,035 |
| Open Space St Ives | 275,794 | 215,241 | 13,952 | - | 504,987 |
| Open Space Pymble | 112,094 | 29,648 | 4,028 | - | 145,770 |
| Open Space Turrumurra/Warrawee | 72,595 | 75,437 | 4,206 | - | 152,238 |
| Open Space Wahroonga | 387,318 | 27,478 | 11,786 | - | 426,582 |
| Sub Total Open Space Acquisition | 1,079,668 | 514,738 | 45,304 | - | 1,639,710 |
| Koola Park Upgrade | 38,393 | 16,594 | 1,562 | - | 56,549 |
| Nth T'murra Sportsfield Development | 264,877 | 111,335 | 10,406 | 10,000 | 376,618 |
| Child Care Centre Acquisition | 55,809 | 24,383 | 2,279 | - | 82,471 |
| Acron Rd Childrens Serv. Ctr Upgrade | 551 | 215 | 22 | - | 788 |
| Purchase Library Bookstock | 4,820 | 2,022 | 194 | - | 7,036 |
| New Residents Kit | 3,389 | 1,430 | 137 | - | 4,956 |
| New Residents Survey | 3,282 | 1,111 | 125 | - | 4,518 |
| Public Art | 913 | 419 | 38 | - | 1,370 |
| Study & Interim Plan | 1,480 | 6,307 | 221 | - | 8,008 |
| Section 94 Officer | 31,539 | 13,002 | 1,266 | - | 45,807 |
| Total - 2002/2003 Residential Plan | 1,484,721 | 691,556 | 61,553 | 10,000 | 2,227,830 |

| | | | | | |
|----------------------------------------|----------|---------------|------------|----------|---------------|
| Ku-Ring-Gai SEPP 5 Plan | | | | | |
| Pymble | - | 28,386 | 807 | - | 29,193 |
| Total - Ku-Ring-Gai SEPP 5 Plan | - | 28,386 | 807 | - | 29,193 |

| | | | | | |
|--------------------------------------------------------------|----------|------------------|---------------|----------|------------------|
| Sec 94 Funds Balance of Budgeted Income Not Allocated | - | 1,192,403 | 33,881 | - | 1,226,284 |
|--------------------------------------------------------------|----------|------------------|---------------|----------|------------------|

| | | | | | |
|-------------------------------|------------------|------------------|----------------|----------------|------------------|
| Total Section 94 Funds | 3,782,046 | 2,000,000 | 145,500 | 661,400 | 5,266,146 |
|-------------------------------|------------------|------------------|----------------|----------------|------------------|

| | | | | | |
|--------------------------------|-----------|---|---------|---------|-----------|
| Domestic Waste | 3,522,320 | - | 167,700 | 976,600 | 2,713,420 |
| Unexpended Loans | - | - | - | - | - |
| Unexpended Infrastructure Levy | - | - | - | - | - |
| Unexpended Grants | 224,914 | - | - | 78,400 | 146,514 |

| | | | | | |
|-------------------------------------------|------------------|------------------|----------------|------------------|------------------|
| Total Externally Restricted Assets | 7,529,280 | 2,000,000 | 313,200 | 1,716,400 | 8,126,080 |
|-------------------------------------------|------------------|------------------|----------------|------------------|------------------|

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Ku-Ring-Gai Municipal Council

Restricted Assets (\$)

Budgeted Balances 2003/2004

Internally Restricted Assets

| | Opening Balance | Increase | Interest Budgeted | Committed | Closing Balance |
|-------------------------------------------|----------------------------|------------------|------------------------------|------------------|----------------------------|
| Employee Leave Entitlements | 870,000 | - | - | - | 870,000 |
| Election | 150,000 | 75,000 | - | 200,000 | 25,000 |
| Kindergarten | 7,000 | - | - | - | 7,000 |
| Garbage | 480,820 | - | - | - | 480,820 |
| Plant Replacement | 588,326 | 384,600 | - | 350,000 | 622,926 |
| Library | 9,000 | - | - | - | 9,000 |
| Property | 1,959,666 | - | 90,200 | 93,000 | 1,956,866 |
| Gordon Parking Fund | 225,578 | - | - | - | 225,578 |
| Wahroonga Parking Fund | 168,239 | - | - | - | 168,239 |
| Ryde Road Parking Fund | 300,000 | - | - | - | 300,000 |
| Roseville Parking Fund | 44,786 | - | - | - | 44,786 |
| Lindfield Parking Fund | 26,709 | - | - | - | 26,709 |
| Insurance | 295,900 | - | - | - | 295,900 |
| Superannuation | - | - | - | - | - |
| Information Technology | 963,331 | - | 38,800 | 906,000 | 96,131 |
| Depreciation | - | - | - | - | - |
| Road Rehabilitation | 420,917 | 240,000 | 21,055 | - | 681,972 |
| Drainage | 503,771 | 200,000 | 20,395 | 559,200 | 164,966 |
| Building | 473,056 | 242,000 | 28,355 | 520,000 | 223,411 |
| Footpath | 273,682 | 200,000 | 12,695 | 468,800 | 17,577 |
| Contribution To Works | 210,821 | - | - | - | 210,821 |
| Golf Course Levy | 113,764 | 250,000 | - | 250,000 | 113,764 |
| Golf Course Upgrade | 35,000 | - | - | - | 35,000 |
| Infrastructure Restoration | 670,101 | 260,000 | - | 726,500 | 203,601 |
| Sportsfield Improvement | 127,000 | 30,000 | - | 72,000 | 85,000 |
| Playground | 60,642 | 30,000 | - | 35,000 | 55,642 |
| Tree Planting | 35,000 | - | - | - | 35,000 |
| Natural Environment Reserve | - | 70,000 | - | - | 70,000 |
| Swimming Pool Reserve | - | 30,000 | - | - | 30,000 |
| Parks | 30,000 | - | - | - | 30,000 |
| Reductions in Borrowings | 218,800 | 1,106,100 | 53,600 | 1,324,900 | 53,600 |
| Superannuation Reserve | 370,000 | - | - | - | 370,000 |
| DA Reserve | - | 499,900 | - | - | 499,900 |
| Bond | 200,000 | - | - | - | 200,000 |
| General | - | - | - | - | - |
| Contingency | 236,679 | - | - | 20,000 | 216,679 |
| St Ives Showground | 13,843 | - | - | - | 13,843 |
| Revolving Energy Fund | 24,187 | - | - | - | 24,187 |
| Total Internally Restricted Assets | 10,106,618 | 3,617,600 | 265,100 | 5,525,400 | 8,463,918 |
| TOTAL RESTRICTED ASSETS | 17,635,898 | 5,617,600 | 578,300 | 7,241,800 | 16,589,998 |

Appendix C :



MONTHLY FINANCIAL REPORTING - 2003/2004

DEPARTMENT SUMMARY (\$)

Department: COUNCIL

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| NET EXPENDITURE | Dec | | Dec ytd | | | Comm. | Year |
|--------------------------------------------------|--------------------|--------------------|--------------------|--------------------|------------------|----------------|--------------------|
| Resp Centre/Resource | Actual | Budget | Actual | Budget | Variance | Actual | Budget |
| OPERATING | | | | | | | |
| PLANNING & ENVIRONMENT | 106,828 | 90,762 | 536,320 | 532,334 | (3,986) | 2,322 | 1,107,000 |
| ENVIR. & REGULATORY COMPLIANCE | 124,519 | 272,397 | 1,549,785 | 1,675,625 | 125,840 | 33,022 | 3,165,300 |
| OPEN SPACE | 565,349 | 579,391 | 3,506,105 | 3,688,924 | 180,819 | 99,157 | 7,349,700 |
| TECHNICAL SERVICES | 688,116 | 770,297 | 4,179,598 | 4,522,240 | 342,642 | 226,504 | 8,693,100 |
| WASTE MANAGEMENT | (1,095,399) | (15,555) | (1,341,188) | (964,094) | 377,094 | 57,897 | 127,400 |
| CIVIC MANAGEMENT | 204,805 | 204,291 | 1,175,138 | 1,222,183 | 47,045 | 207,305 | 2,443,400 |
| FINANCE & BUSINESS DEVELOPMENT | 226,563 | 130,450 | 2,055,585 | 2,156,959 | 101,373 | 29,134 | 3,683,800 |
| COMMUNITY SERVICES | 314,981 | 465,019 | 2,733,410 | 2,764,388 | 30,978 | 174,925 | 5,287,500 |
| CORPORATE & COMMUNICATIONS | 36,941 | 308,061 | 1,928,950 | 1,906,712 | (22,238) | 50,410 | 3,427,600 |
| CORP ACCOUNTS | (6,179,110) | (1,099,097) | (21,783,413) | (21,750,566) | 32,847 | - | (37,777,100) |
| BALANCE SHEET | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| NET EXPENDITURE / (REVENUE) | (5,006,407) | 1,706,038 | (5,459,710) | (4,247,296) | 1,212,414 | 880,676 | (2,492,300) |
| CAPITAL/PROJECTS | 1,985,412 | na | 4,778,012 | na | | 752,633 | 11,609,800 |
| NET OPERATING RESULT | | | | | | | |
| Operating Activities | | | | | | | |
| Employee Costs | 2,046,779 | 2,124,298 | 11,978,523 | 13,107,750 | 1,129,227 | 210,874 | 25,597,500 |
| Consultants | 31,097 | 42,948 | 131,718 | 126,204 | (5,514) | 4,941 | 275,400 |
| Computer Costs | 42,939 | 104,130 | 599,614 | 546,417 | (43,197) | 31,340 | 787,500 |
| Fees | 856,460 | 832,789 | 4,366,771 | 4,266,598 | (100,173) | 29,272 | 6,971,200 |
| Insurance | 7,713 | 24,491 | 991,282 | 993,015 | 1,733 | 13,446 | 1,064,400 |
| Occupancy | 67,324 | 79,966 | 473,295 | 505,614 | 32,319 | 54,943 | 867,400 |
| Rental Rebates | 40,544 | 77,093 | 864,478 | 866,792 | 2,314 | - | 1,151,000 |
| Lease Costs | (200,113) | 11,411 | 392,095 | 418,918 | 24,823 | 7,369 | 560,700 |
| Office Costs | 92,634 | 75,461 | 484,879 | 487,642 | 2,763 | 32,914 | 925,900 |
| Equipment | 1,311 | 3,325 | 2,929 | 13,409 | 10,480 | 3,287 | 86,500 |
| Repairs & Maint. | 38,494 | 23,039 | 112,591 | 128,791 | 16,200 | 34,788 | 277,300 |
| Contractors | 453,863 | 535,754 | 3,012,066 | 3,132,121 | 120,055 | 180,221 | 6,395,200 |
| Materials | 231,349 | 274,704 | 1,323,705 | 1,376,233 | 52,528 | 203,286 | 2,839,500 |
| Plant Hire | 21,816 | 18,418 | 50,397 | 68,683 | 8,286 | 24,045 | 174,000 |
| Waste Disposal | 320,115 | 304,440 | 1,882,118 | 1,784,333 | (97,785) | 2,359 | 3,653,000 |
| Interest Exp | 197,974 | 243,800 | 288,135 | 306,200 | 18,065 | - | 728,800 |
| Misc | 314,013 | 190,749 | 1,039,459 | 937,175 | (102,284) | 52,813 | 2,005,200 |
| Depreciation | 1 | 613,868 | 3,458,019 | 3,682,900 | 226,881 | - | 7,365,800 |
| Internal Service Expense | 543,160 | 550,245 | 3,365,527 | 3,300,250 | (65,277) | - | 6,599,100 |
| TOTAL EXPENSE | 5,659,937 | 6,130,929 | 34,815,601 | 36,047,045 | 1,231,444 | 885,896 | 68,365,300 |
| Ordinary Rates | 6,909,329 | 1,452,595 | 21,565,847 | 21,570,075 | (4,228) | - | 35,692,300 |
| Annual Charges | 1,566,449 | 564,627 | 4,988,408 | 4,804,425 | 183,983 | - | 7,966,900 |
| User Charges and Fees | 1,165,084 | 1,344,758 | 6,415,719 | 6,877,189 | (461,470) | 4,409 | 12,429,200 |
| Other | 83,079 | 59,928 | 401,168 | 358,950 | 44,219 | - | 834,900 |
| Interest | 104,358 | 78,007 | 488,179 | 423,002 | 65,177 | - | 876,000 |
| Corporate | - | - | 32,962 | - | 32,962 | - | - |
| Grants | 156,682 | 273,247 | 2,221,229 | 2,183,650 | 37,579 | 811 | 4,438,200 |
| Contributions and Donations | 136,760 | 101,764 | 779,209 | 779,500 | (291) | - | 2,001,000 |
| Internal Service Revenue | 544,623 | 549,967 | 3,382,589 | 3,299,550 | 83,039 | - | 6,599,100 |
| TOTAL REVENUE | 10,666,344 | 4,424,893 | 40,275,311 | 40,294,341 | (19,030) | 5,220 | 70,857,600 |
| NET SURPLUS / (DEFICIT) | 5,006,407 | (1,706,036) | 5,459,710 | 4,247,296 | 1,212,414 | 880,676 | 2,492,300 |
| YEAR END FUNDING ADJUSTMENTS | | | | | | | |
| Less Funds To Restricted Assets | | | | | | | 6,297,400 |
| Add Back Depreciation | | | | | | | 7,365,800 |
| Less Loan Principal Repayments | | | | | | | 2,543,100 |
| Add Capital Grants | | | | | | | 914,400 |
| Add New Loan Funds | | | | | | | 1,800,000 |
| Operating Net Surplus/(Deficit) | | | | | | | 3,732,000 |
| Capital Projects (inc. Plant Replacement) | | | | | | | 12,659,800 |
| Funded By | | | | | | | |
| General Fund | | | | | | | 285,900 |
| New Loans | | | | | | | 1,800,000 |
| Infrastructure Levy | | | | | | | 1,646,100 |
| Surplus Carried Forward | | | | | | | 1,217,400 |
| Section 94 Plan | | | | | | | 23,000 |
| Section 94 Pre Plan | | | | | | | 528,100 |
| Other Restricted Assets | | | | | | | 7,059,300 |
| TOTAL NET SURPLUS / (DEFICIT) | | | | | | | 0 |

Year End Adjustments



MONTHLY FINANCIAL REPORTING - 2003/2004

DEPARTMENT SUMMARY (\$)

Department: PLANNING & ENVIRONMENT

280

| NET EXPENDITURE Resp Centre/Resource | Dec | | Dec ytd | | | Comm. | Year |
|-------------------------------------------|----------------|---------------|----------------|----------------|----------------|--------------|------------------|
| | Actual | Budget | Actual | Budget | Variance | | |
| OPERATING | | | | | | | |
| 301 Environmental Administration Services | 24,050 | 22,863 | 138,410 | 137,150 | (1,260) | 196 | 274,300 |
| 302 Environmental Policy Services | 35,146 | 36,088 | 210,074 | 227,167 | 17,093 | 726 | 458,000 |
| 303 Land Information Services | 3,728 | (8,825) | (42,284) | (52,950) | (10,666) | 443 | (105,900) |
| 304 Land Use Planning Services | - | - | - | - | - | - | - |
| 305 Urban Planning Services | 43,904 | 40,636 | 230,120 | 220,967 | (9,153) | 956 | 480,600 |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| NET EXPENDITURE / (REVENUE) | 106,828 | 90,762 | 536,320 | 532,334 | (3,986) | 2,322 | 1,107,000 |

| | | | | | | | |
|-------------------------|---------------|-----------|----------------|-----------|----------|----------|----------------|
| CAPITAL/PROJECTS | 49,823 | na | 112,829 | na | - | - | 522,900 |
|-------------------------|---------------|-----------|----------------|-----------|----------|----------|----------------|

| | | | | | | | |
|--------------------------------|------------------|-----------------|------------------|------------------|----------------|--------------|--------------------|
| NET OPERATING RESULT | | | | | | | |
| Operating Activities | | | | | | | |
| Employee Costs | 94,589 | 97,178 | 576,751 | 583,000 | 6,249 | - | 1,166,000 |
| Consultants | - | 4,016 | 13,260 | 17,100 | 3,840 | 726 | 43,200 |
| Computer Costs | - | - | - | - | - | - | - |
| Fees | 13,407 | 4,036 | 30,498 | 24,034 | (6,464) | - | 48,400 |
| Insurance | - | - | - | - | - | - | - |
| Occupancy | - | - | - | - | - | - | - |
| Rental Rebates | - | - | - | - | - | - | - |
| Lease Costs | 352 | 384 | 2,112 | 2,300 | 188 | - | 4,600 |
| Office Costs | 2,390 | 1,893 | 11,008 | 10,150 | (858) | 452 | 20,300 |
| Equipment | - | - | - | - | - | - | - |
| Repairs & Maint. | 534 | 416 | 3,094 | 2,500 | (594) | 187 | 5,000 |
| Contractors | - | - | - | - | - | - | - |
| Materials | - | - | - | - | - | - | - |
| Plant Hire | - | - | - | - | - | - | - |
| Waste Disposal | - | - | - | - | - | - | - |
| Interest Exp | - | - | - | - | - | - | - |
| Misc | 204 | 482 | 6,200 | 5,900 | (300) | 956 | 24,800 |
| Depreciation | 1 | - | - | - | - | - | - |
| Internal Service Expense | 9,776 | 10,277 | 59,560 | 61,650 | 2,090 | - | 123,300 |
| TOTAL EXPENSE | 121,252 | 118,482 | 702,483 | 706,634 | 4,151 | 2,322 | 1,435,600 |
| Ordinary Rates | - | - | - | - | - | - | - |
| Annual Charges | - | - | - | - | - | - | - |
| User Charges and Fees | 12,580 | 24,677 | 156,780 | 158,050 | 730 | - | 292,100 |
| Other | 730 | 2,334 | 4,561 | 14,000 | (9,439) | - | 28,000 |
| Interest | - | - | - | - | - | - | - |
| Corporate | - | - | - | - | - | - | - |
| Grants | - | - | - | - | - | - | - |
| Contributions and Donations | - | - | - | - | - | - | - |
| Internal Service Revenue | 1,114 | 709 | 4,822 | 4,250 | 572 | - | 8,500 |
| TOTAL REVENUE | 14,424 | 27,720 | 166,163 | 174,300 | (8,137) | - | 328,600 |
| NET SURPLUS / (DEFICIT) | (106,828) | (90,762) | (536,320) | (532,334) | (3,986) | 2,322 | (1,107,000) |

YEAR END FUNDING ADJUSTMENTS

| | | | | | | | |
|--------------------------------------------------|--|--|--|--|--|--|-------------------|
| Less Funds To Restricted Assets | | | | | | | 6,297,400 |
| Add Back Depreciation | | | | | | | 0 |
| Less Loan Principal Repayments | | | | | | | 2,543,100 |
| Add Capital Grants | | | | | | | 914,400 |
| Add New Loan Funds | | | | | | | 1,800,000 |
| Operating Net Surplus/(Deficit) | | | | | | | -7,233,100 |
| Capital Projects (Inc. Plant Replacement) | | | | | | | 12,659,800 |
| Funded By | | | | | | | |
| General Fund | | | | | | | 285,900 |
| New Loans | | | | | | | 1,800,000 |
| Infrastructure Levy | | | | | | | 1,646,100 |
| Surplus Carried Forward | | | | | | | 1,217,400 |
| Section 94 Plan | | | | | | | 23,000 |
| Section 94 Pre Plan | | | | | | | 628,100 |
| Other Restricted Assets | | | | | | | 7,059,300 |
| TOTAL NET SURPLUS / (DEFICIT) | | | | | | | 0 |

Year End Adjustments



PROJECTS

Resp Centre / Dept.:

281 PLANNING & ENVIRONMENT

| Project | Respcen | Dec Actual NET | Actual | | | Commit NET | Year Revised Budget | | |
|------------------------------------------------------|---------|----------------------|---------|---------|---------|---------------|------------------------|---------|---------|
| | | | NET | Revenue | Expense | | NET | Revenue | Expense |
| | | | | | | | | | |
| 5083 - Residential Strategy | 305 | - | (292) | 292 | - | - | - | - | |
| 5488 - North Turramurra Planning Study | 305 | - | - | - | - | - | 10,600 | - | 10,600 |
| 5506 - Tulkiyan | 305 | 3,750 | 17,899 | - | 17,899 | - | 11,300 | - | 11,300 |
| 5617 - Environmentally Sensitive Areas | 302 | - | - | - | - | - | 33,700 | - | 33,700 |
| 5618 - Ecological Endangered Community | 302 | - | - | - | - | - | 20,000 | - | 20,000 |
| 5619 - Residential Development Strategy Stage I & II | 305 | - | 21,549 | - | 21,549 | - | - | - | - |
| 5621 - Heritage DCP | 305 | - | - | - | - | - | 43,000 | - | 43,000 |
| 5671 - Queen Elizabeth Reserve | 302 | - | 4,729 | - | 4,729 | - | 16,000 | - | 16,000 |
| 5691 - Business Centre Enhancement Programe | 305 | - | 4,285 | - | 4,285 | - | 34,500 | - | 34,500 |
| 5707 - RDS Special Area 1 Heritage Study | 305 | 1,533 | 11,760 | - | 11,760 | - | 11,300 | - | 11,300 |
| 5762 - Heritage UCA - Stage III | 305 | - | - | - | - | - | 60,000 | - | 60,000 |
| 5763 - Mixed Use Commercial LEP | 305 | - | - | - | - | - | 50,000 | - | 50,000 |
| 5764 - S94 General Update | 305 | - | 1,790 | - | 1,790 | - | 30,000 | - | 30,000 |
| 5765 - S94 RDS - Multi-Unit Housing | 305 | - | - | - | - | - | 50,000 | - | 50,000 |
| 5766 - SEPP 65 Design Panel | 305 | - | - | - | - | - | 30,000 | - | 30,000 |
| 5767 - Special Area Studies & Consultation | 305 | - | - | - | - | - | 50,000 | - | 50,000 |
| 5768 - Stage II RDS LEP/DCP Consultation | 305 | 42,832 | 48,371 | - | 48,371 | - | 60,000 | - | 60,000 |
| 5781 - Skate Park Graffiti Project | 302 | 1,708 | (54) | 2,500 | 2,446 | - | - | 2,500 | 2,500 |
| 5810 - 100 -102 Rosedale Rd St Ives Conservation | 302 | - | - | - | - | - | 10,000 | - | 10,000 |
| All Projects | | 49,823 | 110,037 | 2,792 | 112,829 | - | 520,400 | 2,500 | 522,900 |

Commitments = Outstanding Purchase Orders

| | | | |
|-----------------------------------|---------|-------|---------|
| 1 Final | 330,000 | - | 330,000 |
| 2 Carried Forwards | 180,400 | - | 180,400 |
| 3 Budget Transfer Within The Sarr | - | - | - |
| 4 September Budget Review | - | 2,500 | 2,500 |
| 5 Tulkiyan - Management of Secur | - | - | - |
| 6 100-102 Rosedale Rd St Ives - C | 10,000 | - | 10,000 |
| 7 Waste Education & Communicat | - | - | - |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |

| | | | |
|------------|----------------|--------------|----------------|
| Rev budget | 520,400 | 2,500 | 522,900 |
|------------|----------------|--------------|----------------|

Current month analysis

use columns on right to view project data

- Revenue
49,823 Expense



MONTHLY FINANCIAL REPORTING - 2003/2004

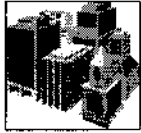
DEPARTMENT SUMMARY (\$)

Department: ENVIR. & REGULATORY COMPLIANCE

282

| NET EXPENDITURE Resp Centre/Resource | Dec | | Dec ytd | | | Comm. | Year |
|--------------------------------------------------|------------------|------------------|--------------------|--------------------|----------------|---------------|--------------------|
| | Actual | Budget | Actual | Budget | Variance | | |
| OPERATING | | | | | | | |
| 701 Administrative Services | 46,575 | 47,507 | 239,365 | 290,800 | 51,435 | 3,741 | 579,600 |
| 703 Development Control Services | 83,245 | 150,623 | 1,029,970 | 1,061,650 | 31,680 | 8,093 | 1,970,300 |
| 704 Regulatory Services | (68,775) | 23,426 | 86,953 | 107,417 | 20,464 | 5,641 | 203,300 |
| 705 Companion Animal Services | - | - | - | - | - | - | - |
| 708 Compliance & Environmental Services | 41,014 | 49,598 | 311,077 | 298,975 | (12,102) | 12,478 | 610,200 |
| 709 Building Control Services | (967) | (23,070) | (99,594) | (123,400) | (23,706) | - | (261,800) |
| 710 Specialist Support Services | 23,427 | 24,313 | (17,886) | 40,183 | 58,069 | 3,070 | 63,700 |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| NET EXPENDITURE / (REVENUE) | 124,519 | 272,397 | 1,549,785 | 1,675,625 | 125,840 | 33,022 | 3,165,300 |
| CAPITAL/PROJECTS | - | na | 9,510 | na | - | - | 43,400 |
| NET OPERATING RESULT | | | | | | | |
| Operating Activities | | | | | | | |
| Employee Costs | 290,723 | 290,008 | 1,674,531 | 1,806,900 | 132,369 | 4,095 | 3,546,800 |
| Consultants | 29,680 | 29,768 | 103,392 | 82,800 | (20,792) | 2,715 | 126,200 |
| Computer Costs | - | - | - | - | - | - | - |
| Fees | 146,529 | 156,618 | 1,040,687 | 996,317 | (44,370) | 11,716 | 1,920,300 |
| Insurance | - | - | - | - | - | - | - |
| Occupancy | - | 41 | 216 | 250 | 34 | - | 500 |
| Rental Rebates | - | - | - | - | - | - | - |
| Lease Costs | 1,930 | 1,666 | 10,241 | 10,000 | (241) | 2,010 | 20,000 |
| Office Costs | 7,581 | 6,016 | 48,090 | 45,850 | (2,240) | 9,559 | 86,200 |
| Equipment | 34 | 682 | 34 | 4,100 | 4,066 | 235 | 18,200 |
| Repairs & Maint. | 597 | 84 | 1,543 | 500 | (1,043) | 150 | 1,000 |
| Contractors | 51,248 | 17,709 | 158,793 | 112,958 | (46,835) | 761 | 243,500 |
| Materials | 73 | 41 | 73 | 250 | 177 | - | 500 |
| Plant Hire | - | - | - | - | - | - | - |
| Waste Disposal | - | - | - | - | - | - | - |
| Interest Exp | - | - | - | - | - | - | - |
| Misc | 2,842 | 6,175 | 23,617 | 39,550 | 15,933 | 1,781 | 84,100 |
| Depreciation | 1 | 1,359 | 7,478 | 8,150 | 672 | - | 16,300 |
| Internal Service Expense | 37,179 | 37,986 | 226,567 | 227,900 | 1,333 | - | 455,800 |
| TOTAL EXPENSE | 589,726 | 548,153 | 3,296,262 | 3,335,325 | 39,063 | 33,022 | 6,519,400 |
| Ordinary Rates | - | - | - | - | - | - | - |
| Annual Charges | - | - | - | - | - | - | - |
| User Charges and Fees | 423,326 | 275,697 | 1,713,669 | 1,649,550 | 64,119 | - | 3,343,600 |
| Other | 21,881 | 875 | 32,808 | 5,250 | 27,558 | - | 10,500 |
| Interest | - | - | - | - | - | - | - |
| Corporate | - | - | - | - | - | - | - |
| Grants | - | (816) | - | 4,900 | (4,900) | - | - |
| Contributions and Donations | - | - | - | - | - | - | - |
| Internal Service Revenue | - | - | - | - | - | - | - |
| TOTAL REVENUE | 445,207 | 275,758 | 1,746,477 | 1,659,700 | 86,777 | - | 3,354,100 |
| NET SURPLUS / (DEFICIT) | (124,519) | (272,397) | (1,549,785) | (1,675,625) | 125,840 | 33,022 | (3,165,300) |
| YEAR END FUNDING ADJUSTMENTS | | | | | | | |
| Less Funds To Restricted Assets | | | | | | | 6,297,400 |
| Add Back Depreciation | | | | | | | 16,300 |
| Less Loan Principal Repayments | | | | | | | 2,543,100 |
| Add Capital Grants | | | | | | | 914,400 |
| Add New Loan Funds | | | | | | | 1,800,000 |
| Operating Net Surplus/(Deficit) | | | | | | | -9,275,100 |
| Capital Projects (inc. Plant Replacement) | | | | | | | 12,559,800 |
| Funded By | | | | | | | |
| General Fund | | | | | | | 285,900 |
| New Loans | | | | | | | 1,800,000 |
| Infrastructure Levy | | | | | | | 1,546,100 |
| Surplus Carried Forward | | | | | | | 1,217,400 |
| Section 94 Plan | | | | | | | 23,000 |
| Section 94 Pre Plan | | | | | | | 528,100 |
| Other Restricted Assets | | | | | | | 7,059,300 |
| TOTAL NET SURPLUS / (DEFICIT) | | | | | | | 0 |

Year End Adjustments



283 PROJECTS

Resp Centre / Dept.:

ENVIR. & REGULATORY COMPLIANCE

Project
5708 - Pet Ownership Booklet
5779 - Culworth Ave. Carpark
5780 - Noise Meter
All Projects

Respcen

| Dec Actual NET | Year | | | | | | |
|----------------------|--------|---------|---------|---------------|----------------|---------|---------|
| | Actual | | | Commit NET | Revised Budget | | |
| | NET | Revenue | Expense | | NET | Revenue | Expense |
| - | 9,510 | - | 9,510 | - | - | 6,400 | 6,400 |
| - | - | - | - | - | 15,000 | - | 15,000 |
| - | - | - | - | - | 22,000 | - | 22,000 |
| - | 9,510 | - | 9,510 | - | 37,000 | 6,400 | 43,400 |

Commitments = Outstanding Purchase Orders

| | | | |
|-----------------------------------|--------|-------|--------|
| 1 Final | 37,000 | - | 37,000 |
| 2 Carried Forwards | - | 8,400 | 8,400 |
| 3 Budget Transfer Within The Sam | - | - | - |
| 4 September Budget Review | - | - | - |
| 5 Tulkian - Management of Secur | - | - | - |
| 6 100-102 Rosedale Rd St Ives - C | - | - | - |
| 7 Waste Education & Communicat | - | - | - |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |

Rev budget

| | | |
|--------|-------|--------|
| 37,000 | 6,400 | 43,400 |
|--------|-------|--------|

Current month analysis
use columns on right to view project data

- Revenue
- Expense

5/02/2004 9:23



MONTHLY FINANCIAL REPORTING - 2003/2004

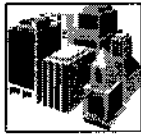
DEPARTMENT SUMMARY (\$)

Department: OPEN SPACE

284

| NET EXPENDITURE Resp Centre/Resource | Dec | | Dec ytd | | | Comm. | Year |
|--------------------------------------------------|------------------|------------------|--------------------|--------------------|------------------|----------------|--------------------|
| | Actual | Budget | Actual | Budget | Variance | | |
| OPERATING | | | | | | | |
| 201 Group Management | 26,029 | 28,625 | 160,690 | 166,334 | 5,644 | 1,602 | 330,700 |
| 202 Property and Natural Resources | - | - | - | - | - | - | - |
| 203 Trees and Parkland | - | - | - | - | - | - | - |
| 204 Landscapes and Gardens | - | - | - | - | - | - | - |
| 205 Sports and Recreation Reserves | - | - | - | - | - | - | - |
| 206 Parks Bushland and Recreation | - | - | - | - | - | - | - |
| 208 Tree & Landscape Assessment | 32,652 | 30,462 | 182,945 | 181,967 | (978) | 15 | 365,600 |
| 210 Sport & Recreation | 55,397 | 36,511 | 562,834 | 482,040 | (80,794) | 22,124 | 1,048,600 |
| 211 Parks & Trees | 257,918 | 299,105 | 1,534,530 | 1,753,775 | 219,245 | 36,308 | 3,387,100 |
| 803 Parks, Landscape, Trees and Bushland | (554) | - | (477) | - | 477 | - | - |
| 810 Bushland & Natural Resources | 189,465 | 181,726 | 1,037,597 | 1,086,974 | 49,377 | 33,090 | 2,180,900 |
| 811 Plant Nursery | 4,442 | 2,962 | 27,986 | 15,834 | (12,152) | 6,018 | 36,800 |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| NET EXPENDITURE / (REVENUE) | 565,349 | 579,391 | 3,506,105 | 3,686,924 | 180,819 | 99,157 | 7,349,700 |
| CAPITAL/PROJECTS | 155,014 | na | 479,582 | na | | 452,541 | 2,215,400 |
| NET OPERATING RESULT | | | | | | | |
| Operating Activities | | | | | | | |
| Employee Costs | 427,980 | 503,597 | 2,613,539 | 3,031,950 | 418,411 | 6,840 | 5,885,400 |
| Consultants | 328 | 1,832 | 1,188 | 5,334 | 4,146 | - | 18,000 |
| Computer Costs | - | - | - | - | - | - | - |
| Fees | 2,582 | 3,275 | 8,906 | 16,484 | 7,579 | 900 | 35,300 |
| Insurance | - | - | - | - | - | - | - |
| Occupancy | 9,844 | 23,482 | 104,851 | 126,032 | 21,181 | - | 225,600 |
| Rental Rebates | 20,854 | 55,459 | 233,336 | 228,410 | (6,926) | - | 289,600 |
| Lease Costs | 392 | 2,082 | 2,774 | 7,500 | 4,726 | 2,373 | 12,200 |
| Office Costs | 5,702 | 7,288 | 36,998 | 42,450 | 5,452 | 5,176 | 87,400 |
| Equipment | 1,183 | 584 | 3,476 | 4,125 | 649 | - | 9,500 |
| Repairs & Maint. | 263 | 166 | 263 | 1,000 | 737 | - | 2,000 |
| Contractors | 80,495 | 93,317 | 469,071 | 438,295 | (30,776) | 61,399 | 954,400 |
| Materials | 55,627 | 46,230 | 277,287 | 253,117 | (24,170) | 27,269 | 522,900 |
| Plant Hire | 1,987 | 1,500 | 9,160 | 6,500 | (2,660) | 90 | 13,000 |
| Waste Disposal | 10,992 | 4,584 | 45,540 | 25,333 | (19,207) | 281 | 55,000 |
| Interest Exp | - | - | - | - | - | - | - |
| Misc | 5,032 | 8,598 | 53,135 | 51,600 | (1,535) | 50 | 103,200 |
| Depreciation | 1 | 36,529 | 219,531 | 219,150 | (381) | - | 438,300 |
| Internal Service Expense | 159,416 | 158,483 | 961,518 | 950,850 | (10,668) | - | 1,901,700 |
| TOTAL EXPENSE | 820,212 | 947,006 | 5,040,572 | 5,407,130 | 366,558 | 104,377 | 10,553,500 |
| Ordinary Rates | - | - | - | - | - | - | - |
| Annual Charges | - | - | - | - | - | - | - |
| User Charges and Fees | 241,007 | 351,328 | 1,461,181 | 1,823,656 | (162,475) | 4,409 | 3,009,600 |
| Other | 9,569 | 11,076 | 53,906 | 65,300 | (11,394) | - | 131,700 |
| Interest | - | - | - | - | - | - | - |
| Corporate | - | - | - | - | - | - | - |
| Grants | - | 209 | - | 1,250 | (1,250) | 811 | 2,500 |
| Contributions and Donations | - | - | - | - | - | - | - |
| Internal Service Revenue | 4,287 | 5,002 | 19,380 | 30,000 | (10,620) | - | 60,000 |
| TOTAL REVENUE | 254,863 | 367,615 | 1,534,467 | 1,720,206 | (185,739) | 5,220 | 3,203,800 |
| NET SURPLUS / (DEFICIT) | (565,349) | (579,391) | (3,506,105) | (3,686,924) | 180,819 | 99,157 | (7,349,700) |
| YEAR END FUNDING ADJUSTMENTS | | | | | | | |
| Less Funds To Restricted Assets | | | | | | | 5,297,400 |
| Add Back Depreciation | | | | | | | 438,300 |
| Less Loan Principal Repayments | | | | | | | 2,543,100 |
| Add Capital Grants | | | | | | | 914,400 |
| Add New Loan Funds | | | | | | | 1,800,000 |
| Operating Net Surplus/(Deficit) | | | | | | | -13,037,500 |
| Capital Projects (Inc. Plant Replacement) | | | | | | | 12,659,800 |
| Funded By | | | | | | | |
| General Fund | | | | | | | 285,900 |
| New Loans | | | | | | | 1,800,000 |
| Infrastructure Levy | | | | | | | 1,646,100 |
| Surplus Carried Forward | | | | | | | 1,217,400 |
| Section 94 Plan | | | | | | | 23,000 |
| Section 94 Pre Plan | | | | | | | 628,100 |
| Other Restricted Assets | | | | | | | 7,059,300 |
| TOTAL NET SURPLUS / (DEFICIT) | | | | | | | 0 |

Year End Adjustments



Resp Centre / Dept.:

PROJECTS

OPEN SPACE 285

| Project | Respcen | Dec Actual NET | Year | | | | | | |
|------------------------------------------------------|---------|----------------------|----------|---------|---------|----------------|----------------|---------|-----------|
| | | | Actual | | | Committ NET | Revised Budget | | |
| | | | NET | Revenue | Expense | | NET | Revenue | Expense |
| 5286 - Cowan Catchment Riparian Weed Control | 202 | - | - | - | - | - | 5,100 | - | 5,100 |
| 5287 - Noxious Weeds Control - Pampas Grass | 202 | - | 2,732 | - | 2,732 | - | 6,600 | - | 6,600 |
| 5313 - Sportsfield Lighting Upgrade Wellington Oval | 202 | - | 547 | - | 547 | - | 25,800 | - | 25,800 |
| 5315 - Walking Track Samuel King Oval | 202 | 7,959 | 13,087 | - | 13,087 | 5,315 | 12,200 | - | 12,200 |
| 5316 - Sportsfield Lighting Upgrade Samuel King Oval | 202 | 24,141 | 24,591 | - | 24,591 | - | 24,100 | - | 24,100 |
| 5318 - Lighting St Ives Village Green | 202 | 703 | 703 | - | 703 | 12,524 | 12,900 | - | 12,900 |
| 5320 - Rehabilitation Works Echo Point Park | 202 | 5,591 | 7,761 | - | 7,761 | - | 45,400 | 11,000 | 56,400 |
| 5357 - Croquet Clubhouse Regimental Park | 202 | - | (15,000) | 15,000 | - | - | - | - | - |
| 5471 - Regional Playspace Bicentennial Park | 202 | - | 1 | - | 1 | - | - | - | - |
| 5484 - Canopy Replacement Weed Removal MCR | 202 | - | - | - | - | - | 1,100 | - | 1,100 |
| 5485 - Noxious Weeds Control 2001/2002 | 202 | - | 632 | - | 632 | - | 900 | - | 900 |
| 5502 - Wahroonga Park Memorial Restoration | 803 | - | - | - | - | 6,455 | 3,500 | - | 3,500 |
| 5504 - Blackbutt Creek Stormwater & CEP | 202 | 6,676 | (14,694) | 30,000 | 15,306 | 21,301 | 7,000 | - | 7,000 |
| 5508 - Native Seed Stock Gardens | 202 | - | (722) | 722 | - | - | 4,800 | - | 4,800 |
| 5509 - Alligator Weed Regional Control Plan | 202 | - | - | - | - | - | 1,500 | - | 1,500 |
| 5601 - Open Space Amenities / Buildings | 210 | - | - | - | - | - | 40,000 | - | 40,000 |
| 5604 - Natural Area Management | 810 | - | 2,430 | - | 2,430 | - | - | - | - |
| 5605 - Tree Planting / Canopy Replacement | 211 | - | 225 | - | 225 | - | 11,000 | - | 11,000 |
| 5609 - Open Space Strategy Stage 1 | 201 | 6,000 | 22,000 | - | 22,000 | - | 27,700 | - | 27,700 |
| 5614 - Local Parks | 211 | - | (931) | - | (931) | - | - | - | - |
| 5615 - Major Parks | 211 | - | 8,410 | - | 8,410 | 11,506 | 14,800 | - | 14,800 |
| 5616 - North Turramurra Recreation Area | 201 | - | - | - | - | - | 10,000 | - | 10,000 |
| 5682 - Grey Headed Flying Fox | 810 | - | 2,403 | 4,044 | 6,447 | 4,897 | 11,400 | - | 11,400 |
| 5683 - Restoration of Riparian Zone | 810 | - | 6,405 | - | 6,405 | 5,923 | 12,900 | - | 12,900 |
| 5684 - Playground: Darinley Oval | 211 | - | 2,721 | - | 2,721 | - | 2,700 | - | 2,700 |
| 5688 - Catchment Analysis | 201 | 15,044 | 29,137 | - | 29,137 | 62,090 | 35,200 | - | 35,200 |
| 5689 - Bannockburn Sportsground | 210 | 5,238 | 72,392 | - | 72,392 | 61,767 | 96,300 | - | 96,300 |
| 5690 - Barra Brui Sportsground | 210 | 19,527 | 20,007 | - | 20,007 | - | 59,700 | - | 59,700 |
| 5705 - Storm Water Remediation & Long Stem Tube S | 810 | - | - | - | - | - | 5,500 | - | 5,500 |
| 5753 - Catchment Analysis | 201 | - | - | - | - | - | 200,000 | - | 200,000 |
| 5754 - Golf Course Improvement | 210 | 27,102 | 130,021 | - | 130,021 | 900 | 250,000 | - | 250,000 |
| 5755 - Greenwood Quarry | 210 | - | - | - | - | - | 50,000 | - | 50,000 |
| 5756 - Park Development | 211 | 25,250 | 56,059 | - | 56,059 | 38,674 | 200,000 | - | 200,000 |
| 5757 - Playground Refurbishment | 211 | 5,260 | 19,940 | - | 19,940 | 79,571 | 150,000 | - | 150,000 |
| 5758 - Sportsfield Refurbishment | 210 | - | 1,500 | - | 1,500 | - | 320,000 | - | 320,000 |
| 5759 - Swimming Pool Refurbishment | 210 | 1,523 | 12,550 | - | 12,550 | - | 300,000 | - | 300,000 |
| 5760 - Tennis Court Refurbishment | 210 | - | - | - | - | 83,495 | 120,000 | - | 120,000 |
| 5761 - Tree Planting | 211 | - | - | - | - | 16,133 | 120,000 | - | 120,000 |
| 5782 - Stormwater Trust Strategic Grant | 201 | 5,000 | (70,091) | 95,000 | 24,909 | 40,909 | - | 5,000 | 5,000 |
| 6024 - Moores Creek Stormwater Treatment | 202 | - | - | - | - | - | 11,300 | - | 11,300 |
| All Projects | | 155,014 | 334,816 | 144,766 | 479,582 | 452,541 | 2,199,400 | 16,000 | 2,215,400 |

Commitments = Outstanding Purchase Orders

| | | | |
|-----------------------------------|-----------|--------|-----------|
| 1 Final | 1,710,000 | - | 1,710,000 |
| 2 Carried Forwards | 489,400 | 11,000 | 500,400 |
| 3 Budget Transfer Within The Sarr | - | - | - |
| 4 September Budget Review | - | 5,000 | 5,000 |
| 5 Tulkian - Management of Secur | - | - | - |
| 6 100-102 Rosedale Rd St Ives - C | - | - | - |
| 7 Waste Education & Communicat | - | - | - |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |

Rev budget

| | | |
|-----------|--------|-----------|
| 2,199,400 | 16,000 | 2,215,400 |
|-----------|--------|-----------|

Current month analysis

use columns on right to view project data

- Revenue
155,014 Expense

5/02/2004 9:24



MONTHLY FINANCIAL REPORTING - 2003/2004

DEPARTMENT SUMMARY (\$)

Department: TECHNICAL SERVICES

286

| NET EXPENDITURE Resp Centre/Resource | Dec | | Dec ytd | | | Comm. | Year |
|--------------------------------------------------|------------------|------------------|--------------------|--------------------|------------------|----------------|--------------------|
| | Actual | Budget | Actual | Budget | Variance | | |
| OPERATING | | | | | | | |
| 401 Group Management | 151,693 | 133,141 | 834,744 | 803,865 | (30,879) | 4,407 | 1,402,200 |
| 402 Road Services | - | - | - | - | - | - | - |
| 403 Drainage Services | - | - | - | - | - | - | - |
| 404 Emergency Services | - | - | - | - | - | - | - |
| 405 Transportation and Traffic Services | - | - | - | - | - | - | - |
| 406 Specialist Support Services | - | - | - | - | - | - | - |
| 407 Traffic & Project Services | 367,107 | 379,299 | 2,234,418 | 2,266,874 | 32,456 | 3,626 | 4,458,800 |
| 408 Roads & Roadside Services | - | - | (106) | - | 105 | - | - |
| 409 Pavement Rehabilitation | - | - | - | - | - | - | - |
| 410 Infrastructure Levy | - | - | - | - | - | - | - |
| 801 Depot Support Services | 21,661 | 30,102 | 139,531 | 180,600 | 41,069 | - | 361,200 |
| 802 Maintenance and Construction | 200,924 | 210,297 | 1,007,418 | 1,141,301 | 133,888 | 55,794 | 2,280,100 |
| 804 Trade Services | 5,165 | 5,689 | 45,090 | (21,716) | (66,806) | 112,870 | 1,300 |
| 805 Fleet Operations | (126,330) | (45,099) | (476,577) | (154,484) | 322,093 | 38,793 | (450,900) |
| 806 Workshop | (10,869) | (12,168) | (52,263) | (73,833) | (21,570) | 474 | (146,000) |
| 807 Street Sweeping, Litter Control and Clean | 78,765 | 69,036 | 447,347 | 379,633 | (67,714) | 10,539 | 786,400 |
| 809 Facilities Management | - | - | - | - | - | - | - |
| NET EXPENDITURE / (REVENUE) | 688,116 | 770,297 | 4,179,588 | 4,522,240 | 342,642 | 226,504 | 8,693,100 |
| CAPITAL/PROJECTS | 1,701,181 | na | 3,569,147 | na | | 171,218 | 6,571,500 |
| NET OPERATING RESULT | | | | | | | |
| Operating Activities | | | | | | | |
| Employee Costs | 335,129 | 430,230 | 2,024,743 | 2,476,200 | 451,457 | 9,660 | 4,952,400 |
| Consultants | - | 834 | 7,160 | 5,000 | (2,160) | - | 10,000 |
| Computer Costs | - | 584 | 5,685 | 9,500 | 3,815 | - | 14,000 |
| Fees | 110,754 | 97,829 | 619,738 | 577,273 | (42,465) | 5,357 | 1,181,600 |
| Insurance | 4,559 | 4,250 | 276,559 | 252,199 | (24,360) | 12,706 | 278,200 |
| Occupancy | 116 | 666 | 5,241 | 8,082 | 841 | - | 21,000 |
| Rental Rebates | - | - | - | - | - | - | - |
| Lease Costs | 1,051 | 575 | 3,767 | 3,450 | (317) | - | 6,900 |
| Office Costs | 8,876 | 8,032 | 47,998 | 51,200 | 3,202 | 1,583 | 96,400 |
| Equipment | 94 | 1,834 | (3,566) | 1,834 | 5,400 | 2,624 | 15,000 |
| Repairs & Maint. | 160 | 716 | 3,915 | 4,233 | 318 | 1,005 | 15,600 |
| Contractors | 15,197 | 78,687 | 430,170 | 591,840 | 161,470 | 96,906 | 1,060,500 |
| Materials | 112,760 | 147,347 | 653,047 | 717,896 | 64,849 | 67,448 | 1,584,500 |
| Plant Hire | 19,829 | 16,918 | 51,237 | 62,183 | 10,946 | 23,955 | 161,000 |
| Waste Disposal | 40,461 | 34,834 | 220,404 | 209,000 | (11,404) | 2,078 | 418,000 |
| Interest Exp | - | - | - | - | - | - | - |
| Misc | 1,721 | 3,462 | 17,101 | 17,800 | 699 | 3,181 | 109,600 |
| Depreciation | 1 | 354,294 | 2,127,534 | 2,125,600 | (1,934) | - | 4,261,200 |
| Internal Service Expense | 170,782 | 164,192 | 1,099,745 | 985,100 | (114,645) | - | 1,970,200 |
| TOTAL EXPENSE | 1,174,585 | 1,345,284 | 7,580,478 | 8,096,190 | 505,712 | 226,504 | 16,148,100 |
| Ordinary Rates | - | - | - | - | - | - | - |
| Annual Charges | - | - | - | - | - | - | - |
| User Charges and Fees | 4,703 | 98,881 | 278,025 | 593,250 | (315,225) | - | 1,186,500 |
| Other | 32,039 | 26,752 | 188,909 | 168,300 | 22,609 | - | 343,000 |
| Interest | - | - | - | - | - | - | - |
| Corporate | - | - | - | - | - | - | - |
| Grants | - | - | 124,500 | 118,500 | 6,000 | - | 531,700 |
| Contributions and Donations | - | - | - | - | - | - | - |
| Internal Service Revenue | 449,707 | 449,354 | 2,819,446 | 2,695,900 | 123,546 | - | 5,391,800 |
| TOTAL REVENUE | 486,448 | 574,987 | 3,410,880 | 3,573,950 | (183,070) | - | 7,453,000 |
| NET SURPLUS / (DEFICIT) | (688,116) | (770,297) | (4,178,598) | (4,522,240) | 342,642 | 226,504 | (8,693,100) |
| YEAR END FUNDING ADJUSTMENTS | | | | | | | |
| Less Funds To Restricted Assets | | | | | | | 6,297,400 |
| Add Back Depreciation | | | | | | | 4,251,200 |
| Less Loan Principal Repayments | | | | | | | 2,543,100 |
| Add Capital Grants | | | | | | | 914,400 |
| Add New Loan Funds | | | | | | | 1,800,000 |
| Operating Net Surplus/(Deficit) | | | | | | | -10,568,000 |
| Capital Projects (inc. Plant Replacement) | | | | | | | 12,659,800 |
| Funded By | | | | | | | |
| General Fund | | | | | | | 285,900 |
| New Loans | | | | | | | 1,800,000 |
| Infrastructure Levy | | | | | | | 1,646,100 |
| Surplus Carried Forward | | | | | | | 1,217,400 |
| Section 94 Plan | | | | | | | 23,000 |
| Section 94 Pre Plan | | | | | | | 628,100 |
| Other Restricted Assets | | | | | | | 7,059,300 |
| TOTAL NET SURPLUS / (DEFICIT) | | | | | | | 0 |

Year End Adjustments



Resp Centre / Dept.:

287

PROJECTS

TECHNICAL SERVICES

| Project | Respcen | Dec Actual NET | Year | | | | | | |
|--------------------------------------------------------|---------|----------------------|---------|---------|---------|---------------|----------------|---------|---------|
| | | | Actual | | | Commit NET | Revised Budget | | |
| | | | NET | Revenue | Expense | | NET | Revenue | Expense |
| 5236 - Roseville Avenue Reconstruct Drainage | 407 | - | - | - | - | 85,200 | - | 85,200 | |
| 5372 - West Lindfield Traffic scheme | 407 | - | - | - | - | 47,300 | - | 47,300 | |
| 5416 - Roadside Facilities (RTA Code 1637) - Guardra | 407 | - | - | - | 3,644 | 3,700 | - | 3,700 | |
| 5461 - Cycleway, Deburghs Bridge to Bicent Park | 407 | - | - | - | 23,419 | - | - | - | |
| 5463 - Cycleway, Bobbin Head Rd South of Burns Rd | 407 | - | - | - | - | 20,000 | 6,300 | 26,300 | |
| 5468 - Gordon Shopping Cente Footpaths | 407 | - | 98 | - | 98 | 462 | - | - | |
| 5469 - Wahroonga Shopping Centre Footpaths | 407 | - | - | - | - | 8,900 | - | 8,900 | |
| 5477 - 30 Warragal Rd Implementation Kerb Gutter & | 407 | - | - | - | - | 10,000 | - | 10,000 | |
| 5480 - Natural Disaster Relief (Dec 2001) | 401 | - | - | - | 3,223 | - | - | - | |
| 5622 - Coonabarra Road - Drainage | 401 | - | 103,354 | - | 103,354 | 2,082 | 222,200 | - | 222,200 |
| 5623 - Drainage Analysis | 401 | - | 17,015 | - | 17,015 | - | 47,000 | - | 47,000 |
| 5626 - Rohini St East Side - Footpath | 407 | - | - | - | - | 4,525 | 29,400 | - | 29,400 |
| 5631 - Ryde Rd - Footpath | 407 | - | 2,540 | - | 2,540 | - | 10,300 | - | 10,300 |
| 5634 - Kissing Point Rd Turramurra - Footpath | 407 | - | 109,000 | - | 109,000 | - | 113,000 | - | 113,000 |
| 5638 - Ryde Rd - Footpath | 407 | - | 5,123 | - | 5,123 | - | - | - | - |
| 5639 - Railway Ave North Side Wahroonga - Footpath | 407 | - | - | - | - | - | 12,500 | - | 12,500 |
| 5640 - Junction Rd - Footpath | 407 | - | - | - | - | - | 40,700 | - | 40,700 |
| 5641 - Kissing Point Rd Turramurra - Footpath | 407 | - | - | - | - | - | 42,800 | - | 42,800 |
| 5646 - Burns Rd Wahroonga - Lovers Jump Creek | 409 | - | 2,103 | - | 2,103 | 7,898 | 10,000 | - | 10,000 |
| 5652 - Rocky Creek Bridge - Repair Program | 409 | (69,266) | 178,561 | 115,519 | 294,080 | 25,984 | 126,500 | 126,500 | 253,000 |
| 5654 - Wallalong Cr West Pymble - Kerb ramps | 407 | - | (1,456) | 1,456 | - | - | - | - | - |
| 5655 - Beaconsfield Pde Lindfield - Kerb extension | 407 | - | (3,000) | 3,000 | - | - | - | - | - |
| 5656 - Bobbin Head Rd,Pacific Hwy/Burns Rd - cyclew | 407 | (6,328) | 4,388 | 8,391 | 12,779 | - | 2,700 | 2,000 | 4,700 |
| 5657 - Kissing Point Rd Cycleway - Nth from Comm P | 407 | - | 44,270 | - | 44,270 | - | 7,900 | 7,900 | 15,800 |
| 5661 - Eastern Road - Bangalla Street | 407 | - | - | - | - | - | 30,000 | - | 30,000 |
| 5662 - Killeaton St - improve road | 407 | - | - | - | - | - | 10,000 | - | 10,000 |
| 5663 - Kissing point Rd - Reconstruct corner | 407 | - | - | - | - | - | 7,000 | - | 7,000 |
| 5664 - Bangalla St - at Cherry Street | 407 | - | - | - | - | - | 15,600 | - | 15,600 |
| 5665 - Telegraph Rd - Pedestrian refuge island | 407 | - | - | - | - | 2,100 | 9,000 | - | 9,000 |
| 5666 - Werona Ave - Fencing & footpath | 407 | - | - | - | - | - | 34,800 | - | 34,800 |
| 5667 - Werona Ave - Pedestrian refuge island | 407 | - | - | - | - | - | 8,300 | - | 8,300 |
| 5675 - Blackspot-Boundary Rd/Spearman St | 407 | - | - | - | - | - | - | 23,600 | 23,600 |
| 5679 - C.A.R.E.S. St Ives | 407 | - | - | - | - | - | 2,400 | - | 2,400 |
| 5692 - Firs Estate Cottage | 804 | - | - | - | - | - | 93,000 | - | 93,000 |
| 5750 - 2002/2003 Rehabilitation Program | 407 | 4,175 | 4,906 | - | 4,906 | - | - | - | - |
| 5769 - Access Works Council Chambers | 407 | - | - | - | - | - | 15,000 | - | 15,000 |
| 5771 - Business Centres Improvement Program | 407 | - | - | - | - | - | 183,000 | - | 183,000 |
| 5772 - Depot Relocation - DA Preparation | 407 | - | 3,636 | - | 3,636 | - | 200,000 | - | 200,000 |
| 5773 - Depot Relocation - Contamination Investigation | 407 | - | - | - | - | - | 30,000 | - | 30,000 |
| 5774 - Drainage Works | 401 | - | - | - | - | - | 290,000 | - | 290,000 |
| 5776 - SES Power Supply | 401 | - | - | - | - | 4,929 | 17,000 | - | 17,000 |
| 5777 - Traffic Facilities | 407 | 8,672 | 8,762 | - | 8,762 | - | 140,000 | - | 140,000 |
| 5783 - Natural Disaster Relief Funding Augst 2003 | 401 | - | 18,529 | - | 18,529 | - | - | - | - |
| 5784 - Millewa Ave - Footpath Program 03/04 | 407 | - | - | - | - | - | 18,000 | - | 18,000 |
| 5785 - Lady Game Dr - Footpath Program 03/04 | 407 | 15,270 | 15,270 | - | 15,270 | - | 17,000 | - | 17,000 |
| 5786 - Kendall St - Footpath Program 03/04 | 407 | - | - | - | - | - | 42,800 | - | 42,800 |
| 5787 - Bent Lane - Footpath Program 03/04 | 407 | - | - | - | - | - | 11,500 | - | 11,500 |
| 5788 - Eppleston Pl - Footpath Program 03/04 | 407 | - | - | - | - | - | 9,400 | - | 9,400 |
| 5789 - Memorial Ave - Footpath Program 03/04 | 407 | - | - | - | - | - | 44,000 | - | 44,000 |
| 5790 - The Comenarra Pwy -Footpath Program 03/04 | 407 | - | - | - | - | - | 30,000 | - | 30,000 |
| 5791 - Porters Lane -Footpath Program 03/04 | 407 | - | - | - | - | 21,460 | 30,000 | - | 30,000 |
| 5792 - Link Rd - Footpath Program 03/04 | 407 | - | - | - | - | - | 45,000 | - | 45,000 |
| 5793 - Mona Vale Rd - Footpath Program 03/04 | 407 | - | - | - | - | - | 20,000 | - | 20,000 |
| 5794 - Bangalla St - Footpath Program 03/04 | 407 | - | - | - | - | - | 30,000 | - | 30,000 |
| 5795 - Woodville Ave-Footpath Program 03/04 | 407 | - | - | - | - | - | 30,000 | - | 30,000 |
| 5796 - Norfolk St-Footpath Program 03/04 | 407 | - | - | - | - | - | 18,000 | - | 18,000 |
| 5797 - Kiparra St-Footpath Program 03/04 | 407 | - | - | - | - | 13,850 | 14,300 | - | 14,300 |
| 5804 - Polding (1), Prince, Balfour, Beaconsfield & Co | 407 | 11,818 | 11,818 | - | 11,818 | - | - | - | - |
| 6185 - Yalleroi Ave West Pymble | 410 | - | 51 | - | 51 | - | - | - | - |
| 6223 - Highfield Rd Lindfield | 410 | 495 | 495 | - | 495 | - | - | - | - |
| 6250 - Infrastructure Levy - Pavement condition survey | 410 | - | 6,697 | - | 6,697 | - | - | - | - |
| 6253 - Vista St St Ives | 409 | - | - | - | - | 1,710 | - | - | - |
| 6262 - Rehab - Pavement condition survey | 409 | - | 6,697 | - | 6,697 | - | - | - | - |
| 6300 - Infrastructure 2002/03 | 410 | 722 | 4,376 | - | 4,376 | - | - | - | - |
| 6301 - Avon Rd Pymble | 410 | - | - | - | - | - | 44,000 | - | 44,000 |
| 6302 - Balfour Lane Killara | 410 | - | 9,261 | - | 9,261 | - | 55,600 | - | 55,600 |
| 6303 - Boundary Rd Wahroonga # 1 | 410 | 337 | 3,984 | - | 3,984 | - | 26,100 | - | 26,100 |
| 6304 - Boundary Rd Wahroonga # 2 | 410 | 44,949 | 49,872 | - | 49,872 | - | 52,200 | - | 52,200 |
| 6305 - Burdekin Cres St Ives # 1 | 410 | 63,818 | 65,798 | - | 65,798 | - | 90,500 | - | 90,500 |
| 6306 - Burdekin Cres St Ives # 2 | 410 | 26,351 | 29,407 | - | 29,407 | - | 35,800 | - | 35,800 |
| 6307 - Cecil St Gordon | 410 | 114,471 | 132,799 | - | 132,799 | - | 148,500 | - | 148,500 |
| 6308 - Crown Rd Pymble | 410 | - | 61,878 | - | 61,878 | - | 59,900 | - | 59,900 |
| 6309 - Curagal Rd Nth Turramurra | 410 | 30,883 | 31,548 | - | 31,548 | - | 134,800 | - | 134,800 |
| 6310 - Eton Rd Lindfield | 410 | 13,011 | 13,011 | - | 13,011 | - | 20,400 | - | 20,400 |
| 6311 - Fidden Wharf Rd Killara | 410 | - | - | - | - | - | 106,500 | - | 106,500 |
| 6312 - Finlay Rd Warrawee | 410 | 484 | 35,670 | - | 35,670 | - | 52,300 | - | 52,300 |
| 6313 - Gladstone Ave Warrawee | 410 | - | 23,348 | - | 23,348 | - | 23,600 | - | 23,600 |
| 6314 - Knowlman St Pymble | 410 | - | 42,530 | - | 42,530 | - | 34,200 | - | 34,200 |

| | | | | | | | | | |
|--------------------------------------------------------|-----|------------------|------------------|----------------|------------------|----------------|------------------|----------------|------------------|
| 6315 - Myrtle St St Ives | 410 | 288 | 21,244 | - | 21,244 | - | 38,600 | - | 38,600 |
| 6316 - Norfolk St Killara | 410 | 2,460 | 2,693 | - | 2,693 | - | 34,900 | - | 34,900 |
| 6317 - Robinson St East Lindfield # 1 | 410 | 5,383 | 6,220 | - | 6,220 | 22,061 | 32,200 | - | 32,200 |
| 6318 - Robinson St East Lindfield # 2 | 410 | 39,744 | 45,029 | - | 45,029 | 22,061 | 91,800 | - | 91,800 |
| 6319 - Rosedale Rd St Ives | 410 | - | 50,249 | - | 50,249 | - | 59,700 | - | 59,700 |
| 6320 - Rothwell Rd Turramurra | 410 | 25,513 | 31,098 | - | 31,098 | - | 43,400 | - | 43,400 |
| 6321 - Victoria St Roseville | 410 | - | 29,739 | - | 29,739 | - | 122,100 | - | 122,100 |
| 6322 - Warrimoo Ave St Ives | 410 | 89,913 | 91,466 | - | 91,466 | - | 190,700 | - | 190,700 |
| 6323 - Water St Wahroonga | 410 | 19,498 | 30,528 | - | 30,528 | - | 108,300 | - | 108,300 |
| 6324 - Infrastructure Levy - Pavement condition survey | 410 | 1,653 | 4,758 | - | 4,758 | - | 40,000 | - | 40,000 |
| 6325 - Braeside St Wahroonga # 1 | 409 | 86,448 | 104,361 | - | 104,361 | - | 131,800 | - | 131,800 |
| 6326 - Braeside St Wahroonga # 2 | 409 | - | 172,836 | - | 172,836 | - | 147,300 | - | 147,300 |
| 6327 - Brisbane Ave East Lindfield | 409 | 2,910 | 490,771 | - | 490,771 | 220 | 296,800 | - | 296,800 |
| 6328 - Bushlands Ave Gordon | 409 | 44,753 | 149,944 | - | 149,944 | - | 164,800 | - | 164,800 |
| 6329 - Milton Rd Nth Turramurra | 409 | 495 | 1,330 | - | 1,330 | - | 282,100 | - | 282,100 |
| 6330 - Powell St Killara # 1 | 409 | 167 | 53,626 | - | 53,626 | 1,036 | 52,100 | - | 52,100 |
| 6331 - Powell St Killara # 2 | 409 | 2,907 | 25,050 | - | 25,050 | - | 70,700 | - | 70,700 |
| 6332 - Pymble Ave Pymble | 409 | 122,551 | 149,415 | - | 149,415 | - | 162,900 | - | 162,900 |
| 6333 - Tryon Rd Lindfield | 409 | 182,314 | 195,321 | - | 195,321 | - | 143,400 | - | 143,400 |
| 6334 - Hydrant markers | 409 | - | - | - | - | - | 10,000 | - | 10,000 |
| 6335 - Rehab - Pavement condition survey | 409 | 3,306 | 14,519 | - | 14,519 | - | 40,000 | - | 40,000 |
| 6336 - Bangalla St Warrawee | 407 | (53,823) | (155,069) | 155,069 | - | - | - | 165,700 | 165,700 |
| 6337 - Werona Ave Gordon # 1 | 407 | 153,211 | 71,682 | 133,114 | 204,796 | - | - | 141,700 | 141,700 |
| 6338 - Werona Ave Gordon # 2 | 407 | 13,483 | (64,103) | 133,431 | 69,328 | - | - | 144,600 | 144,600 |
| 6339 - R2R - Pavement condition survey | 407 | 3,306 | 12,865 | - | 12,865 | - | - | 20,000 | 20,000 |
| All Projects | | 1,433,866 | 3,019,167 | 549,980 | 3,569,147 | 169,064 | 5,683,200 | 888,300 | 6,571,500 |

| | | | | |
|-------------------------------------------|-----------------------------------|------------------|----------------|------------------|
| | 1 Final | 4,883,000 | 722,000 | 5,605,000 |
| | 2 Carried Forwards | 1,050,200 | 166,300 | 1,216,500 |
| Commitments - Outstanding Purchase Orders | 3 Budget Transfer Within The Same | - | - | - |
| | 4 September Budget Review | (250,000) | - | (250,000) |
| | 5 Tulkian - Management of Secur | - | - | - |
| | 6 100-102 Rosedale Rd St Ives - C | - | - | - |
| | 7 Waste Education & Communicat | - | - | - |
| | 8 | | | |
| | 9 | | | |
| | 10 | | | |
| | 11 | | | |
| | 12 | | | |
| | 13 | | | |
| | 14 | | | |

| | | | |
|------------|------------------|----------------|------------------|
| Rev budget | 5,683,200 | 888,300 | 6,571,500 |
|------------|------------------|----------------|------------------|

Current month analysis
use columns on right to view project data

267,315 Revenue
1,701,181 Expense



290 PROJECTS

Resp Centre / Dept.:

WASTE MANAGEMENT

| Project | Respcen | Actual NET | Actual | | | Commit NET | Revised Budget | | |
|-------------------------------------------------|---------|---------------|---------|---------|---------|---------------|----------------|---------|-----------|
| | | | NET | Revenue | Expense | | NET | Revenue | Expense |
| | | | | | | | | | |
| 5428 - Recapping St. Ives Landfill | 706 | - | - | - | - | 804,600 | - | 804,600 | |
| 5698 - Trial Vegetation Service | 706 | - | 7,385 | - | 7,385 | 522 | 12,000 | - | 12,000 |
| 5703 - Waste Service Vehicle Modifications | 706 | 7,390 | 158,695 | - | 158,695 | 3,640 | 180,000 | - | 160,000 |
| 5811 - Waste Education & Communication Strategy | 706 | - | - | - | - | - | 100,000 | - | 100,000 |
| All Projects | | 7,390 | 166,080 | - | 166,080 | 4,162 | 1,076,600 | - | 1,076,600 |

Commitments = Outstanding Purchase Orders

| | | | |
|-----------------------------------|---------|---|---------|
| 1 Final | - | - | - |
| 2 Carried Forwards | 976,600 | - | 976,600 |
| 3 Budget Transfer Within The Sam | - | - | - |
| 4 September Budget Review | - | - | - |
| 5 Tulkian - Management of Secur | - | - | - |
| 6 100-102 Rosedale Rd St Ives - C | - | - | - |
| 7 Waste Education & Communicat | 100,000 | - | 100,000 |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |

| | | | |
|------------|-----------|---|-----------|
| Rev budget | 1,076,600 | - | 1,076,600 |
|------------|-----------|---|-----------|

Current month analysis
use columns on right to view project data

- Revenue
7,390 Expense



DEPARTMENT SUMMARY (\$)

Department: **CIVIC MANAGEMENT**

Year End Adjustments



Resp Centre / Dept.:

292 PROJECTS

CIVIC MANAGEMENT

Project

Respcen

5778 - Council Election
All Projects

502

| Dec Actual NET | Year | | | | | | |
|----------------------|--------|---------|---------|----------------|----------------|---------|---------|
| | Actual | | | Committ NET | Revised Budget | | |
| | NET | Revenue | Expense | | NET | Revenue | Expense |
| - | - | - | - | 4,249 | 200,000 | - | 200,000 |
| - | - | - | - | 4,249 | 200,000 | - | 200,000 |

Commitments - Outstanding Purchase Orders

| | | | |
|-----------------------------------|---------|---|---------|
| 1 Final | 200,000 | - | 200,000 |
| 2 Carried Forwards | - | - | - |
| 3 Budget Transfer Within The Sam | - | - | - |
| 4 September Budget Review | - | - | - |
| 5 Tulkian - Management of Secur | - | - | - |
| 6 100-102 Rosedale Rd St Ives - C | - | - | - |
| 7 Waste Education & Communicat | - | - | - |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |

Rev budget

| | | |
|---------|---|---------|
| 200,000 | - | 200,000 |
|---------|---|---------|

Current month analysis

use columns on right to view project data

- Revenue
- Expense

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MONTHLY FINANCIAL REPORTING - 2003/2004 **293** DEPARTMENT SUMMARY (\$)

Department: FINANCE & BUSINESS DEVELOPMENT

| NET EXPENDITURE Resp Centre/Resource | Dec | | Dec ytd | | | Comm. | Year |
|---------------------------------------------|----------------|----------------|------------------|------------------|----------------|---------------|------------------|
| | Actual | Budget | Actual | Budget | Variance | | |
| OPERATING | | | | | | | |
| 601 Corporate Services Management | 17,585 | 20,534 | 128,249 | 126,867 | (1,382) | 2,333 | 248,400 |
| 604 Financial Management and Planning Servi | 45,893 | 56,489 | 485,585 | 497,348 | 11,763 | 7,565 | 802,900 |
| 605 Council Services | 18,978 | 17,768 | 105,836 | 106,600 | 764 | 991 | 213,200 |
| 606 Print Room | (2,516) | (1,457) | (10,089) | (21,151) | (11,062) | 6,612 | (29,500) |
| 609 Property Services | 58,722 | (18,892) | 250,734 | 393,776 | 143,042 | 10,873 | 1,016,400 |
| 611 Business Development | 14,698 | 14,700 | 73,455 | 88,200 | 14,744 | - | 176,400 |
| 612 Business Services | 30,295 | 7,049 | 808,561 | 755,868 | (52,693) | 91 | 842,000 |
| 808 Supply | 32,908 | 34,259 | 213,253 | 209,450 | (3,803) | 669 | 414,000 |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| NET EXPENDITURE / (REVENUE) | 226,563 | 130,450 | 2,065,585 | 2,156,958 | 101,373 | 29,134 | 3,583,800 |

| | | | | | | |
|-------------------------|------------|-----------|--------------|-----------|----------|---------------|
| CAPITAL/PROJECTS | 152 | na | 2,648 | na | - | 14,500 |
|-------------------------|------------|-----------|--------------|-----------|----------|---------------|

| | | | | | | | |
|--------------------------------|------------------|------------------|--------------------|--------------------|----------------|---------------|--------------------|
| NET OPERATING RESULT | | | | | | | |
| Operating Activities | | | | | | | |
| Employee Costs | 154,668 | 161,560 | 935,386 | 969,300 | 33,914 | 1,997 | 1,938,600 |
| Consultants | - | 666 | 5,210 | 2,003 | (3,207) | - | 6,000 |
| Computer Costs | - | - | 1,000 | 1,000 | - | - | 1,000 |
| Fees | 30,330 | 14,428 | 277,359 | 235,448 | (41,911) | 585 | 293,100 |
| Insurance | 1,330 | (1,009) | 702,201 | 707,516 | 5,315 | - | 745,300 |
| Occupancy | 21,310 | 21,002 | 168,549 | 172,600 | 3,051 | 1,551 | 288,600 |
| Rental Rebates | - | - | 6,527 | 5,500 | (1,027) | - | 5,500 |
| Lease Costs | 1,239 | 3,586 | 118,623 | 116,498 | (2,124) | 1,887 | 138,000 |
| Office Costs | 4,982 | 3,409 | 57,705 | 53,117 | (4,588) | 2,499 | 80,900 |
| Equipment | - | - | 1,868 | 2,000 | 132 | 336 | 2,000 |
| Repairs & Maint. | 3,439 | 3,334 | 17,292 | 18,090 | 708 | - | 40,000 |
| Contractors | 4,034 | 8,166 | 21,382 | 29,300 | 7,918 | 13,054 | 68,000 |
| Materials | 4,004 | 8,500 | 25,456 | 39,100 | 12,644 | 6,364 | 90,000 |
| Plant Hire | - | - | - | - | - | - | - |
| Waste Disposal | - | - | - | - | - | - | - |
| Interest Exp | - | - | - | - | - | - | - |
| Misc | 749 | 1,228 | 2,361 | 7,400 | 5,039 | 761 | 14,800 |
| Depreciation | 1 | 50,520 | 303,897 | 303,100 | (797) | - | 606,200 |
| Internal Service Expense | 24,143 | 34,380 | 183,478 | 208,300 | 24,822 | - | 414,600 |
| TOTAL EXPENSE | 300,810 | 309,770 | 2,830,294 | 2,670,183 | 39,889 | 29,134 | 4,732,600 |
| Ordinary Rates | - | - | - | - | - | - | - |
| Annual Charges | - | - | - | - | - | - | - |
| User Charges and Fees | 56,951 | 158,393 | 852,798 | 565,075 | (87,721) | - | 762,700 |
| Other | 135 | 209 | 23,252 | 23,850 | (598) | - | 37,500 |
| Interest | 621 | 84 | (2,430) | 500 | (2,930) | - | 1,000 |
| Corporate | - | - | - | - | - | - | - |
| Grants | - | - | - | - | - | - | - |
| Contributions and Donations | - | - | - | - | - | - | - |
| Internal Service Revenue | 16,540 | 20,634 | 101,091 | 123,800 | (22,709) | - | 247,600 |
| TOTAL REVENUE | 74,247 | 179,320 | 774,709 | 713,225 | 61,484 | - | 1,048,800 |
| NET SURPLUS / (DEFICIT) | (226,563) | (130,450) | (2,065,585) | (2,156,958) | 101,373 | 29,134 | (3,683,800) |

| | | | | | | | |
|--------------------------------------------------|--|--|--|--|--|--|------------|
| YEAR END FUNDING ADJUSTMENTS | | | | | | | |
| Less Funds To Restricted Assets | | | | | | | 6,297,400 |
| Add Back Depreciation | | | | | | | 606,200 |
| Less Loan Principal Repayments | | | | | | | 2,543,100 |
| Add Capital Grants | | | | | | | 914,400 |
| Add New Loan Funds | | | | | | | 1,800,000 |
| Operating Net Surplus/(Deficit) | | | | | | | -9,203,700 |
| Capital Projects (inc. Plant Replacement) | | | | | | | 12,659,800 |
| Funded By | | | | | | | |
| General Fund | | | | | | | 285,900 |
| New Loans | | | | | | | 1,800,000 |
| Infrastructure Levy | | | | | | | 1,646,100 |
| Surplus Carried Forward | | | | | | | 1,217,400 |
| Section 94 Plan | | | | | | | 23,000 |
| Section 94 Pre Plan | | | | | | | 628,100 |
| Other Restricted Assets | | | | | | | 7,059,300 |
| TOTAL NET SURPLUS / (DEFICIT) | | | | | | | 0 |

Year End Adjustments



Resp Centre / Dept.:

294 PROJECTS

FINANCE & BUSINESS DEVELOPMENT

Project
5481 - Marian Street Theatre
5812 - Tulkiyan
All Projects

Respcen

| Dec Actual NET | Year | | | | | | |
|----------------------|--------|---------|---------|---------------|----------------|---------|---------|
| | Actual | | | Commit NET | Revised Budget | | |
| | NET | Revenue | Expense | | NET | Revenue | Expense |
| 152 | 2,649 | - | 2,649 | - | - | - | - |
| - | - | - | - | - | 14,500 | - | 14,500 |
| 152 | 2,649 | - | 2,649 | - | 14,500 | - | 14,500 |

Commitments = Outstanding Purchase Orders

| | | | |
|-----------------------------------|--------|---|--------|
| 1 Final | - | - | - |
| 2 Carried Forwards | - | - | - |
| 3 Budget Transfer Within The Sam | - | - | - |
| 4 September Budget Review | - | - | - |
| 5 Tulkiyan - Management of Secur | 14,500 | - | 14,500 |
| 6 100-102 Rosedale Rd St Ives - C | - | - | - |
| 7 Waste Education & Communicat | - | - | - |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |

| | | | |
|------------|--------|---|--------|
| Rev budget | 14,500 | - | 14,500 |
|------------|--------|---|--------|

Current month analysis
use columns on right to view project data

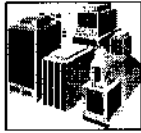
- Revenue
152 Expense

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DEPARTMENT SUMMARY (\$)

| NET EXPENDITURE | Dec | | Dec ytd | | | Comm. | Year |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|----------------|------------------|
| Resp Centre/Resource | Actual | Budget | Actual | Budget | Variance | Actual | Budget |
| OPERATING | | | | | | | |
| 101 Management Services | 47,518 | 49,615 | 279,740 | 289,650 | 9,910 | - | 582,300 |
| 102 Community Development | (12,124) | 56,378 | 344,648 | 341,496 | (3,152) | 12,048 | 737,300 |
| 103 Leisure Services | (1,401) | 21,042 | 202,248 | 192,856 | (9,392) | 12,101 | 435,300 |
| 104 Arts Centre | 11,025 | 559 | 73,774 | 8,284 | (65,490) | 4,730 | 6,800 |
| 105 Library Services | 270,263 | 337,425 | 1,833,000 | 1,932,102 | 99,102 | 146,046 | 3,525,800 |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| NET EXPENDITURE / (REVENUE) | 314,981 | 465,019 | 2,733,410 | 2,764,388 | 30,978 | 174,925 | 5,287,500 |
| CAPITAL/PROJECTS | 3,113 | n/a | 44,932 | n/a | | - | 59,500 |
| NET OPERATING RESULT | | | | | | | |
| Operating Activities | | | | | | | |
| Employee Costs | 340,954 | 357,708 | 2,155,757 | 2,148,100 | (7,657) | 5,792 | 4,294,200 |
| Consultants | 780 | 1,668 | 1,199 | 3,334 | 2,135 | - | 10,000 |
| Computer Costs | - | - | - | - | - | - | - |
| Fees | 24,885 | 33,239 | 235,360 | 253,365 | 18,005 | 451 | 469,600 |
| Insurance | - | - | 6,000 | 5,800 | (200) | - | 5,800 |
| Occupancy | 36,054 | 34,666 | 193,055 | 200,000 | 6,945 | 53,292 | 330,400 |
| Rental Rebates | 19,690 | 21,634 | 624,615 | 634,882 | 10,267 | - | 855,900 |
| Lease Costs | 1,382 | 1,693 | 31,498 | 32,291 | 793 | 530 | 57,000 |
| Office Costs | 14,247 | 13,580 | 65,228 | 76,475 | 11,247 | 3,375 | 166,400 |
| Equipment | - | 225 | 1,009 | 1,350 | 341 | - | 2,700 |
| Repairs & Maint. | 14,587 | 491 | 16,229 | 10,825 | (5,404) | 477 | 15,400 |
| Contractors | 2,332 | 6,769 | 22,640 | 28,929 | 6,289 | 8,100 | 71,800 |
| Materials | 57,921 | 71,361 | 353,393 | 350,620 | (2,773) | 100,063 | 618,000 |
| Plant Hire | - | - | - | - | - | - | - |
| Waste Disposal | - | - | - | - | - | - | - |
| Interest Exp | - | - | - | - | - | - | - |
| Misc | 13,862 | 28,810 | 128,943 | 156,525 | 27,582 | 2,846 | 313,100 |
| Depreciation | 1 | 110,535 | 607,562 | 663,150 | 55,588 | - | 1,326,300 |
| Internal Service Expense | 38,674 | 39,933 | 213,953 | 236,550 | 22,597 | - | 473,700 |
| TOTAL EXPENSE | 861,794 | 722,312 | 4,656,441 | 4,802,196 | 145,755 | 174,925 | 9,010,300 |
| Ordinary Rates | - | - | - | - | - | - | - |
| Annual Charges | - | - | - | - | - | - | - |
| User Charges and Fees | 174,494 | 175,782 | 1,419,892 | 1,566,608 | (146,916) | - | 2,614,700 |
| Other | 15,657 | 13,964 | 74,636 | 83,950 | (9,314) | - | 167,600 |
| Interest | - | - | - | - | - | - | - |
| Corporate | - | - | - | - | - | - | - |
| Grants | 156,662 | 67,463 | 428,703 | 386,750 | 41,953 | - | 939,500 |
| Contributions and Donations | - | 84 | - | 500 | (500) | - | 1,000 |
| Internal Service Revenue | - | - | - | - | - | - | - |
| TOTAL REVENUE | 346,813 | 257,293 | 1,923,031 | 2,037,808 | (114,777) | - | 3,722,800 |
| NET SURPLUS / (DEFICIT) | (314,981) | (465,019) | | | | | |



Resp Centre / Dept.:

296

PROJECTS

COMMUNITY SERVICES

| Project | Respcen | Dec Actual NET | Year | | | | | | |
|---------------------------------------------|---------|----------------------|--------|---------|---------|---------------|----------------|---------|---------|
| | | | Actual | | | Commit NET | Revised Budget | | |
| | | | NET | Revenue | Expense | | NET | Revenue | Expense |
| 5359 - Photo Digitisation Project 00/01 | 105 | - | 3,487 | - | 3,487 | - | 3,500 | - | 3,500 |
| 5490 - Library Special Project 01/02 | 105 | - | 3,208 | (1,008) | 2,200 | (24) | 2,900 | - | 2,900 |
| 5491 - State Funding For Collections | 105 | 238 | 258 | - | 258 | - | 300 | - | 300 |
| 5498 - State Library Grant DVD's | 105 | 74 | 1,174 | - | 1,174 | - | - | 1,200 | 1,200 |
| 5677 - Banner Policy | 103 | - | 800 | - | 800 | - | 2,900 | - | 2,900 |
| 5680 - Library Chinese Materials Purchase | 105 | - | 137 | - | 137 | - | 100 | - | 100 |
| 5693 - Ku-Ring-Gai Meals On Wheels Kitchen | 102 | 838 | 1,604 | - | 1,604 | - | 2,500 | - | 2,500 |
| 5696 - KCAN Promotion | 103 | - | (146) | 146 | - | - | - | - | - |
| 5701 - Family Day Care Pre 1993 S94 Funds | 102 | - | 3,774 | - | 3,774 | - | 9,000 | - | 9,000 |
| 5702 - TCCC Pre 1993 S94 Funds | 102 | 1,247 | 17,818 | - | 17,818 | - | 24,100 | - | 24,100 |
| 5709 - Ku-Ring-Gai Library Fit-Out | 105 | - | 12,964 | - | 12,964 | - | 13,000 | - | 13,000 |
| 5798 - Bicentenary of Local Government 2006 | 101 | 716 | 716 | - | 716 | - | - | - | - |
| All Projects | | 3,113 | 45,794 | (862) | 44,932 | (24) | 58,300 | 1,200 | 59,500 |

Commitments = Outstanding Purchase Orders

| | | | |
|-----------------------------------|----------|-------|----------|
| 1 Final | 31,500 | - | 31,500 |
| 2 Carried Forwards | 58,300 | 1,200 | 59,500 |
| 3 Budget Transfer Within The Sarr | - | - | - |
| 4 September Budget Review | (31,500) | - | (31,500) |
| 5 Tulkian - Management of Secur | - | - | - |
| 6 100-102 Rosedale Rd St Ives - C | - | - | - |
| 7 Waste Education & Communicat | - | - | - |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |

Rev budget 58,300 1,200 59,500

Current month analysis
use columns on right to view project data

- Revenue
3,113 Expense



298 PROJECTS

Resp Centre / Dept.:

CORPORATE & COMMUNICATIONS

Project

Respcen

5649 - Corporate Information System Replacement
All Projects

Che

| Dec Actual NET | Year | | | | | | |
|----------------------|---------|---------|---------|---------------|----------------|---------|---------|
| | Actual | | | Commit NET | Revised Budget | | |
| | NET | Revenue | Expense | | NET | Revenue | Expense |
| 68,739 | 393,023 | - | 393,023 | 118,849 | 906,000 | - | 906,000 |
| 68,739 | 393,023 | - | 393,023 | 118,849 | 906,000 | - | 906,000 |

Commitments = Outstanding Purchase Orders

| | | | |
|-----------------------------------|---------|---|---------|
| 1 Final | - | - | - |
| 2 Carried Forwards | 906,000 | - | 906,000 |
| 3 Budget Transfer Within The Sarr | - | - | - |
| 4 September Budget Review | - | - | - |
| 5 Tulkian - Management of Secur | - | - | - |
| 6 100-102 Rosedale Rd St Ives - C | - | - | - |
| 7 Waste Education & Communicat | - | - | - |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |

Rev budget

| | | |
|---------|---|---------|
| 906,000 | - | 906,000 |
|---------|---|---------|

Current month analysis

use columns on right to view project data

- Revenue
68,739 Expense

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300 PROJECTS

Resp Centre / Dept.:

CORP ACCOUNTS

Project
5256 - Revolving Energy Fund
All Projects

Respcen

610

| Dec Actual NET | Year | | |
|----------------------|--------|-----------------|--------|
| | Actual | | Commit |
| | NET | Revenue Expense | NET |
| - | 260 | - 260 | 1,614 |
| - | 260 | - 260 | 1,614 |

Commitments = Outstanding Purchase Orders

| | | | |
|-----------------------------------|---|---|---|
| 1 Final | - | - | - |
| 2 Carried Forwards | - | - | - |
| 3 Budget Transfer Within The Sarr | - | - | - |
| 4 September Budget Review | - | - | - |
| 5 Tulkian - Management of Secur | - | - | - |
| 6 100-102 Rosedale Rd St Ives - C | - | - | - |
| 7 Waste Education & Communicat | - | - | - |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |

Rev budget

| | | |
|---|---|---|
| - | - | - |
|---|---|---|

Current month analysis
use columns on right to view project data

- Revenue
- Expense

5/02/2004 9:24

17,19 & 21 CUNLIFFE ROAD, KILLARA - CREATION OF EASEMENT FOR DRAINAGE

EXECUTIVE SUMMARY

| | |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE OF REPORT: | To seek approval to create an easement for drainage over 17, 19 and 21 Cunliffe Road, Killara and permit drainage into a Council pipeline. |
| BACKGROUND: | <p>Council granted consent on 16 October 2003 for the demolition, then construction of a new dwelling (DA 486/03) at 19 Cunliffe Road, Killara. The disposal of drainage is to be directed to the downstream drainage system, which exists in the rear yard, for which there are no easements on the Titles of affected properties.</p> <p>Council was advised to create an Easement over the pipeline and that allowance for connection (ie Benefit on Title) be created to include the Lots affected.</p> |
| COMMENTS: | <p>Checking of Titles reveal there are no easements on 17, 19 or 21 Cunliffe Road, although a drainage system exists to convey stormwaters collected in the road.</p> <p>Stormwater from an OSD basin within 17 Cunliffe Road discharges into this system. Discharges from 17 and 19 are considered to be minimal.</p> |
| RECOMMENDATION: | That Council approve the creation of the Easement for drainage affecting Lots 12, 13 and 14 in Deposited Plan 201952 and that authority be given to affix the common Seal of the Council to the appropriate instrument. Costs for the preparation including registration of the documentation pertaining to 19 & 21 Cunliffe Road (downstream) are to be met by the Applicant and costs associated with the creation of easement pertaining to 17 Cunliffe Road are to be met by Council. |

PURPOSE OF REPORT

To seek approval to create an easement for drainage over 17, 19 and 21 Cunliffe Road, Killara and permit drainage into a Council pipeline.

BACKGROUND

Council granted consent on 16 October 2003 for the demolition, then construction of a new dwelling (DA 486/03) at 19 Cunliffe Road, Killara. In particular, condition 53 of this determination requires the applicant to construct:

- an On-Site Detention system (OSD), with discharge made to a site dispersal/infiltration system and overflow directed to the downstream drainage system.
- Subsoil drainage from the sump to the outlet line or approved location.

As the subject property falls away from the road, the applicant engaged Land, Engineering, Construction Surveyors, John McDonald Building Services to undertake an investigation of the drainage system for the purposes of disposal of stormwater from 19 Cunliffe Road.

In a letter from Surveyors dated 21 November 2003, the investigation noted there is no apparent easement on the Titles of Lots 13 in DP 22004, the adjoining Lot 12 in DP 22004, and Lot 13 in DP 214232 to the rear. The former two properties are known as 17 and 19 Cunliffe Road, Killara.

Reference to Lot 13 in DP 214232 above, does not exist in the vicinity of this pipeline. It is instead presumed this is Lot 8 known as 44 Wentworth Avenue at the rear based on the vicinity and same DP number. However, the subject pipeline does not pass through this property and therefore is not relevant and no further reference is made to it.

Copies of these Titles were provided to confirm that no easements exists them and presently there is no right to use the drainage pipelines by any parties whose properties are burdened.

It was therefore advised by Surveyors that Council create an Easement over the pipeline for all parties concerned and that allowance for connection (ie Benefit on Title) be created to include the Lots affected.

In a letter dated 3 December 2003, the Applicant has requested Council to formalise the easement giving them the benefit for drainage of stormwater.

COMMENTS

A further investigation was undertaken by Technical Services on the catchment drainage system, apparent lack of Drainage Easements and affected properties.

Item 7

DA486/03
16 February 2004**Catchment drainage system**

As indicated from the Drainage Catchment Plan, **Attachment A**, the Council stormwater drainage system commences on Cunliffe Road to collect runoff from the upstream catchment, which is conveyed via a 375mm diameter pipeline along the eastern boundary of 17 Cunliffe Road, then traverses the rear of 19 and 21 Cunliffe Road extending into and along the western boundary of 46 Wentworth Avenue downstream.

Drainage Easements and affected properties

In view of the above findings by the Surveyors, the properties containing the stormwater pipelines between Cunliffe Road and Wentworth Avenue were reviewed:

- 17 Cunliffe Road, as Lot 12 in DP 22004. The investigation reveals drawing plans (job No 250799) by Appleyard Forrest Consulting Engineers for a Development, DA No 94/2143 showing stormwater from an OSD basin discharges into this system. While no easement is shown on the Title (supplied), historically, plan (L1247) dated 6 November 1956, as **Attachment B**, was prepared for an easement 5 feet wide along the full length of the eastern boundary.
- 19 Cunliffe Road, as Lot 13 in DP 22004. Similarly, no easement is shown on this property Title (as supplied), but historically plan (L1775), as **Attachment C**, was prepared showing an easement 6 feet wide traversing the rear yard.
- 21 Cunliffe Road, as Lot 14 in DP 22004. A Title search indicates no easement is on this property, but historically plan (L1776a), as **Attachment D** was prepared showing an easement of variable width traversing the rear yard. A proposal to construct a carport and sunroom (DA 92/346) on the property does not indicate the method of discharge control for stormwater drainage. It is presumed that some connection is made to the system given the topography of the site.
- 46 Wentworth Avenue, as Lot 9 in DP 773902. A Title search indicates this property contains a 2m wide easement along the western boundary, shown on the terms as benefiting Ku-ring-gai Council. This easement was created pursuant to Section 88B of the Conveyancing Act 1919. Fox & Staniland has advised this easement is created in Gross and as such Council can vary, release or modify to benefit upstream properties.

It is considered that Drainage Easements should therefore be created over 17, 19 and 21 Cunliffe Road, Killara. Owners were advised separately of the background, their individual circumstances above, request for an easement including advice that it is intended to be created pursuant to Section 88B of the Conveyancing Act 1919. This is a preferred method which enables Council flexibility to release, vary or modify the document. Written consent for the creation of an easement from the owners of 17 and 21 have been obtained in reply to Council's request, while the applicant for 19 Cunliffe Road had previously advised Council of their consent.

With respect to the stormwater system, discharge from 17 and 19 Cunliffe Road is considered to be minimal. The maximum discharge of 12 L/s from the OSD system within 17 Cunliffe Road is

Item 7

DA486/03
16 February 2004

shown on plans, in comparison with the estimated pipe capacity of 597 L/s. With regard to 19 Cunliffe Road, combined flows from the overflow of the dispersal/infiltration system and subsoil drainage from the OSD sump would be minimal resulting in a negligible impact on the total flows in the pipe system. There is no apparent record of discharge from 21 Cunliffe Road into the system. Should council approve the creation, it is intended to undertake the following procedure:

- Arrange inspection to verify the suitability of plans, and if required engage a registered surveyor to inspect properties to prepare a plan of easement.
- Obtain signatures and affix the Common Seal of the Council to the documentation.
- Arrange for registration with Land and Property Information Division (LPI).

Overall, it is recommend that Council create the easements over the 17, 19 and 21 Cunliffe Road containing the stormwater, which is collected in the street and disposed through this system, without an easement. Creation of an easement therefore benefits Council by allowing provision for future access in terms of maintenance obligations.

CONSULTATION

Letters were sent to the owners of 17 and 21 Cunliffe Road, Killara explaining the background investigation, outcomes as well as individual circumstances and proposal for creation of the easement.

FINANCIAL CONSIDERATIONS

In view of the development (DA 486/03) requiring the creation of an easement as a result of condition 53, costs for the preparation including registration of the documentation pertaining to 19 & 21 Cunliffe Road (downstream) are to be met by the Applicant. It is considered reasonable for Council to met costs associated with the creation of easement pertaining to the upstream property at 17 Cunliffe Road.

Cost of the survey, legal and administration associated with the relocation of the Drainage Easement estimated to be \$400 with an additional \$256 required for registration with the LPI.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Environmental and Regulatory Services has been consulted.

SUMMARY

On 16 October 2003 the Applicant was granted consent for the demolition, then construction of a new dwelling (DA 486/03) at 19 Cunliffe Road. Condition 53 required the disposal of the stormwater to be ultimately directed into the downstream drainage system requiring connection to and right to use the pipelines in the rear yard.

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Land, Engineering, Construction Surveyors, John McDonald Building Services was engaged by the Applicant to investigate the drainage system for the purposes of disposal of stormwater from 19 Cunliffe Road. From this and further investigation by Technical Services, it was found that stormwater from Cunliffe Road was collected and conveyed by a drainage pipeline through 17, 19 and 21 Cunliffe Road, and then through 46 Wentworth Avenue downstream. Research confirms there is no easement created on Titles of the properties fronting Cunliffe Road. This appears to be an oversight, as proposed plans of easements were prepared although never registered.

The affected owners in 17, 19 and 21 Cunliffe Road have given written consent to the creation of the easements over the pipeline. In light of this, records indicate 17 Cunliffe Road was granted consent for a development (DA No 94/2143) showing stormwater from an OSD basin discharges into this system.

It is recommended that Council create an Easement for drainage over the pipelines in the affected properties and that allowance for connection, that is benefit on Title be created be to include the properties also. The Easement is intended to be created pursuant to Section 88B of the Conveyancing Act 1919, being a preferred method which enables Council flexibility to release, vary or modify the document. The owners of 17 & 21 Cunliffe Road, are in agreement with this course of action.

RECOMMENDATION

- A. That Council approve the creation of the Easement as shown on attached plans L1247, L1775 and L1776a, for drainage affecting Lots 12, 13 and 14 in Deposited Plan 201952 respectively, known as 17, 19 and 21 Cunliffe Road, Killara.
- B. That authority be given to affix the common Seal of the Council to the appropriate instrument for the creation.
- C. That costs for the preparation including registration of the documentation pertaining to 19 & 21 Cunliffe Road (downstream) be met by the Applicant and costs associated with the creation of easement pertaining to 17 Cunliffe Road be met by Council.

Ian Taylor
MANAGER SUPPORT SERVICES

Greg Piconi
DIRECTOR TECHNICAL SERVICES

Attachments: **Attachment A - Drainage Catchment Plan**
 Attachment B - Proposed plan of Easement (L1247) for 17 Cunliffe Road
 Attachment C - Proposed plan of Easement (L1775) for 19 Cunliffe Road
 Attachment D - Proposed plan of Easement (L1776a) for 21 Cunliffe Road

EVALUATION OF TENDERS FOR PREPARATION OF DEVELOPMENT APPLICATION FOR THE NEW COUNCIL DEPOT

EXECUTIVE SUMMARY

| | |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE OF REPORT: | The purpose of this report is to seek Council's approval to let the tender for the preparation of the DA plans for the new Depot site at Suakin Street, Pymble. |
| BACKGROUND: | At Council's meeting of 23 September 2003, Council resolved to call tenders from five (5) selected companies following assessment of the Expression of Interest process. |
| COMMENTS: | Council received 4 tenders for the preparation of the design for the new depot and the DA plans. Tenders were called in November 2003 and closed on 13 January 2004. |
| RECOMMENDATION: | That Council accepts the tender from Michael Davies and Associates. |

PURPOSE OF REPORT

The purpose of this report is to seek Council's approval to let the tender for the preparation of the DA plans for the new Depot site at Suakin Street, Pymble.

BACKGROUND

At Council's meeting of 23 September 2003, Council resolved to call tenders from five (5) selected companies following assessment of the Expression of Interest process.

Council's land at Suakin Street, Pymble has since been reclassified as operational land and zoned Municipal Purposes 5(a) as posted in the NSW Government Gazette dated 14 November 2003. This now allows Council to build the new Depot on the site subject to preparation and approval of a Development Application.

Tender documents were prepared and forwarded to the selected companies in November 2003 with tenders closing on 13 January 2004 at 4.00pm. A copy of the tender documents is available in the Councillor's room.

COMMENTS

Tenderers were also requested to provide provisional sums for the preparation and documentation of construction drawings and specifications for the purpose of calling tenders for the construction work. This will assist Council when moving to the next stage of the project following approval of the DA.

One company namely Suters Architects did not tender for the work as they advised that they recently had won other tenders and that they would not be able to undertake the design work for Council.

Consequently, three (3) tenders were received by the closing date and one (1) tender arrived late.

Of the four (4) tenders received only two (2) companies provided a tendered amount close to the estimated cost and budget provision for Council, those being Michael Davis Associates and Sinclair Knight Merz. Sinclair Knight Merz's tender was submitted late by 25 minutes. **Attached** is a letter received from SKM as to the reasons for the tender not being submitted on time. All companies involved in the selected tender process were advised by letter of the closing date and time when the tender documents were sent.

The tender prices as submitted by Kann Finch Group and Caldis Cook Group whilst being complying tenders are considered to be too high and in excess of Council's budget requirements.

Sinclair Knight Merz submitted a late tender but their price for carrying out the design work is considered to be reasonable compared with Council's estimate and budget. However, SKM intend to use Taylor and Associates to undertake the architectural design of the building and SKM will undertake all the engineering design and project manage the work.

Item 8

S02054
16 February 2004

Michael Davis and Associates submitted a complying tender and within Council's budgeted allowance. MDA is a reputable Architectural company with extensive experience in design and construction work having recently completed the design and supervision of the construction of the Civic Centre for Auburn Council and the Aquatic Centres at Mount Annan and Lane Cove and the Neutral Bay Bus Depot. The company also has a reputation for the design of energy efficient and sustainable buildings. MDA have also listed the following companies to undertake the various components to the preparation of the DA design, those being:

- Connell Mott MacDonald for Structural, Civil, Electrical and Mechanical Engineering Services.
- G J Sparks and Partners for Hydraulic Engineering Services and Waste Management Consultant.
- Renzo Tonin and Associates for Acoustic Design.
- Lorna Harrison for Landscape Design.
- Page Kirkland Partnership for Quantity Surveyor.
- Jeffery and Katauskas for geotechnical investigation.
- Douglas and Partners for Contamination and Remediation study and report.
- Hughes Trueman for traffic and parking study.
- Steve Watson and Partners for BCA compliance and Certification.

A number of matters associated with the tender from Michael Davies and Associates required further clarification when assessing the tender and attached are copies of letters received by the company in response to the matters raised. Essentially, the main concern was their tender indicated that the estimated cost of the works was stated at \$5.5 million and the tenderers were requested to provide fees based on the estimates identified in the Feasibility Study to ensure a fair comparison of the tenders. MDA has since advised that their tender is to remain at the lump sum tendered amount based on the estimated cost as indicated in the Feasibility Study.

The DA preparation will involve the following items:

- Preparation of Architectural Engineering Design Plans, documentation and DA fees.
- Flood and Drainage Study and design.
- Phase 2 contamination.
- Traffic and Parking study.
- Landscape assessment and design.
- Waste Management Plan.
- Submission of Construction Certificate.

The project plan will require the successful company to prepare a concept design

CONSULTATION

A representative from the Department of Commerce has been engaged to assist Council with the preparation of the tender documents and the assessment of the tenders. A copy of the assessment report is attached.

FINANCIAL CONSIDERATIONS

Council has allocated \$200,000 in the 2003/04 budget for the preparation of the DA for the design of the new Depot at Suakin Street, Pymble and an additional \$30,000 for the phase 2 contamination study and report.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Staff from the Finance and Business Section have been consulted with regard to the budget provisions.

SUMMARY

Council resolved at its meeting of 23 September 2003 to select five (5) companies from the Expression of Interest process to proceed to tender. Tenders were called in late November 2003 and closed on 13 January 2004. Four tenders were received with one of those tenders being a late tender. One company advised that they were not in a position to tender due to other commitments.

The tenders have been received and the tendered prices are as shown in the confidential attachment.

The tender from Michael Davis and Associates is a conforming tender and offers the best value to Council for the preparation of the Development Application for the new depot.

MDA have extensive experience with Local Government projects such as the Auburn Civic Centre, Mount Annan Aquatic Centre and the Lane Cove Aquatic Centre and the Neutral Bay Bus Depot.

An independent assessment of the tenders has been carried out by representatives of the Department of Commerce (formerly the Department of Public Works and Services) who have assessed MDA as the preferred tenderer.

RECOMMENDATION

- A. That Council accept the tender from Michael Davis and Associates for the preparation of the DA plans for the design of the new depot at Suakin Street, Pymble.
- B. That the Mayor and the General Manager be delegated authority to sign the tender documents and agreements and affix the seal of Council.

Greg Piconi
Director Technical Services

Attachments: A. Letter from Sinclair Knight Merz regarding late tender.
B. Letters from Michael Davies and Associates relating to clarification of tender information. Confidential attachment.
C. Report on the evaluation of tenders carried out by the Department of Commerce. Confidential Attachment.

HERITAGE ADVISORY COMMITTEE MEETING MINUTES

- 1 DECEMBER 2003

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

That Council receive and note the minutes of the Heritage Advisory Committee dated 1 December 2003.

BACKGROUND:

The Heritage Advisory Committee meeting was held on 1 December 2003. Six community representatives attended. A range of issues were discussed and several recommendations made. A number of issues were identified for future discussion. The Chair of the Committee made a separate submission about the proposed upgrade to Gordon Railway Station which is attached to the minutes.

COMMENTS:

The next meeting will be held on 1 March 2004.

RECOMMENDATION:

That Council receive and note the minutes of the Heritage Advisory Committee dated 1 December 2003.

That Council receive and note the submission by the Chair of the Heritage Advisory Committee regarding the proposed upgrades to the Gordon Railway Station.

PURPOSE OF REPORT

That Council receive and note the minutes of the Heritage Advisory Committee dated 1 December 2003.

BACKGROUND

The Heritage Advisory Committee is an advisory committee comprised of 13 community members. All members have extensive expertise and can assist Council in making decisions regarding Ku-ring-gai's built heritage. Their role is to advise Council on statutory issues, education and promotion of heritage within the community, heritage nominations and specific development applications affecting heritage items in Ku-ring-gai.

COMMENTS

The minutes from the 1 December 2003 Heritage Advisory Committee were confirmed with amendments at the 2 February 2004 meeting (minutes **attached**).

The next meeting will be held on Monday 1 March 2004.

Also **attached** is a separate statement prepared by the Chair of the Heritage Advisor Committee regarding the proposed upgrades to Gordon Railway Station.

CONSULTATION

The Heritage Advisory committee comprises several members of the community and reflects the residents concern regarding heritage.

FINANCIAL CONSIDERATIONS

The Committee has a small budget of \$2,500pa.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation with the Director Environment and Regulatory Services about development applications referred to the Committee.

SUMMARY

The Heritage Advisory Committee meeting was held on 1 December 2003. Six community representatives attended.

Item 9

S02152
11 February 2004

A ranges of issues were discussed with several recommendations and one resolution being made. A number of issues were identified for future discussion.

The Committee made the following resolution:

8.5 DA 1385/03 – Gordon Railway Station Upgrade for Access.

- 1. That Development Application No 1385/03 be submitted to the National Trust Technical Committee specialising in Industrial Heritage for assessment.*
- 2. That Development Application No 1385/03 be submitted to the Institute of Engineers for assessment.*
- 3. That the State Rail Authority advise the Heritage Office of the application and its status at all times.*
- 4. That the State Rail Authority representatives and representatives from various institutions relevant to the issue of heritage eg RAIA, National Trust, Heritage Office, Ku-ring-gai Council Advisory Committee meet.*

The Committee made the following recommendations:

5.1 Statements – “Ku-ring-gai: A Statement of Heritage significance and the Character of Ku-ring-gai”.

The following statement to be included in the “Statement of Heritage Significance of Ku-ring-gai” and “The Character of Ku-ring-gai”;

Particular areas of post 1945 subdivision are characterised by an absence of front fences combined with a lack of solid side and/or rear fences presenting a continuity of open landscape vistas between adjoining properties.

DA 890/03 – 71 Arnold Street, Killara.

- 1. That Committee has no objections to the demolition of the existing house.*
- 2. The Committee were made aware of Mr and Mrs Terry that the Heritage Advisor Sean Johnson has seen the DA and conducted a site inspection. They have advised that Mr Johnson’s suggested modifications has been implemented. The Committee does not have any objections to the suggested modifications.*
- 3. The Committee is concerned about the liquid amber (one of a pair) which is a significant part of the streetscape.*
- 4. The Committee notes that the detention pit in its proposed location will damage the roots of the tree.*

Item 9

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11 February 2004

5. *The Committee has been advised that the application for the removal of the tree has been refused.*
6. *The Committee recommends that the detention pit be relocated away from the roots of the tree to minimise damage to its roots.*
7. *The Committee suggests that the existing front setback be maintained by the new dwelling to further minimise the dominant impact of the new dwelling on the streetscape.*

The Committee considered the following Development Applications but did not raise any objections:

- 8.2 *DA 1145/03 – 18 Boomerang Street, Turramurra – new pool;*
- 8.3 *DA1406/03 – St Johns School – Wahroonga;*
- 8.4 *DA 1335/03 – 11 Pibrac Avenue, Wahroonga – Proposed Carport;*
- 8.6 *DA 11/81/03 – 29 Stanhope Road, Killara – Proposed subdivision;*
- 8.7 *DA 715/03 – 19 Carlotta Avenue, Gordon – Proposed demolition and new dwelling;*
- 8.8 *DA 1383/03 – 24 Gladstone Parade, Lindfield – Alterations and additions.*

RECOMMENDATION

- A. That Council receive and note the minutes of the Heritage Advisory Committee meeting held on 1 December, 2003.
- B. That Council receive and note the submission by the Chair of the Heritage Advisory Committee regarding the proposed upgrades to the Gordon Railway Station.

Paul Dignam
Heritage Conservation Planner

Leta Webb
Director
Planning & Environment

**Attachments: Minutes - 1 December 2003
Submission regarding upgrade to Gordon Railway Station**

TULKIYAN MANAGEMENT ADVISORY COMMITTEE - MINUTES OF NOVEMBER & DECEMBER 2003

EXECUTIVE SUMMARY

| | |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE OF REPORT: | That Council receive and note the minutes of the Tulkiyan Management Advisory Committee meeting held on 26 November 2003 and 17 December 2003. |
| BACKGROUND: | <p>The November Tulkiyan Management Advisory Committee meeting was held on Wednesday 26 November 2003. Six community representative attended this meeting.</p> <p>The December Tulkiyan Management Advisory Committee meeting was held on Wednesday 17 December 2003. Four community representatives attended the meeting.</p> |
| COMMENTS: | The minutes from the meeting held on the 26 November 2003 were confirmed at the meeting held on the 17 December 2003. The minutes from the 17 December 2003 meeting were confirmed at the 28 January 2004 meeting. The November Minutes were not referred to Council in 2003 due to Council's full December agenda and the Christmas break. Works to enable occupation are complete and the tenant moves in on 21 February 2004. |
| RECOMMENDATION: | That Council note and receive the minutes of the Tulkiyan Management Advisory Committee meeting held on the 26 November 2003 and 17 December 2003. |

PURPOSE OF REPORT

That Council receive and note the minutes of the Tulkiyan Management Advisory Committee meeting held on 26 November 2003 and 17 December 2003.

BACKGROUND

The Tulkiyan Management Advisory Committee is an advisory committee comprising of six community members and one Councillor. Their role is to advise Council on issue relating to management of Council's heritage property "Tulkiyan" at 707 Pacific Highway, Gordon. The committee was formed as an outcome of the Plan of Management for Tulkiyan adopted on the 6 February 2001.

COMMENTS

The minutes from the 26 November 2003 meeting were confirmed at the meeting held on the 17 December 2003 – **Attachment A**.

The minutes from the 17 December 2003 meeting was confirmed at the meeting held on 28 January 2004 – **Attachment B**.

The next meeting was held on Wednesday 18 February 2004.

Works to upgrade the house for occupation have been completed. Minor works are programmed after the tenant moves in. The tenant signed the agreement and lease on 17 February 2004 and is moving in on 21 February 2004.

CONSULTATION

The Committee is comprised of six community members and one Councillor. The members represent the Ku-ring-gai community, professional and community groups including the Ku-ring-gai Historical Society and the Royal Australian Institute of Architects.

FINANCIAL CONSIDERATIONS

A small budget of \$2,000 is available to the Committee for activities.

Grant funding of \$50,000 from the Heritage Office of NSW and Council's contribution was fully spent by July 2003. Council agreed at its meeting of 4 November 2003 to provide additional funding of \$14,480 to provide upgrading of the house to enable occupation by a Caretaker.

In November 2003 Council made an application to the Commonwealth Department of Heritage and Environment for grant funding of \$45,000.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation with Council's Property Manager and Council's Finance Officer has occurred in relation to preparation of a lease.

Consultation with Council's depot staff in relation to maintenance is ongoing.

SUMMARY

26 November 2003 Meeting

A range of issues was discussed and agreement made on several matters. A number of issues were identified for future discussion.

The Committee did not make any specific resolutions or recommendation to Council, however several matters are of interest to Council.

The Committee established a "Friends of Tulkiyan" in November 2003 which is a group of volunteers to assist in future events and open days. Training for the volunteers and "house guides" will commence in February, 2004.

Future events in 2004 include:

- Heritage Week - commencing 2 May 2004
- History Week – September 2004. Open day in connection with an architectural exhibition; and
- Cavalcade exhibition (date to be arranged).

17 December 2003 Meeting

A range of issues was discussed and agreement made on several matters. A number of issues were identified for future discussion.

No recommendations to Council were made.

RECOMMENDATION

That Council receive and note the minutes of the Tulkiyan Management Advisory Committee meeting held on 26 November 2003 and 17 December 2003.

Item 10

S02153
11 February 2004

Paul Dignam
Heritage Conservation Planner

Leta Webb
Director
Planning and Environment

Attachments: **A - Minutes of meeting held 26 November 2003**
 B - Minutes of meeting held 17 December 2003

175 ROSEDALE ROAD, ST IVES (HEADMASTER'S GALLERY & RESTAURANT) - PROPOSED ASSIGNMENT OF LEASE

EXECUTIVE SUMMARY

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE OF REPORT: | For Council to consider a request from the Lessee of Council property at 175 Rosedale Road, St Ives, known as the Headmasters Gallery and Restaurant to the assignment of the lease. |
| BACKGROUND: | <p>Council entered into a lease with Mr & Mrs G Webb (now trading as Marmellon Pty Ltd) in January 1995. The current 5 year lease was renewed by Council on the 1st January 2003.</p> <p>The Lessee's have advised by letter dated 22 January 2004 that they intent selling the business due to health reasons and seek Councils consent to the assignment of the lease.</p> |
| COMMENTS: | It would appear from the information provided that the proposed assignee has the experience, administrative ability and funding to operate and manage the business. |
| RECOMMENDATION: | That Council approve the assignment of the lease over 175 Rosedale Road, St Ives from Marmellon Pty Ltd to Lordandy Pty Ltd on the same terms and conditions as the existing lease. |

PURPOSE OF REPORT

For Council to consider a request from the Lessee of Council property at 175 Rosedale Road, St Ives, known as the Headmasters Gallery and Restaurant to the assignment of the lease.

BACKGROUND

Council entered into a lease with Mr & Mrs G Webb (now trading as Marmellon Pty Ltd) in January 1995. The current 5 year lease was renewed by Council on the 1st January 2003. The Lessee's have advised by letter dated 22 February 2004 that they propose selling their business for health reasons and seek Council's consent to the assignment of the lease.

COMMENTS

Clause 6 (1)(i) of the lease addresses assignment of the lease and provides as follows:

- (1) *THAT the lessee shall not sub-let assign transfer grant any licence declare a trust or part with or share the possession of the premises or any part thereof or any estate or interest therein or by any act or deed procure the premises or any part thereof or any estate or interest therein to be sub-let assigned transferred licensed made subject to a trust or shared with or put into the possession of any person PROVIDED HOWEVER that the lessee may assign or transfer the whole of this lease if:*
 - (i) *The proposed assignee or transferee is a respectable responsible solvent fit and suitable person or company of high financial standing and with at least equal trading and turnover potential to that of the lessee the onus of proving which facts to the reasonable satisfaction of the lessor shall be upon the lessee;*

In accordance with the terms of the lease Council sought to obtain certain information to determine the financial and administrative capacity of the proposed assignee to operate a restaurant and, in addition sought details of the profit and loss of the business to ensure Council's rental income stream was protected. **(Refer appendix A)**

The assignor objected to the disclosure of information which was considered to be both confidential and personal. An arrangement was reached on the basis that the information would be provided to Council's solicitor, who would in turn confirm to Council that the business turnover justified the proposed assignee paying the rent due under the terms of the lease.

Item 11

P64463
12 February 2004

The proposed assignee comprises three Directors, who subject to Council approving the assignment of the lease, intend to operate under a company structure known as Lordandy Pty Ltd. One of the Directors has been employed at the Headmaster's Gallery Restaurant as a Waiter/Acting Manager. For information regarding the remaining directors (**Refer confidential appendix B attached**)

Given that the proposed assignee's will operate under a company structure, personal guarantee's will be required from the Directors

CONSULTATION

Consultation was undertaken with Mr John Boland of Matthews Folbigg Solicitors

FINANCIAL CONSIDERATIONS

All costs associated with the assignment of the lease will be born by the Lessee.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not Applicable

SUMMARY

The lessee proposes to sell the business, it is understood for health reasons. Based on information provided it would appear that the proposed assignee's have the experience, administrative ability and funding to operate the restaurant.

Council's Solicitors Matthews Folbigg (Mr John Boland) by letter dated 13th February 2004 advised in part that:

"...,in our opinion the figures indicate that the restaurant , properly managed is well capable of generating more than sufficient income to pay the rent required by the lease from Council."

RECOMMENDATION

- A. That Council approve the assignment of the Lease over 175 Rosedale Road, St Ives from Marmellon Pty Ltd to Lordandy Pty Ltd on the same terms and conditions as the existing lease.
- B. That all costs associated with the assignment of the lease to be born by the Lessee.
- C. That the Mayor and General Manager be authorised to execute the assignment of the documents.
- D. That Council authorise the affixing of the Common Seal of Council to assignment documents.

Keith Woosnam
Commercial Services Coordinator

John McKee
Director Finance and Business

Attachments: **Appendix A. Council correspondence of 23 January 2004**
 Appendix B. Boyed House and Partners Solicitors correspondence 10
 February 2004 - Confidential

CENTENARY OF LOCAL GOVERNMENT IN KU-RING-GAI 2006

EXECUTIVE SUMMARY

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE OF REPORT: | To provide Council with minutes from the second meeting of the Centenary of Local Government in Ku-ring-gai Committee Meeting on 12 February 2004. |
| BACKGROUND: | At the Council meeting of 10 February 2004, it was recommended that the Centenary of Local Government in Ku-ring-gai Committee explore the possibilities of engaging a PhD student to conduct research and write a history of Ku-ring-gai to be published in conjunction with the Centenary celebrations in 2006. |
| COMMENTS: | Council staff have contacted a number of Universities to enquire about the possibility of engaging a PhD student to commence research for a publication. Regardless of whether Council is successful in securing a PhD student or not, funding will need to be sought for 2004/05 financial year to enable the commencement of the project. |
| RECOMMENDATION: | That Council investigate funding options for up to \$100,000 for the publication of a history of Local Government in Ku-ring-gai in 2006. |

PURPOSE OF REPORT

To provide Council with minutes from the second meeting of the Centenary of Local Government in Ku-ring-gai Committee Meeting on 12 February 2004.

BACKGROUND

At the Council meeting of 10 February 2004, it was recommended that the Centenary of Local Government in Ku-ring-gai Committee explore the possibilities of engaging a PhD student to conduct research and write a history of Ku-ring-gai, to be published in conjunction with the Centenary of Local Government celebrations in 2006.

COMMENTS

Council staff have made contact with Macquarie University, University of NSW and University of Technology Sydney inviting responses from students who may be able to undertake a thesis on the history of local government in Ku-ring-gai.

Some concerns expressed by the Committee included the time frame in which the project needed to be completed, the writing style, and whether it would be appropriate for the audience for which it is intended, and the amount of editorial control that the Council and the Committee could exercise over the publication. Already UTS has responded stating the time frame is impossible for them indicating a 2 to 3 year minimum time for a higher than average student to complete the work. Other issues such as copyright ownership would also need to be negotiated if the project were conducted by a PhD student.

The Committee felt that funding needed to be secured for the 2004/05 financial year to enable adequate time for the commencement of research for a publication regardless of who would be doing the research.

The Committee therefore recommended that Council discuss funding options at the budget workshop in March for up to \$100,000 to commence the research for the publication.

It is anticipated that once funding has been secured, Council would call for expressions of interest from PhD students and professional historians in June 2004 with recommendations to come to Council after all applicants have been assessed.

Regardless of whether a PhD student or a professional historian is commissioned to undertake the publication, funding will be required for the 2004/05 financial year.

Council staff have obtained the following budget estimates from Manly, Sutherland and Liverpool Councils, who are also celebrating significant anniversaries, in order to provide an estimate for Ku-ring-gai Council's proposed project.

| | Manly Council | Sutherland Council | Liverpool Council |
|--|---------------|--------------------|-------------------|
|--|---------------|--------------------|-------------------|

Item 12

S02646
17 February 2004

| | | | |
|------------------------------------------------------|-----------------------|-----------------------|----------------|
| Anniversary | 125 years (from 1877) | 100 years (from 1906) | |
| Project date | 1998-2001 | 2002-2006 | 1992-1995 |
| Professional historian for 2 years | 95,000 | 120,000 | 110,000 |
| Designing and printing costs | 65,000 | 80,000 | 40,000 |
| Professional editor | 15,000 | in above | |
| Reproduction charges and copyright permission | 7,000 | in above | |
| Professional indexer | 8,000 | in above | |
| Calligrapher (for hand numbering of limited edition) | 322 | | |
| TOTAL | 190,322 | 200,000 | 150,000 |

Recommended fees from the Australian Council of Professional Historians Association for a professional historian range between \$75,745 (Level 3) to \$99,150 (Level 4) per annum, and professional indexers (Australian Society of Indexers) \$44.00 per hour. Rates for professional editors and graphic artists are generally determined by negotiation, however estimated costs for editors are approximately \$80 - \$100 per hour and graphic designers \$60 - \$80 per hour.

CONSULTATION

Community consultation for the Centenary of Local Government projects is made possible through the Centenary Committee.

The professional historian or PhD student will be expected to consult with relevant stakeholders for the publication.

The Committee has also requested that the community be consulted via Council's web page in relation to both the proposed publication and also any events to be held during 2006

FINANCIAL CONSIDERATIONS

Based on the estimated budgets of other Councils, the Centenary of Local Government in Ku-ring-gai Committee has recommended Council allocate \$100,000 in the 2004/2005 financial year towards the costs of engaging a professional historian or PhD student to commence work on a publication detailing 100 years of Local Government in Ku-ring-gai.

If Council were successful in engaging either a PhD student or a professional historian to conduct the research and write the publication for less than the amount allocated, a report would be presented to Council identifying any savings.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Comments from Director Finance and Business Development:

\$100,000 has not been budgeted for in the 2004/06 projects budget, and as such, if Council were to endorse this project, funding options would need to be considered during budget workshops in early March 2004.

SUMMARY

A professionally researched publication documenting Ku-ring-gai's very significant first 100 years of local government would be a quality work that would be of interest to the general reader, as well as serve the needs of students of local history at all levels.

It would also provide a worthy tribute to the many valuable members of the community who have contributed to the formation of the unique character and identity of Ku-ring-gai over the past 100 years.

RECOMMENDATION

That Council investigate funding options in the 2004/05 budget workshop in March for up to \$100,000 for the publication of a history of local government in Ku-ring-gai in 2006.

Janice Bevan
DIRECTOR COMMUNITY SERVICES

Attachments: Centenary of Local Government in Ku-ring-gai Committee Meeting Minutes 12 February 2004.

DRAFT SECTION 94 CONTRIBUTIONS PLAN FOR RESIDENTIAL DEVELOPMENT 2004-2009

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present a Draft Section 94 Contributions Plan for Residential Development 2004-2009 and recommend its adoption by Council for public exhibition.

BACKGROUND:

Council's current Section 94 Plan for Residential Development is being replaced by a new comprehensive Section 94 Plan that will cover development under Council's Residential Development Strategy and future SEPP5 Developments. The Plan will levy new residential development (houses, villas, dual occupancies, town houses, flats and land subdivision for residential purposes) and the funds will be collected to purchase facilities such as open space, library books, local traffic improvement etc.

COMMENTS:

In accordance with Council's resolution BBC Consulting Planners were engaged to prepare the new Section 94 Residential Plan. Councillor and community briefing sessions were held as part of this process and a Draft Plan has been completed. Rates apply according to the number of persons per dwelling, dwelling size and location, southern area (Roseville, Lindfield, Killara and Gordon) and northern areas (St Ives, Pymble, Turramurra, Warrawee and Wahroonga).

RECOMMENDATION:

That Council adopt the Draft Residential Section 94 Plan 2004-2009 for exhibition purposes and resolve to exhibit the Plan.

PURPOSE OF REPORT

To present a Draft Section 94 Contributions Plan for Residential Development 2004-2009 and recommend its adoption by Council for public exhibition.

BACKGROUND

Council's current Section 94 Plan for Residential Development is being replaced by a new comprehensive Section 94 Plan that will cover all residential development including development under Council's Residential Development Strategy and future SEPP5 developments.

The Draft Plan prepared by BBC Consulting Planners will permit Council to levy a new contribution for residential (houses, villas, dual occupancies, town houses, flats and land subdivision for residential purposes) and the funds will be collected to purchase facilities identified under the Plan such as open space, library books, local traffic improvement etc.

As an interim measure Council's current residential contributions plan has been extended to continue its operation period by 6 months or until the new Section 94 Plan is adopted by Council.

COMMENTS

Preparation of the New Section 94 Plan Residential Development 2004-2009

Ku-ring-gai S94 Contributions Plan 2004-2009 enables Council to levy Section 94 (S94) contributions for:

- community facilities;
- recreation facilities and open space;
- traffic, pedestrian and cycleway facilities and public domain improvements; and
- administration.

Where anticipated new development and growth of the resident population will increase the demand for these services and facilities over and above those already available in the Local Government Area (LGA).

If adopted following exhibition, this Plan will supersede the previous Ku-ring-gai LGA Section 94 Contributions Plan 2000 for Residential Development and the Ku-ring-gai LGA Section 94 Contributions Plan 2002 for SEPP5 Development. The contributions plan relating to commercial development, remains in force.

This Plan is based on the findings of some specific investigations which are summarised in supporting documents and a large number of other studies, plans and policies which have been developed by Council over time. The Plan has regard to the capital and recurrent cost implications on Council of funding works were they to be included in the Plan where these works would also benefit the existing population.

The demographic projections for the LGA detailed in the Section 94 Contributions Plan Supporting Document indicate that a significant amount of growth in the population of Ku-ring-gai is anticipated to occur over the next five years between 2004 and 2009 as a result of Stage 1 of the Residential Development Strategy and associated Draft Local Environmental Plan (LEP) No 194. The population is expected to increase from an estimated resident population of 109,824 in 2004 to 114,823 in 2009. Overall, the strategy is a long term plan, however, and an increase of around 16,000 (to a total population of 126,181), is currently projected by the year 2026.

The anticipated population growth and limited capacity of existing facilities and infrastructure will necessitate contribution to a range of community and recreation facilities; provision of additional open space, traffic, pedestrian and cycleway facilities; and other works in the public domain such as street tree planting, if the existing level of amenity enjoyed by the current population is not to be eroded and new development is to be adequately catered for. There will also be administrative costs associated with Council levying and expending the funds collected.

Summary of Works Schedule

The facilities and services required at least partly as a consequence of and to serve the demand generated by the anticipated development, together with the location, estimated cost and proportion of the cost of the identified works to be attributed to S94 are summarised in Table 1 of the Plan (see **attached**). This includes items on Council's current works program and other works identified to meet the needs of the new development.

The works schedule was developed in consultation with Councillors, staff and the community.

Summary of Charges

A summary of charges per item is provided in Table 2 of the Draft Section 94 Plan. It also shows the anticipated timing of provision of each item.

Summary of Contributions by Precinct

A summary of the contributions per precinct by dwelling size is provided in Table 3 in the Draft Plan.. It should be noted that the proposed plan has only two (2) precincts (northern area and southern area) whereas the existing plan has eight (8) precincts based on suburbs.

Comparison with Existing Plan

The attached table (**Attachment 1** - Table A) compares the rates under the existing Plan with those proposed under the current draft. Rates under the current plan are shown in standard text and rates proposed under the draft Plan are shown in **bold**. The differences relate primarily to reduced emphasis in acquiring additional land for open space in favour of increased expenditure on embellishing existing open space. Consequently, the per capita rate has increased in some suburbs and decreased in others depending on the identified needs for open space acquisition in the existing Plan.

CONSULTATION

Staff and Councillor briefing sessions and community consultation meetings were held in preparing the Draft Plan.

FINANCIAL CONSIDERATIONS

The cost of preparing the new Section 94 Residential Plan is covered by the Planning & Environment Department budget and provisions is made in the Draft Section 94 Plan of its preparation and administration.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The Section 94 Plan was prepared in close consultation with all Departments of Council, this process was facilitated through a series of workshops with Directors and relevant staff representatives.

SUMMARY

The draft Plan sets out proposed commitments for service and facilities in response to projected growth.

It sets out proposed contribution rates to provide these facilities for consideration for exhibition by Council.

RECOMMENDATION

- A. That Council adopt for exhibition the Draft Section 94 Contributions Plan Residential Development 2004-2009.
- B. That the Draft Section 94 Contributions Plan Residential Development 2004-2009 be placed on public exhibition for a period of 28 days seeking comment on the Draft Plan.
- C. That a report on the submission be brought back to Council on the completion of the exhibition period.

Antony Fabbro
Manager Strategic Planning

Leta Webb
Director Planning & Environment

Item 13

S02073
18 February 2004

Attachments: **Attachment 1 - Table A - Section 94 Contribution Rates - Comparison with Existing Plan.**
 Attachment 2 - Draft Section 94 Contributions Plan for Residential Development 2004-2009.

Table A: SECTION 94 CONTRIBUTION RATES – COMPARISON WITH EXISTING PLAN

| | No pers ons/ dwel ling | Rosevill e | Lindfield | Killara | Gordon | St Ives | Pymble | Turramur ra /Warrawe e | Wahroon ga |
|-------------------------------------------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Small dwelling (under 75 sq.m) | 1.25 | \$6,906.15 \$9,734.90 | \$11,806.15 \$9,734.90 | \$11,806.15 \$9,734.90 | \$11,806.15 \$9,734.90 | \$11,806.15 \$9,975.61 | \$4,449.90 \$9,975.61 | \$4,449.90 \$9,975.61 | \$11,806.15 \$9,975.61 |
| Medium dwelling (75 – under 110 sq.m) | 1.75 | \$9,668.61 \$13,644.20 | \$16,528.61 \$13,644.20 | \$16,528.61 \$13,644.20 | \$16,528.61 \$13,644.20 | \$16,528.61 \$13,981.57 | \$6,229.86 \$13,981.57 | \$6,229.86 \$13,981.57 | \$16,528.61 \$13,981.57 |
| Large dwelling (110 – under 150 sq.m) | 2.75 | \$15,193.53 \$19,623.11 | \$25,973.53 \$19,623.11 | \$25,973.53 \$19,623.11 | \$25,973.53 \$19,623.11 | \$25,973.53 \$20,109.32 | \$9,789.78 \$20,109.32 | \$9,789.78 \$20,109.32 | \$25,973.53 \$20,109.32 |
| Very Large dwelling (150 sq.m or more) and New Lot Subdivision | 3.5 | \$19,337.22 \$26,675.17 | \$33,057.22 \$26,675.17 | \$33,057.22 \$26,675.17 | \$33,057.22 \$26,675.17 | \$33,057.22 \$27,334.75 | \$12,459.72 \$27,334.75 | \$12,459.72 \$27,334.75 | \$33,057.22 \$27,334.75 |

1. Current rates are shown in normal font.
2. Draft Contribution Plan rates are shown in **bold**.

Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development

KU-RING-GAI COUNCIL

DRAFT 17 FEBRUARY, 2004



Job No 03148
RC: 93
Cost: \$50.00

Effective from ??

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Quick Guide **to Using this Plan**

This page provides a quick guide to help users understand this Section 94 Development Contributions Plan.

What is this contributions plan about ? ➤ see pages 1 & 2

If you are uncertain about what section 94 contributions are, what this plan deals with or why it was prepared you will find a brief explanation on pages 1 and 2.

Want to calculate your development contribution ? ➤ see pages 4, 20 & 21

Most people using this plan mainly want to know what contributions would apply for their residential development.

A step by step guide to calculating the contribution that applies to your development can be found on page 4. The table of charges and the map you will need to complete the calculation are on pages 20 and 21.

Need more detailed information ? ➤ check the contents pages

The remainder of this contributions plan contains detailed background information on the reasoning behind the plan, explanations of some specific technical issues and satisfying legal requirements for these types of plans. The table of contents on the next few pages will help you find more specific information you may seek.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

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Ku-ring-gai S94 Plan 2004-2009 – Residential Development

INTRODUCTION

What is a Section 94 Development Contributions Plan?

Section 94 of the Environment Planning and Assessment (EP&A) Act enables Councils to place a charge or levy on new development for the purpose of providing additional facilities and services which will be needed as a result of that new development.

A Section 94 Development Contributions Plan (such as this one) is a public document that displays Council's Policy for the assessment, collection, spending and administration of development contributions.

The Section 94 Contributions Plan details:

- the type of development to which the plan applies
- the facilities that are likely to be needed as a result of that development.
- the cost of the contribution applying to such development; and
- the link between the new development, the facilities needed and associated costs.

In addition to the Section 94 Contributions Plan itself there are supporting documents such as background studies / surveys / research that explain in further detail how the plan was arrived at.

What types of residential development are subject to this contributions plan?

This Section 94 Plan applies to all forms of new residential development. This means it applies to all new free standing houses, villa homes, townhouses, dual occupancies, land subdivisions for residential purposes, flats / apartment buildings and any other form of residential development. It also includes new housing built under State Environmental Planning Policy No. 5 (SEPP 5).

Previously, a separate plan applied to SEPP 5 development, as the Section 94 SEPP 5 Plan was not prepared until after the general residential Section 94 Plan. As both plans contain the same requirements, with the exception of child care which is not charged for SEPP 5 developments, these have now been brought together in the same plan.

Why has Ku-ring-gai Council prepared this Section 94 Contributions Plan?

In the past several years Ku-ring-gai's population has been growing as has the number of dwellings in the area. The growth in population has led to increased demand for existing facilities and services. This demand will increase under the more significant population growth associated with the implementation of Stage 1 of the Residential Development Strategy. Draft Local Environmental Plan (LEP) 194 implements Stage 1 of this strategy. A further LEP will be prepared to implement Stage 2 of the Strategy. This may require review of

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

this contributions plan.

In order to ensure both existing and new residents from future development enjoy the same level of access to facilities such as open space, library books and other facilities as the rate currently available, Council resolved to prepare this development contributions plan. The plan will levy new residential development and the funds will be collected to purchase facilities such as additional open space, library books etc. at the same rate per resident as was available before the plan took effect.

Changes to Contribution Rates

Contribution rates may be indexed or adjusted to reflect changes in the building materials price index and increases in land value. The current charges are described in Council's Annual Fees and Charges Schedule.

It is not necessary to amend this plan with each annual amendment of the contribution rate. Accordingly, users of this plan are advised to check the contribution rate with Council to ensure they have the current rate.

Payment of development consent contribution at the rate current at time of payment

As provided for in sections 8 and 9 of this plan and in the development consent conditions, contributions will be paid at the rate contained in Council's Fees and Charges Schedule current at the time of payment.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

PART A : SUMMARY SCHEDULES AND CALCULATING A CONTRIBUTION

Executive Summary

This contributions plan enables Ku-ring-gai Council to levy Section 94 (S94) contributions for:

- community facilities;
- recreation facilities and open space;
- traffic, pedestrian and cycleway facilities and public domain improvements; and
- administration.

where anticipated new development and growth of the resident population will increase the demand for these services and facilities over and above those already available in the Local Government Area (LGA).

This plan supersedes the previous Ku-ring-gai LGA Section 94 Contributions Plan 2000 for Residential Development and the Ku-ring-gai LGA Section 94 Contributions Plan 2002 for SEPP 5 Development. The contributions plan relating to commercial development, remains in force.

This plan is based on the findings of some specific investigations which are summarised in the Ku-ring-gai Section 94 Contributions Plan Supporting Document and a large number of other studies, plans and policies which have been developed by Council over time. Council has adopted only a selection of the projects identified as needed, given the capital and recurrent cost implications on Council of funding the proportion of these works which would also benefit the existing population. Other relevant supporting documentation is listed in Part D.

The demographic projections for the LGA detailed in the Section 94 Contributions Plan Supporting Document indicate that a significant amount of growth in the population of Ku-ring-gai is anticipated to occur over the next five years between 2004 and 2009 as a result of Council's adopted Residential Development Strategy and associated Draft Local Environmental Plan (LEP) No 194. The population is expected to increase from an estimated resident population of 109,824 in 2004 to 114,823 in 2009. Overall, the strategy is a long term plan, however, and an increase of around 16,000 (to a total population of 126,181), is currently projected by the year 2026.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

The anticipated population growth and limited capacity of existing facilities and infrastructure will necessitate contribution to a range of community and recreation facilities; provision of additional open space, traffic, pedestrian and cycleway facilities; and other works in the public domain such as street tree planting, if the existing level of amenity enjoyed by the current population is not to be eroded and new development is to be adequately catered for. There will also be administrative costs associated with Council levying and expending the funds collected.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Summary of Works Schedule

The facilities and services required at least partly as a consequence of, and to serve the demand generated by, the anticipated development, together with the location, estimated cost and proportion of the cost of the identified works to be attributed to S94 are summarised in Table 1.

Collection of funds for one project (a child care centre) are carried on from the existing plan. This was a major, longer term projects part of which was charged under the previous plan and part of which will be charged in the new plan. The total cost of these items is shown in the :estimated capital cost column as well as the amount carried forward. Similarly, collection of funds for some major facilities will be carried on to future plans. The proportion of the total cost of these items attributed to the current plan is also shown.

Summary of Charges

A summary of charges per item is provided in Table 2, as well as the anticipated timing of provision of each item.

Summary of Contributions by Precinct

A summary of the contributions per precinct by dwelling size is provided in Table 3.

How to Calculate a Section 94 Contribution

For applications lodged after the commencement date for this plan the following process can be used to calculate the relevant Section 94 Contribution:

- STEP 1:** Check the date the application was lodged to ensure this date is on or after the date the plan came into force. If it is prior to this plan, then the previous plan will apply.
- STEP 2:** Calculate how many additional dwellings or lots are being created (eg. if a single dwelling is being developed into 8 townhouses then 7 additional dwellings are being created) (refer to section 8 for further details)
- STEP 3:** Locate the precinct where the development is occurring using the Precinct Map in Figure 1. (There are eight precincts in Ku-ring-gai – Roseville, Lindfield, Killara, Gordon, St Ives, Pymble, Turramurra / Warrawee and Wahroonga – the boundaries of which follow suburb boundaries).
- STEP 4:** Using Table 3 on page 9, look down the column in the precinct in which the development is proposed, to find the charge per additional dwelling or lot.
- This will then show the contribution for each additional dwelling.
- STEP 5:** Multiply the number of additional dwellings by the rate for each additional dwelling

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

to determine the total contribution.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Table 1: Works Schedule

Adopted S94 Capital Costs: Community Facilities

| FACILITY | TOTAL COSTS | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------|--------------------------|---------------------------------------------------|--------------------------------|-----------------------------------|-------------------------------------|------------------------------------------------------------|----------------------------------------------------------------------|
| | ESTIMATED TOTAL CAPITAL COST | ASSUMED CATCHMENT AREA | ADDITIONAL POPULATION | APPORTIONME NT FACTOR TO NEW DEVELOPMENT | OTHER SOURCES OF FUNDING | S94 CONTRIBUTIO N 2004-2009 | S94 CARRY OVER TO FUTURE PLAN | SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009 | SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS |
| CHILDREN'S SERVICES | | | | | | | | | |
| Development of 47+ place multi-purpose child care centre to meet the needs of new residents between 2000-2009 | \$3,509,967 | LGA wide | 4,998 | 100.0% | \$74,6801 | \$3,435,287 | | \$0 | \$0 |
| YOUTH FACILITIES | | | | | | | | | |
| Ku-ring-gai Youth Centre upgrades -purchase new equipment, furniture, resources, computers and electronic games | \$140,000 | LGA wide | 4,998 | 100.0% | | \$140,000 | | \$0 | \$0 |

1 Estimated amount carried forward from previous plan.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

| | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|-------|--------|--|-----------|--|----------|-----|
| Mobile Youth Service - purchase of vehicle, equipment, resources, computers and electronic games | \$100,000 | LGA wide | 4,998 | 4.4% | | \$4,400 | | \$95,600 | \$0 |
| SENIOR'S CENTRES / FACILITIES | | | | | | | | | |
| Minor alterations, additional computers, furniture and equipment, 3 centres (Turramurra Senior's Lindfield Seniors and Community Services Support Centres) | \$100,000 | LGA wide | 4,998 | 100.0% | | \$100,000 | | \$0 | \$0 |
| INFORMATION SERVICES | | | | | | | | | |
| Preparation of New Resident Kits - information for new residents included translated information into community languages | \$35,000 | LGA wide | 4,998 | 100.0% | | \$35,000 | | \$0 | \$0 |
| New Resident Survey - new resident needs including residents from other backgrounds | \$30,000 | LGA wide | 4,998 | 100.0% | | \$30,000 | | \$0 | \$0 |
| COMMUNITY FACILITIES | | | | | | | | | |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

| | | | | | | | | | |
|------------------------------------------------------------------------------------------------------|---------------------|----------|--------|--------|-----------------|--------------------|--------------------|------------------|--------------------|
| Multipurpose Community Cultural Centre (building costs only) | | | | | | | | | |
| • Stage 1 - Masterplan, Feasibility Study and concept design | \$65,000 | LGA wide | 16,357 | 100.0% | | \$19,861 | \$45,139 | \$0 | \$0 |
| • Stage 2 - New library and fitout including relevant IT provision, administration space and parking | \$3,575,000 | LGA wide | 16,357 | 42.3% | | \$462,071 | \$1,050,154 | \$630,296 | \$1,432,479 |
| • Stage 3 – 5 – Multi-purpose community space | \$2,200,000 | LGA wide | 16,357 | 100.0% | | \$672,226 | \$1,527,774 | \$0 | \$0 |
| Library Bookstock - including multicultural and multimedia resources and equipment | \$278,838 | LGA wide | 4,998 | 100.0% | | \$278,838 | | \$0 | \$0 |
| Library computers | \$16,660 | LGA wide | 4,998 | 100.0% | | \$16,660 | | \$0 | \$0 |
| Public Art (1% of total community facility cost - not costed) | \$101,505 | LGA wide | 4,998 | 100.0% | | \$101,505 | | \$0 | \$0 |
| TOTAL | \$10,150,970 | | | | \$74,680 | \$5,294,848 | \$2,623,067 | \$725,896 | \$1,432,479 |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Adopted S94 Capital Costs: Recreation Facilities

| FACILITY | TOTAL COSTS | | | | | | | | |
|---------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------|--------------------------|--------------------------------------------------|--------------------------------|----------------------------------|-------------------------------------------------------|------------------------------------------------------------|----------------------------------------------------------------------|
| | ESTIMATED TOTAL CAPITAL COST | ASSUMED CATCHMENT AREA | ADDITIONAL POPULATION | APPORTIONMENT FACTOR TO NEW DEVELOPMENT | OTHER SOURCES OF FUNDING | S94 CONTRIBUTION 2004-2009 | S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN | SHORTFALL TO BE PROVIDED BY COUNCIL 2004- 2009 | SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS |
| PARK ACQUISITION AND EMBELLISHMENT | | | | | | | | | |
| New parks acquisition | \$19,636,000 | LGA wide | 4,998 | 100.0% | | \$19,636,000 | | \$0 | |
| Acquisition costs | \$345,000 | | 4,998 | 100.0% | | \$345,000 | | | |
| Acquisition planning investigations | \$30,000 | | 4,998 | 100.0% | | \$30,000 | | | |
| New parks embellishment | \$1,024,786 | LGA wide | 4,998 | 100.0% | | \$1,024,786 | | \$0 | |
| SOUTHERN AREA EMBELLISHMENT WORKS | | | | | | | | | |
| Two Turners Reserve (Lindfield) - expand playground, toilets to existing building, picnic shelter | | | | | | | | | |
| Paddy Pallin Park (Lindfield) - Linking walking path from Highfield Road to Polding Road | | | | | | | | | |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

| | | | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|-------|--------|--|-----------|--|-----|--|
| Regimental Park (Killara) - Dual use oval and tennis shelter, new playground, perimeter walking pathway | | | | | | | | | |
| Gordon Recreation Ground - provide additional dual tennis shelter and picnic facilities to cater for increased use | | | | | | | | | |
| Shot Machine Track - Upper Gordon Creek Bushland (Lindfield) - new link between Nelson Rd (Lindfield) and junctions of Seven Little Australians and two creeks track | | | | | | | | | |
| Sub Total (Southern) | \$825,968 | Southern | 2,380 | 100.0% | | \$825,968 | | \$0 | |
| NORTHERN AREA EMBELLISHMENT WORKS | | | | | | | | | |
| Robert Pymble Park (S) - Community picnic shelter area and facilities, expanded playground, additional toilets to existing building, perimeter walking pathway, tennis court lighting | | | | | | | | | |
| St Columban's Sub – division (Turramurra) - Community picnic area and facilities, playground, perimeter walking pathway | | | | | | | | | |
| Cameron Park (Turramurra) - Picnic facilities, additional playground, perimeter junior cycle track | | | | | | | | | |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

| | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|-------|--------|--|-------------|--|-----|--|
| Mahratta Curtilage Park (Warrawee) - Create BGHF interpretive park with signage and open areas for passive recreation.(use restrictions to be re-evaluated) | | | | | | | | | |
| The Glade (Wahroonga) - Lighting improvements, community picnic area and facilities, expanded playground, additional toilets to existing building, circumference walking path, bushland access track with bridge over creek | | | | | | | | | |
| McKenzie Park (Wahroonga) - Lighting improvements, community meeting place, seats. Chess tables. Shelters | | | | | | | | | |
| Archdale Park (Wahroonga) - Chess tables and shade roof | | | | | | | | | |
| Rofe Park Track (Turramurra) - construct link path between Sheldon Forest Track and Rofe Park playground / Mimosa Oval and Kate St | | | | | | | | | |
| Sub Total (Northern) | \$1,404,764 | Northern | 2,618 | 100.0% | | \$1,404,764 | | \$0 | |
| LGA WIDE EMBELLISHMENT WORKS | | | | | | | | | |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

| | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|-------|--------|--|-------------|--|-----|--|
| St Ives Village Green - Community picnic shelter area and facilities, new playground, additional toilets, perimeter walking pathway, events rotunda, public art, spectator bleachers, pathway lighting | | | | | | | | | |
| Turramurra Memorial Park - Lighting improvements, community picnic area and facilities, senior playground, additional accessible family toilets to existing building (heritage style), perimeter walking track, new cricket nets. | | | | | | | | | |
| Wahroonga Park - Lighting improvements, community picnic area and facilities, expanded playground, additional toilets to existing building. | | | | | | | | | |
| 78 Coonanbarra Road - unnamed park (Wahroonga) - Car park with boom gate – parking for Wahroonga Park users | | | | | | | | | |
| Environmental Education package - Development of package (covering bushcare and other environmental education programs) targeted at new residents | | | | | | | | | |
| Sub Total (LGA wide) | \$1,975,050 | LGA wide | 4,998 | 100.0% | | \$1,975,050 | | \$0 | |
| SPORTSGROUNDS WORKS | | | | | | | | | |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

| | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|-------|--------|--|-------------|--|-----|--|
| North Turrumurra Sports Field Proposal | \$2,750,000 | LGA wide | 4,998 | 100.0% | | \$2,750,000 | | \$0 | |
| Koola Park – additional works | \$770,000 | LGA wide | 4,998 | 100.0% | | \$770,000 | | \$0 | |
| Aluba 1 & 2 - Install new lights and seating/ bubblers/pathways; upgrade playing surface (levels, turf, drainage, irrigation, wicket); upgrade fencing and practice nets | \$390,500 | LGA wide | 4,998 | 100.0% | | \$390,500 | | \$0 | |
| Aluba 3 - Install seating, bubblers and fencing; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and back nets | \$330,000 | LGA wide | 4,998 | 100.0% | | \$330,000 | | \$0 | |
| Acorn Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and floodlighting | \$407,000 | LGA wide | 4,998 | 100.0% | | \$407,000 | | \$0 | |
| Cliff Oval (bottom oval) - Install seating, bubblers, fencing and back-nets; upgrade playing surface (turf, irrigation, replace wicket) | \$165,000 | LGA wide | 4,998 | 100.0% | | \$165,000 | | \$0 | |
| Golden Jubilee Sports field (No 1) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing | \$264,000 | LGA wide | 4,998 | 100.0% | | \$264,000 | | \$0 | |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

| | | | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|-------|--------|--|-------------|--|-----|--|
| Golden Jubilee Sports field (No 2) - Install new lights, seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing | \$379,500 | LGA wide | 4,998 | 100.0% | | \$379,500 | | \$0 | |
| Hassell Park (I) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade wicket and back nets; upgrade fencing. Lighting upgrade subject to Club application for DSR funding. | \$209,000 | LGA wide | 4,998 | 100.0% | | \$209,000 | | \$0 | |
| Lindfield Soldiers Memorial Park (No 2) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, irrigation); replace wicket; upgrade fencing. Lighting upgrade - Club has DSR funding (preparing DA) | \$297,000 | LGA wide | 4,998 | 100.0% | | \$297,000 | | \$0 | |
| Roseville Chase - Install seating and bubblers; upgrade playing surface (levels, turf, irrigation); raise level of wicket; upgrade fencing and back-nets | \$330,000 | LGA wide | 4,998 | 100.0% | | \$330,000 | | \$0 | |
| Samuel King Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, new irrigation); raise level of wicket; upgrade fencing and back nets | \$297,000 | LGA wide | 4,998 | 100.0% | | \$297,000 | | \$0 | |
| Sub Total (Sportsground works) | \$6,589,000 | LGA wide | 4,998 | 100.0% | | \$6,589,000 | | \$0 | |
| AQUATIC / LEISURE CENTRES | | | | | | | | | |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

| | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------|--------|-------|------------|---------------------|------------------|------------------|--------------------|
| West Pymble Pool - West Pymble Pool Business Strategy completed – with 4 options for pool upgrading – allowance made for Option 2; Firm cost estimates dependent on detailed feasibility and concept design development. | \$3,500,000 | LGA wide | 16,357 | 13.0% | | \$139,029 | \$315,971 | \$930,422 | \$2,114,578 |
| TOTAL | \$35,330,568 | | | | \$0 | \$31,594,597 | \$315,971 | \$930,422 | \$2,114,578 |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Adopted S94 Capital Costs: Traffic and Transport

| NATURE OF WORKS PROPOSED | TOTAL COSTS | | | | | | | | |
|--------------------------------------------------------|----------------------------------|------------------------|-----------------------|-----------------------------------------|--------------------------|----------------------------|-------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| | ESTIMATED CAPITAL COST 2004-2009 | ASSUMED CATCHMENT AREA | ADDITIONAL POPULATION | APPORTIONMENT FACTOR TO NEW DEVELOPMENT | OTHER SOURCES OF FUNDING | S94 CONTRIBUTION 2004-2009 | S94 CONTRIBUTION CARRYOVER TO FUTURE PLAN | SHORTFALL TO BE PROVIDED BY THE COUNCIL 2004-2009 | SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS |
| TRAFFIC MANAGEMENT AND ROAD SAFETY IMPROVEMENTS | | | | | | | | | |
| Traffic and road safety subtotal | \$1,200,000 | LGA wide | 4,998 | 4.4% | \$480,000 ² | \$31,680 | | \$688,320 | |
| PEDESTRIAN NETWORK IMPROVEMENTS | | | | | | | | | |
| Pedestrian network improvements | \$1,797,700 | LGA wide | 4,998 | 4.4% | | \$79,099 | | \$1,718,601 | |
| CYCLE NETWORKS (RDS AREA) | | | | | | | | | |
| Cycle network improvements | \$800,000 | LGA wide | 4,998 | 4.4% | | \$35,200 | | \$764,800 | |
| PUBLIC DOMAIN IMPROVEMENTS | | | | | | | | | |
| Shopping centre improvement program | \$925,000 | LGA wide | 4,998 | 4.4% | | \$40,700 | | \$884,300 | |

2 RTA funding assumed at 40% of total cost.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

| | | | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------|-------|--------|------------------|------------------|--|--------------------|--|
| Roadway lighting at centres | \$2,000,000 | LGA wide | 4,998 | 4.4% | | \$88,000 | | \$1,912,000 | |
| Street tree program | \$600,000 | LGA wide | 4,998 | 4.4% | | \$26,400 | | \$573,600 | |
| Public domain study | \$250,000 | LGA wide | 4,998 | 100.0% | | \$250,000 | | \$0 | |
| TRAFFIC STUDIES | | | | | | | | | |
| Undertake studies of Centres to determine need for traffic facilities (safety, amenity and efficiency) to support increased population | \$200,000 | LGA wide | 4,998 | 100.0% | | \$200,000 | | \$0 | |
| GRAND TOTAL | \$7,772,700 | | | | \$480,000 | \$751,079 | | \$6,541,621 | |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Adopted S94 Capital Costs: Administration

| NATURE OF WORKS PROPOSED | TOTAL COSTS | | | | | | | | |
|---------------------------|---------------------------|------------------------|-----------------------|-----------------------------------------|--------------------------|------------------------------|--------------------------------------------|-------------------------------------------------|-------------------------------------------------------|
| | CAPITAL COST 2004 TO 2009 | ASSUMED CATCHMENT AREA | ADDITIONAL POPULATION | APPORTIONMENT FACTOR TO NEW DEVELOPMENT | OTHER SOURCES OF FUNDING | S94 CONTRIBUTION 2004 – 2009 | S94 CONTRIBUTION CARRY OVER TO FUTURE PLAN | SHORTFALL TO BE PROVIDED BY COUNCIL 2004 - 2009 | SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS |
| S94 Study Plan, 2003-2009 | \$100,000 | LGA wide | 4,998 | 100.0% | \$0 | \$100,000 | | \$0 | \$0 |
| S94 Officer | \$400,000 | LGA wide | 4,998 | 100.0% | \$0 | \$400,000 | | \$0 | \$0 |
| TOTAL | \$500,000 | | | | | \$500,000 | | | |

Table 2: SECTION 94 CONTRIBUTION CHARGES, 2004-2009

| CONTRIBUTION ITEM | | | CONTRIBUTION PER CAPITA | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------|----------|-----------------------|
| | S94 CONTRIBUTION | CONTRIBUTING POPULATION | SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON) | NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA / WARRAWEE, WAHROONGA) | LGA WIDE | ANTICIPATED TIMING |
| COMMUNITY FACILITIES | | | | | | |
| CHILDREN'S SERVICES | | | | | | |
| Development of 50+ place child care centre to meet the needs of new residents between 2000-2009 | \$3,435,287 | 4,868 | | | \$705.69 | |
| YOUTH FACILITIES | | | | | | |
| Ku-ring-gai Youth Centre upgrades -purchase new equipment, furniture, resources, computers and electronic games | \$140,000 | 4,998 | | | \$28.01 | |
| Mobile Youth Service - purchase of vehicle, equipment, resources, computers and electronic games | \$4,400 | 4,998 | | | \$0.88 | |
| SENIOR'S CENTRES / FACILITIES | | | | | | |
| Minor alterations, additional computers, furniture and equipment, 3 centres (Turramurra Senior's Lindfield Seniors and Community Services Support Centres) | \$100,000 | 4,998 | | | \$20.01 | |
| INFORMATION SERVICES | | | | | | |
| Preparation of New Resident Kits - information for new residents included translated information into community languages | \$35,000 | 4,998 | | | \$7.00 | |
| New Resident Survey - new resident needs including residents from other backgrounds | \$30,000 | 4,998 | | | \$6.00 | |

| MULTIPURPOSE COMMUNITY CENTRE | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------|---------------|---------------|-------------------|--|
| Stage 1 - Masterplan, Feasibility Study and concept design | \$19,861 | 4,998 | | | \$3.97 | |
| Stage 2 - New library and fitout including relevant IT provision, administration space and parking | \$462,071 | 4,998 | | | \$92.45 | |
| Stage 3 -5 - Multi-purpose community space | \$672,226 | 4,998 | | | \$134.50 | |
| Ku-ring-gai Art Centre upgrade - extend pottery section, reconfigure internally, upgrade electrical and other systems, additional furniture and equipment | \$200,000 | 4,998 | | | \$40.02 | |
| Library Bookstock - including multicultural and multimedia resources and equipment | \$278,838 | 4,998 | | | \$55.79 | |
| Library computers | \$16,660 | 4,998 | | | \$3.33 | |
| Public Art (1% of total community facility cost - not costed) | \$100,505 | 4,998 | | | \$20.11 | |
| TOTAL (COMMUNITY FACILITIES) | \$5,494,848 | | \$0.00 | \$0.00 | \$1,117.76 | |
| RECREATION FACILITIES | | | | | | |
| PARK ACQUISITION AND EMBELLISHMENT | | | | | | |
| New parks acquisition | \$20,011,000 | 4,998 | | | \$4,003.80 | |
| New parks embellishment | \$1,024,786 | 4,998 | | | \$205.04 | |
| SOUTHERN AREA EMBELLISHMENT WORKS | | | | | | |
| Southern area works | \$825,968 | 2,380 | \$347.05 | | | |
| NORTHERN AREA EMBELLISHMENT WORKS | | | | | | |
| Northern area works | \$1,404,764 | 2,618 | | \$536.58 | | |
| LGA WIDE EMBELLISHMENT WORKS | | | | | | |

| | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------|--|--|----------|--|
| LGA wide works | \$1,975,050 | 4,998 | | | \$395.17 | |
| SPORTSGROUNDS WORKS | | | | | | |
| North Turramurra Sports field Proposal | \$2,750,000 | 4,998 | | | \$550.22 | |
| Koola Park – additional works | \$770,000 | 4,998 | | | \$154.06 | |
| Aluba 1 & 2 - Install new lights and seating/ bubblers/pathways; upgrade playing surface (levels, turf, drainage, irrigation, wicket); upgrade fencing and practice nets | \$390,500 | 4,998 | | | \$78.13 | |
| Aluba 3 - Install seating, bubblers & fencing; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and backnets | \$330,000 | 4,998 | | | \$66.03 | |
| Acorn Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and floodlighting | \$407,000 | 4,998 | | | \$81.43 | |
| Cliff Oval (bottom oval) - Install seating, bubblers, fencing and backnets; upgrade playing surface (turf, irrigation, replace wicket) | \$165,000 | 4,998 | | | \$33.01 | |
| Golden Jubilee Sports field (No 1) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing | \$264,000 | 4,998 | | | \$52.82 | |
| Golden Jubilee Sports field (No 2) - Install new lights, seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing | \$379,500 | 4,998 | | | \$75.93 | |
| Hassell Park (I) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade wicket and back nets; upgrade fencing. Lighting upgrade subject to Club application for DSR funding. | \$209,000 | 4,998 | | | \$41.82 | |
| Lindfield Soldiers Memorial Park (No 2) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, irrigation); replace wicket; upgrade fencing. Lighting upgrade - Club has DSR funding (preparing DA) | \$297,000 | 4,998 | | | \$59.42 | |

| | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------|-----------------|-----------------|-------------------|--|
| Roseville Chase - Install seating and bubblers; upgrade playing surface (levels, turf, irrigation); raise level of wicket; upgrade fencing and back nets | \$330,000 | 4,998 | | | \$66.03 | |
| Samuel King Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, new irrigation); raise level of wicket; upgrade fencing and back nets | \$297,000 | 4,998 | | | \$59.42 | |
| Sub Total (sportsground works) | \$6,589,000 | 4,998 | | | | |
| AQUATIC / LEISURE CENTRES | | | | | | |
| West Pymble Pool - West Pymble Pool Business Strategy completed – with 4 options for pool upgrading – allowance made for Option 2; Firm cost estimates dependent on detailed feasibility and concept design development. | \$139,029 | 4,998 | | | \$27.82 | |
| TOTAL (RECREATION FACILITIES) | \$31,594,597 | | \$347.05 | \$536.58 | \$5,950.15 | |
| TRAFFIC AND TRANSPORT | | | | | | |
| TRAFFIC MANAGEMENT AND ROAD SAFETY IMPROVEMENTS | | | | | | |
| Traffic management and road safety works | \$31,680 | 4,998 | | | \$6.34 | |
| PEDESTRIAN NETWORK IMPROVEMENTS | | | | | | |
| Pedestrian works | \$79,099 | 4,998 | | | \$15.83 | |
| CYCLE NETWORK IMPROVEMENTS | | | | | | |
| Cycle works | \$35,200 | 4,998 | | | \$7.04 | |
| PUBLIC DOMAIN IMPROVEMENTS | | | | | | |
| Shopping centre improvement program | \$40,700 | 4,998 | | | \$8.14 | |
| Roadway lighting at centres | \$88,000 | 4,998 | | | \$17.61 | |
| Street tree program | \$26,400 | 4,998 | | | \$5.28 | |

| | | | | | | |
|--------------------------------------|------------------|-------|-----------------|-----------------|-------------------|--|
| Public domain study | \$250,000 | 4,998 | | | \$50.02 | |
| TRAFFIC STUDIES | | | | | | |
| Undertake traffic studies | \$200,000 | 4,998 | | | \$40.02 | |
| TOTAL (TRAFFIC AND TRANSPORT) | \$480,000 | | \$0.00 | \$0.00 | \$150.28 | |
| ADMINISTRATION | | | | | | |
| S94 Study Plan, 2003-2009 | \$100,000 | 4,998 | | | \$20.01 | |
| S94 Officer | \$400,000 | 4,998 | | | \$80.03 | |
| TOTAL ADMINISTRATION | \$500,000 | | | | \$100.04 | |
| TOTAL CONTRIBUTIONS | | | \$347.05 | \$536.58 | \$7,318.23 | |
| TOTAL NORTHERN | | | | | \$7,854.81 | |
| TOTAL SOUTHERN | | | | | \$7,665.28 | |
| SEPP 5 NORTHERN | | | | | \$7,149.13 | |
| SEPP 5 SOUTHERN | | | | | \$6,959.59 | |

Table 3: SECTION 94 CONTRIBUTION RATES BY DWELLING SIZE, 2004-2009

(These charges are updated in line with changes to the Building Materials Price Index and Land Valuations. Check with Council for current rates)

| | NO. PERSONS / DWELLING | SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON) | NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA / WARRAWEE, WAHROONGA) |
|-------------------------------------------------------------------|---------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------|
| Per Person | | | |
| Small dwelling (under 75 sq.m) | 1.27 | \$9,734.90 | \$9,975.61 |
| Medium dwelling (75 – under 110 sq.m) | 1.78 | \$13,644.20 | \$13,981.57 |
| Large dwelling (110 – under 150 sq.m) | 2.56 | \$19,623.11 | \$20,108.32 |
| Very Large dwelling (150 sq.m or more) and New Lot Subdivision | 3.48 | \$26,675.17 | \$27,344.75 |
| SEPP 5 Housing | 1.3 | \$9,047.47 | \$9,293.86 |

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Precinct Map



Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Figure 1 - Precincts

PART B : ADMINISTRATION AND ACCOUNTING

1. What is the name of this plan?

- 1.1 This contributions plan is called the Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development.

2. What is the purpose of this plan?

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

- community facilities
- recreation facilities and open space
- traffic, pedestrian and cycleway facilities and public domain improvements; and
- administration

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

- 2.2 Residential development which is subject to S94 includes single dwelling houses, residential flat buildings, units, villas, townhouses, dual occupancies and developments under State Environmental Planning Policy (SEPP) No 5.

- 2.3 Other purposes of this plan are to:

- (i) ensure that the level of social and physical infrastructure provided throughout Ku-ring-gai is adequate for the population as it grows
- (ii) enable Council to recoup funds which it spends on the provision of social and physical infrastructure in anticipation of likely future development
- (iii) ensure that the existing community is not burdened by the provision of social and physical infrastructure required as a result of future development and disadvantaged by pressure on existing facilities and services
- (iv) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions until 2009
- (v) satisfy the requirements of the EP&A Act and Regulation.

3. To what area does this plan apply?

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 3.1 This plan applies to all land within the Ku-ring-gai Local Government Area (LGA).
- 3.2 Certain precincts, as shown on Figure 1, will contribute in greater or lesser amounts, to particular facilities which will benefit only the residents of the precinct, rather than all new residents in the LGA.

4. What is its relationship to other plans and policies?

- 4.1 The contributions plan supersedes:
- Ku-ring-gai LGA Section 94 Contributions Plan 2000 for Residential Development; and
 - Ku-ring-gai LGA Section 94 Contributions Plan 2002 for SEPP 5 Development.
- 4.2 The Ku-ring-gai LGA Section 94 Contributions Plan 2000 for Residential Development took effect on 20th December, 2000. An amendment to it was adopted by Council on 6 August 2002 to include explanatory sections that made it easier to understand; correct a number of minor typographic errors; update the contribution rates in accordance with the indexing method contained in the plan; and merge the contribution rate for newly created lots with the rate for very large dwellings. The amended version applied from 21 August 2002, the date on which notice of the amendment was published in the local newspaper.
- 4.3 This plan was intended to operate as an interim plan until 2003 after which time the effects of the LEP implementing the Residential Development Strategy adopted by Council on 28th March 2000, were considered likely to require a review of anticipated population growth and future associated infrastructure needs.
- 4.4 New population projections have now been developed for the Residential Development Strategy. These projections are higher than those previously proposed. It is consequently appropriate that a new plan be prepared at this time.
- 4.5 The Ku-ring-gai LGA Section 94 Contributions Plan 2002 for SEPP 5 Development was not prepared until after the general residential Section 94 Plan. As both plans contain largely the same requirements (albeit at a lesser rate for SEPP 5 housing), these have now been brought together in the same plan.

5. How does this plan operate?

- 5.1 In determining a development application, Council may impose a condition requiring the payment of a monetary contribution and/or the dedication of land in accordance with the provisions of this plan.

6. When does the plan come into effect?

- 6.1 This plan comes into effect when public notice is given of its' approval.

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

- 6.2 The plan will apply to any development applications made on or after that date.
- 6.3 Contributions plans in force prior to the date this plan comes into effect continue to apply to applications lodged before the date upon which this plan comes into effect.

7. What formula is used to determine the contribution?

- 7.1 The formulas generally used to determine the contributions for residential development are:

$$\text{Total Contribution (CT)} = \$\text{Cap} + \$\text{Land} - \$\text{ECon} - \$\text{Grant}$$

THEN

$$\text{Contribution per person (CP)} = \frac{\text{CT}}{\text{P}}$$

where:

\$Cap - sum of capital costs for facilities which have been or which are to be provided.

\$Land - sum of land costs which have been or are to be acquired to provide the required public facilities.

\$ECon - sum of any existing contributions (where relevant) which have been previously paid towards the provision of the public facility or are anticipated to be paid.

\$Grant - sum of any grants, subsidies or other funding source which may be available to fund capital works.

P - anticipated increase in population to the year 2009.

- 7.1 Where a facility or service will be built to serve the long term capacity of the Residential Development Strategy and contributions collected over the period of several plans, the total cost of these facilities will be divided by the anticipated increase in population to the year 2026.
- 7.2 In certain situations the contribution has been determined by applying the same per capita rate of provision of a facility or service as is presently enjoyed by the existing population or the rate of provision which is targeted to be provided for the existing LGA population. An example is the provision of book stock, where the number of books required per capita for each new resident is the same as the current number of library books per capita in Ku-ring-gai LGA. In this case the formula is:

$$\text{Contribution Per Person (CP)} = \text{Existing RP} \times \$\text{Cost}$$

where:

Existing RP – Existing Rate of Provision

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\$Cost – cost per item or place or m² for facilities which have been or which are to be provided including both capital cost and land value and minus the sum of any grants, subsidies or other funding source which may be available to fund capital works where relevant. i.e.

$$\text{\$Cost} = \text{\$Cap} + \text{\$Land} - \text{\$Grant}$$

Number of items, places or m²

7.4 For the purposes of calculating the contribution rates, the following components have been *included*:

- the capital costs of the proposed works
- the costs of such master planning, detailed design and studies as are required for the proposed works; and
- the cost of acquiring land at current average market prices.

7.3 For the purposes of calculating the contribution rates, the following components have been excluded:

- the cost associated with the share of any proposed facilities and services (capital and land costs) which are intended to serve the existing population or to make up for an existing deficiency of provision
- any development contributions which may have been collected previously or are anticipated to be collected for the provision of a particular work which have not as yet been expended (deducted where relevant as \$Econ in the general formula)
- any assured grants, subsidies or funding from other sources which may be payable in respect of any nominated work (deducted as \$Grant in the general formula)
- any recoverable funding which has been provided for works which may have otherwise been provided under Section 94
- costs associated with ongoing or routine maintenance, staff resources or other recurrent expenses, other than where these are required as part of a contract to provide a program or service
- any facilities or services which may be required by the population, which another organisation or government agency is responsible for providing.

8. When are contributions payable?

8.1 A contribution is payable in full as follows:

- (i) in the case of development applications involving *subdivision* - before the

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release of any construction certificate related to the subdivision works or the release of the linen plan/subdivision certificate, whichever occurs first

- (ii) in the case of development applications involving building work – before the release of the construction certificate
 - (iii) in the case of development applications involving both subdivision and building work - before the release of the construction certificate or the release of the linen plan/subdivision certificate, whichever occurs first
 - (iv) in the case of *development applications where no construction certificate is required* – at the time of issue of notification of consent or prior to commencement of the approved use, or prior to occupation of the premises, as may be determined by Council.
- 8.1 No contribution will be required where an addition/extension occurs to an existing dwelling (other than in the case of an attached dual occupancy creating an additional dwelling).
- 8.2 Where a dwelling or dwellings replace an existing dwelling or dwellings on the site, the applicant will be entitled to a credit for existing dwelling or dwellings.
- 8.3 Where a vacant lot has previously had a Section 94 contribution paid at the time of subdivision, and proof can be shown by the applicant that this contribution has been paid, then the applicant for a subdivision will be entitled to a credit for one lot.
- 8.4 Where the application is for construction of one or more dwellings on a vacant lot for which a Section 94 contribution has previously been paid, and proof can be shown that this contribution has been paid, then the applicant will be entitled to a credit for one dwelling.
- 8.5 The amount of the contribution shall be the current rate at the time of payment.

9. Can deferred or periodic payments be made?

- 9.1 Deferred payment generally will not be accepted by Council. However Council may accept a deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies Council that:
- (i) compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case and
 - (ii) non-compliance with the terms of clause 8 will not increase the cost or prejudice the timing or the manner of providing the facility or service for which the contribution was required as outlined in the works schedule. The decision to accept a deferred or periodic payment is at the sole discretion of Council.
- 9.2 Council may, if it decides to accept the deferred or periodic payment of a contribution, require the applicant to provide a bank guarantee by an Australian bank for the contribution or the outstanding balance on condition that:

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- (i) the guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing, not earlier than six months (or a term determined by Council) from the provision of the guarantee or completion of the development or stage of the development to which the contribution or part relates
- (ii) the guarantee prohibits the bank from:
 - having recourse to the applicant or other person entitled to act upon the consent before paying the guaranteed amount
 - having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount
- (iii) the bank's obligations under the guarantee are discharged:
 - when payment is made to the consent authority according to the terms of the bank guarantee
 - if the related consent lapses
 - if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required
- (iv) the applicant pays interest to Council on the contribution or the outstanding amount at the overdraft rate on and from the date when the contribution would have been otherwise payable in accordance with clause 8 of this plan.

9.3 Where Council does not require the applicant to provide a bank guarantee, it may require a public positive covenant under Section 88E of the *Conveyancing Act 1919* to be registered on the title to the land to which the relevant development application relates.

10. Can 'Works In Kind' (WIK) be undertaken or a material public benefit provided?

10.1 Council may accept an applicant's offer to make a contribution by way of a WIK contribution (for an item included on the works schedule). It may also accept a material public benefit for an item not included on the works schedule where it considers the acceptance of that material public benefit will not create an unacceptable shortfall in contributions collected which may lead to difficulty in providing other items on the works schedule.

10.2 Council may accept the offer of a WIK if the applicant, or any other person entitled to act upon the relevant consent, satisfies the consent authority that:

- (i) payment of the contribution in accordance with the provisions of the plan is unreasonable or unnecessary in the circumstances of the case

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- (ii) the in kind contribution will not prejudice the timing or the manner of the provision of the facility or service for which the contribution was required
- (iii) the value of the works to be undertaken are at least equal to the value and standard of the contribution assessed in accordance with this plan.

10.3 GST is not included in estimating the value of works in kind. If the applicant provides tax invoices for any works in kind Council will reimburse the applicant any GST credited by the Australian Taxation Office.

11. How will the contribution rates be adjusted?

11.1 It is Council policy to review contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the particular public facility.

11.2 The contribution rate will be reviewed at least annually on the following basis:

- (a) for public facilities which have been provided, including land which has been acquired, in anticipation of the new population, the costs of which are to be recouped - to be reviewed on the basis of the borrowing rate at the time for local government as available from the NSW Department of Local Government
- (b) for public facilities which have been identified but not as yet provided – to be reviewed on the basis of the Price Index of Materials Used in Building Other than House Building (Sydney) as published by the Australian Bureau of Statistics
- (c) for land to be acquired - to be reviewed on the basis of mean sale prices by Local Government Area, for non strata dwellings per quarter, NSW Government Rent and Sales, Housing NSW, for Ku-ring-gai LGA.

11.3 The contribution rates would be indexed in accordance with the following formula:

Adjusted Component (A)=

$$\$FP \times \frac{(\text{Current CPI} - \text{Previous CPI})}{\text{Previous CPI}} + \$FA \times \text{Borrowing Rate} + \$FV \times \frac{(\text{Current LV} - \text{Previous LV})}{\text{Previous LV}}$$

Previous CPI

Previous LV

THEN

$$\text{Adjusted Contribution per person} = \frac{Cp + A}{P}$$

where:

\$FP - total cost of facilities and services yet to be provided.

Current CPI –Price Index of Materials Used in Building Other than House Building (Sydney) as published by the Australian Bureau of Statistics.

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Previous CPI – Price Index of Materials Used in Building Other than House Building (Sydney) as published by the Australian Bureau of Statistics for the quarter last published at the date this plan was adopted (for the initial adjustment) and thereafter as applicable at the time of the previous adjustment.

\$FA - cost of facilities and services which have been provided in anticipation of demand and which are to be recouped.

Borrowing Rate - annual borrowing rate for local government calculated as the annual rate multiplied by the number of days since the previous review of the plan divided by 365 days.

\$FV – value per metre squared of land to be acquired.

LV – as determined in clause 11.2(c).

CP – is the previous contribution per person (see formulae in section 7).

P – is the anticipated increase in population to the year 2009 or 2026 as may be the case (as used in the formulae in section 7).

- 11.1 Council reserves the right to review rates quarterly or on a 6 monthly basis at any time should it be deemed appropriate to do so.

12. Are Contributions Payable for Complying Development?

- 12.1 This contributions plan authorises, and requires, the imposition of a condition requiring monetary contributions on any consent for complying development in accordance with the plan. It is the responsibility of the principal certifying authority to accurately calculate and apply the Section 94 contribution conditions where applicable. Likewise, it is the responsibility of any person issuing a construction certificate to certify that the contributions have been paid to Council prior to the issue of the certificate. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

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PART C : STRATEGY PLANS

Development Potential and Projected Population

13. What are the expected types of development in Ku-ring-gai?

- 13.1 The Ku-ring-gai LGA is a middle ring suburb located on Sydney's north shore. Prior to the 1996 Census, the population of the Ku-ring-gai area had been generally declining. The results of the 2001 Census indicate that between 1996 and 2001 the population of Ku-ring-gai increased at a steady rate of around 0.5% per annum.
- 13.2 Housing in Ku-ring-gai is predominantly in the form of separate, detached houses. In 2001, 86% of all dwellings were separate houses which was substantially higher than the average for the Sydney Statistical Division (SSD) of 63%.
- 13.3 In recent years the dwelling stock of Ku-ring-gai has been increasing steadily. Between 1996 and 2001 the total number of occupied private dwellings increased by around 2.1% (or 703 dwellings).
- 13.4 An analysis of dwelling applications made to Ku-ring-gai Council between 2000 and 2003 showed indicatively that multi unit dwellings are continuing to be the dominant form of new development, although there has been some resurgence in the development of separate houses. During this period, 43% of dwellings approved were aged housing developments under SEPP 5, 35.9% were separate houses (up from 24.4% between 1995 and 1998) and 16.5% were dual occupancy developments. Only 5.0% were flats. In total, multi-unit housing accounted for 64.1% % of all new dwellings, down from 72.8% between 1995 and 1998.
- 13.5 It is anticipated that future housing development in Ku-ring-gai will be in a variety of forms and in accordance with State Government policy, the future housing choices in Ku-ring-gai have been widened to provide for changing housing needs. Multi unit housing development is expected to increasingly become the dominant form of new housing development, following the implementation of Stage 1 of the Residential Development Strategy and the development of the sites rezoned by the Minister under SEPP 53. Aged housing developed under SEPP 5 is likely to slow due to decreasing availability of suitable sites, but will continue to occur at a lesser rate unless an exemption to this type of housing is granted.
- 13.6 Projections of additional dwelling stock based on the capacity of the Stage 1 RDS areas and expected trends in dwelling construction, dual occupancies and SEPP 5 housing are as follows:

Table 4: Projected Change in Dwelling Stock 2001-2026

| | 2001 (census) | 2004 | 2009 | 2011 | 2016 | 2021 | 2026 |
|--------|------------------|-------|-------|-------|-------|-------|-------|
| Houses | 30679 | 31120 | 31640 | 31848 | 32368 | 32888 | 33408 |

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| | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|
| Other | 4858 | 5179 | 7676 | 8444 | 10304 | 12164 | 13350 |
| Total | 35537 | 36299 | 39317 | 40293 | 42673 | 45053 | 46836 |

- 13.7 The increase in dwellings is predicted to be strongest in the other dwelling category, which includes multi unit dwellings.
- 13.8 Stage 1 of the Ku-ring-gai Residential Development Strategy identifies areas suitable for future multi unit development, which are concentrated along the Pacific Highway-railway spine corridor, and around the St Ives town centre. This multi unit housing will vary in scale from dual occupancy to multi- storey apartment buildings. Dual occupancy development will be limited to the Stage 1 RDS areas. Stage 2 of the Strategy envisages lower density multi unit housing (such as townhouses and villa homes) around neighbourhood centres. This stage will require a new contributions plan to be developed.
- 13.9 It is envisaged that the Stage 1 RDS will be implemented over a 20 to 25 year development time frame. In established areas redevelopment and change is a continuous process without a definitive beginning or end. The redevelopment process has been progressive in Ku-ring-gai over the past 10 years subject to cyclical changes and an increase in SEPP 5 housing instigated by changes in State planning policies.
- 13.10 Council planning staff report a strong latent demand for multi unit housing and expect an increase in development applications and construction activity following the gazettal of draft LEP 194. It is expected that there will be a significant increase in activity over next five years following which the rate of development will stabilise. In view of the development potential created by Stage 1 of the RDS, it is important to take a long term view of development activity and Council's response in terms of infrastructure provision. Consequently projections of dwellings and population have been prepared for the long term period of 2004 to 2026 within which the residential strategy is likely to be implemented.
- 13.11 The long term nature of the RDS requires Council to take a long term view of the provision of public amenities and services and to plan for infrastructure to meet the needs of the additional population over the life of the RDS.
- 13.12 In order to support a long range planning horizon, the management of Section 94 requires continuous monitoring and review. This is reinforced by the difficulties in accurately predicting development and change in established areas. Consequently the plan envisages an on-going process of review of development trends, population growth and the changing needs of the community. Annual changes to the plan are envisaged with a major review every five years.

14. What is the expected increase in population?

- 14.1 Long range resident population projections have been prepared for Ku-ring-gai LGA by projecting the dwelling stock in the first instance and then applying a number of assumptions to project the population likely to live in each precinct of the LGA. The projections involved:

- Beginning with the 2001 census dwelling stock, estimates of dwellings and

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population to the year 2004 were made based on current trends in development activity. This provides the base year population for this plan

- Net additions to dwelling stock from 2004 to 2026 were made based on the assessed dwelling capacity of the rezoned areas (Stage 1 of the RDS and the sites rezoned by the Minister)
- An assumed vacancy rate was applied to the sum of the existing and new dwellings to obtain a projection of the number of occupied dwellings in a given year
- The occupancy rate was projected on the basis of the trends between 1996 and 2001 and then applied to the projected occupied dwellings to obtain the projected population.

- 14.1 The projections were prepared for the LGA, precincts and RDS Areas within each precinct. Separate estimates were made for houses and other dwellings.
- 14.2 On the basis of the projections described above, it was estimated that the Ku-ring-gai LGA population will increase steadily from the estimated resident population 107,819 in 2001 to reach 109,824 by 2004, 114,823 by 2009 and 126,181 by 2026.
- 14.3 The population of the southern suburbs (Roseville, Lindfield, Killara and Gordon) is projected to increase to 42,357 in 2009 and to 47,697 in 2026. The population of the northern suburbs (Pymble, St Ives, Turramurra/Warrawee and Wahroonga) is projected to increase to 72,466 by 2009 and to 78,485 by 2026.
- 14.4 The period of the plan may be reduced or extended by the Council should these projections be reached earlier or later than projected.
- 14.5 The projected population for each precinct is indicated below.

Table 5: Projected Resident Population by Precinct

| Precinct | 2001¹ | 2004 | 2009 | 2026 |
|----------------------|-------------------------|---------------|---------------|---------------|
| Roseville | 8,776 | 8,905 | 9,182 | 10,015 |
| Lindfield | 12,524 | 12,785 | 13,695 | 15,212 |
| Killara | 11,842 | 11,998 | 12,573 | 14,216 |
| Gordon | 6,184 | 6,289 | 6,907 | 8,254 |
| <i>Southern Area</i> | <i>39,326</i> | <i>39,977</i> | <i>42,357</i> | <i>47,697</i> |
| St Ives | 18,547 | 18,816 | 19,357 | 20,939 |
| Pymble | 15,343 | 15,593 | 16,376 | 17,163 |
| Turramurra | 21,249 | 21,614 | 22,281 | 24,032 |
| Wahroonga | 13,356 | 13,825 | 14,452 | 16,351 |
| <i>Northern Area</i> | <i>68,495</i> | <i>69,848</i> | <i>72,466</i> | <i>78,485</i> |

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| | | | | |
|--------------|----------------|----------------|----------------|----------------|
| Total | 107,819 | 109,824 | 114,823 | 126,181 |
|--------------|----------------|----------------|----------------|----------------|

Sub totals do not sum to totals due to rounding

¹ 2001 Census figure for Estimated Resident Population (ERP)

15. What are the anticipated characteristics of the population?

15.1 Analysis of the population profile of Ku-ring-gai LGA in 2001 and trends between the 1996 and 2001 Censuses found that:

- the Ku-ring-gai population had increasing numbers and proportions of children in all age groups 0-14 years. The most significant absolute increase was for 5-9 year olds; while the 0-4 year olds were the fastest growing population group in the LGA
- between 1996 and 2001 the number and proportion of young people aged 15–24 years declined significantly, as did the population of adults aged 25-39
- between 1996 and 2001 the number and proportion of adults aged 40 and over increased. The greatest growth occurred in those aged between 50 and 64, who were the second fastest growing population group in the LGA
- in 2001 Ku-ring-gai LGA had above average and increasing numbers and proportions of people in the older age groups (50-64 years) and very old age (65+) groups.

15.1 Based on these trends and the characteristics of new residential developments in Ku-ring-gai, the future population is likely to exhibit the following characteristics:

- a growing population of children and young people (0-15)
- a growing population aged 40 and over
- a significant proportion of older people who are moving from larger family homes to medium density housing
- an influx of new families taking the place of these people in larger family homes and replacing older dwellings with new family homes
- the possibility of a reversal in the decline of young people aged 18-24 and 25-29 with the development of multi unit housing around railway stations; and
- a continuing higher than average proportion of people with higher than average income levels and working in professional or managerial positions.

15.2 These new residents, especially younger children and families, and young adults, will create new demands not currently experienced by the existing population.

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16. What is the relationship between expected development and demand for additional works?

16.1 This part establishes the relationship (nexus) between the expected types of development in the area and the demand for a range of community and recreation facilities; provision of additional open space; traffic, pedestrian and cycleway facilities; other works in the public domain such as street tree planting and shopping centre improvements; and administration to meet the needs of new development and the expectations of new residents to the area.

Causal Nexus (Link with What is Needed)

16.2 The anticipated increase in resident population and development, and the differing population characteristics of these residents, will:

- (i) place greater demands on existing facilities, services and infrastructure
- (ii) require the provision of new, additional or improved facilities, services and infrastructure which are currently not available in Ku-ring-gai or are available but do not have the capacity to meet the demands of future population.

16.3 The link or nexus between anticipated development in Ku-ring-gai and the nominated works has been established according to:

- (i) characteristics of the population and the requirements for new, additional or improved facilities
- (ii) the availability and capacity of existing facilities, services and infrastructure in the area
- (iii) the extent to which the proposed facilities and services will meet the needs of the new population.

16.4 This plan includes a schedule of works which are required as a consequence of anticipated development (Table 1). The cost of providing these facilities will in part be met and recouped from new development in Ku-ring-gai.

16.5 The proposed works will be carried out to meet the likely needs for, and the increasing usage of, facilities, services and infrastructure as a consequence of new development or in anticipation of new development.

Physical Nexus (Link with Where it is Needed)

16.1 Where possible this plan identifies the location of the proposed works to be provided relative to the communities which they are intended to service. The location of the works has been determined having regard to the location of increased demand, accessibility to the identified facilities and services and the manner in which such need may best be satisfied. In some cases specific sites need to be identified as development occurs.

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- 16.2 Some facilities and services will serve all new residents of the LGA, and consequently all new development will contribute to these facilities and services. Other facilities may benefit residents of particular precincts in the LGA more than others and therefore different contributions will be required from different precincts to contribute to these facilities.

Temporal Nexus (Link with When it is Needed)

- 16.3 Only those works which are required as a consequence of anticipated development up to and including the year 2009 are included in the plan. To ensure temporal nexus is attained, it is proposed that some of the facilities and services are developed prior to all contributions being collected for the facility or service, and that the cost of providing the facility or service is recouped by Council including Council's interest costs in providing the facility ahead of time.

- 16.4 The works schedule identifies:

- (i) works for which all contributions are proposed to be taken during the period of the plan
- (ii) works which are longer term, major works, for which contributions will be commenced to be taken during the period of the plan, but will continue to be taken and may not be provided until the period of the next plan.

- 16.5 There may be a lag between the end of the plan and the time at which a facility is provided. This is because a period of time elapses between the date of contributions levied under the plan and their payment. Council will make all efforts to expend contributions as soon as possible after the end of the plan and within reasonable time of their collection.

17. To what extent will the proposed works meet the needs of the population?

- 17.1 The proposed works identified in this plan are required to satisfy the anticipated demands of the expected types of residential development in Ku-ring-gai.
- 17.2 Ku-ring-gai already provides many of the types of community, recreation, open space, and other infrastructure likely to be required by the expected types of development. However, these facilities are, in some cases, straining to meet the needs of the existing population and there is no spare capacity available to serve the additional demand created by the incoming population. New residents, such as mobile young singles, will also have different needs and expectations to existing residents.
- 17.3 Where works will meet the needs of both existing and new residents, the cost of the facility will be apportioned between the two.

18. What facilities are required?

- 18.1 The works required have been identified through work undertaken by Council, community consultation and an assessment of needs undertaken for this plan.

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18.2 The nexus for the facilities required is summarised in each of the following sections:

- Section C1: Community Facilities
- Section C2: Recreation Facilities and Open Space
- Section C3: Traffic, Pedestrian and Cycleway Facilities and Public Domain Improvements and
- Section C4: Administration.

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SECTION C1: COMMUNITY FACILITIES

19. Overview of proposed facilities and services

19.1 The proposed community facilities and services are as follows:

Community and Cultural Facilities

- Multipurpose Community Centre
 - Stage 1 – Masterplan, Feasibility Study and Concept Design
 - Stage 2 – New Library and Fit-out
 - Stages 3-5 – Community and Cultural Centre
- Library Book stock and Computers
- Public Art

Children's Services

- Purchase of site and development of a new multipurpose child care centre

Youth Facilities

- Gordon Student Resource Centre – purchase furniture and equipment
- St Ives Youth Centre – purchase furniture and equipment
- Mobile Youth Centre – purchase vehicle and equipment

Senior's Facilities

- Minor alterations, additional computers, furniture and equipment, 3 centres (Turramurra Senior's, Lindfield Senior's and Community Service Support Centre)

Information Services

- Preparation of New Residents' Kits
- New Resident Survey

20. Community and Cultural Facilities

20(a) Factors Affecting Supply

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- 20.1 A place of some kind for the community to meet is considered a basic prerequisite for community development. A sense of identification with an area and seeing it as 'our community' is encouraged in a number of ways, an important one being shared activities carried out in the locality. A local community facility such as a community centre, hall or meeting room both provides a home for existing groups, encourages the formation of new groups and provides a place for both to meet and integrate. Locality based groups are some of the building blocks of community cohesion and often the focus of effective neighbourhoods.
- 20.2 Ku-ring-gai Council manages and maintains six community halls and six meeting rooms throughout the municipality. Community halls are as follows:
- East Lindfield Community Hall
 - West Lindfield Community Hall
 - West Pymble Community Hall
 - Ku-ring-gai Town Hall (Pymble)
 - St Ives Community Hall
 - East Roseville Community Hall.
- 20.3 The community halls are suitable for a variety of recreational activities, community and social events, family celebrations and parties, company functions, exhibitions, sales, receptions and fund-raising events. All halls include a stage and provide kitchen facilities that include hot water, a refrigerator, microwave and oven. The facilities also provide disabled access and amenities, together with off-street parking.
- 20.4 There are also six meeting rooms, which are suitable for small classes, club meetings and workshops. They are all fully carpeted, temperature controlled and include whiteboards.
- 20.5 Meeting rooms include:
- Ku-ring-gai Library Meeting Room
 - St Ives Library Meeting Room
 - Ku-ring-gai Town Hall Meeting Room
 - Ku-ring-gai Community Groups Centre Meeting Room (St Ives)
 - Hamilton Park Meeting Room (Turramurra)
 - Performing Arts Resource Centre Meeting Room (Pymble)

There are a large number of other clubrooms, halls and premises owned by Council

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which are leased to individual community groups.

- 20.6 The cultural development of the community is a more recent initiative. Council has previously prepared a Ku-ring-gai Cultural Policy (1997), and is currently finalising the preparation of the Ku-ring-gai Cultural Plan.
- 20.7 The Ku-ring-gai Cultural Policy (1997) identifies Council's role in the cultural development of the Ku-ring-gai area through the provision of services, access to facilities, resources and expertise. Council's commitment to the cultural viability of its community has been established through the provision of a network of libraries, recreation services and facilities, the activities of the Ku-ring-gai Arts Centre, the organisation of special events, support for cultural groups and individuals, the provision of resources and employment of an Arts Officer.
- 20.8 Council has one central library at Gordon and three branch libraries. The distribution of libraries throughout the LGA is such that they are easily accessible from most parts of the LGA, although they all show bias in usage. Branch libraries are located at Turramurra, St Ives and Lindfield. The Turramurra Library includes a toy library. St Ives Library is located within the St Ives village and is one of the newer libraries in the LGA. Lindfield Library was built in 1954 and due to its age and condition requires a major refurbishment to bring it up to current library standards. Turramurra Library also requires an upgrade.

20(b) Basis of Nexus

Community Centre

- 20.9 An analysis was undertaken on the level of patronage of the existing community facilities. It was found that community halls and meeting rooms were increasingly well utilised, especially those in centres along the spine and in St Ives.
- 20.10 The main barrier to increased use of the existing facilities to meet the needs of future population is the quality and condition of building stock. Issues include:
- The majority of community halls are over 40 years old and have dated internal configurations in terms of size, layout, storage, access, fixtures, fittings and climate control
 - The majority of meeting rooms, with the exception of the St Ives Library Meeting Room, are also quite old and dated and have similar limitations in their size and configurations.
- 20.11 An access audit was undertaken in December 2000 on all Council owned facilities. Access improvements and accessible toilets are required under the Disability Discrimination Act on several of the halls and meeting rooms to ensure that all members of the community, including people with disabilities, are able to participate in Council activities and to ensure that people have a reasonable expectation of access to Council facilities.
- 20.12 The Ku-ring-gai Social Plan 2000 identifies the following issues requiring consideration

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relating to these facilities:

- the provision of conference facilities
- the upgrading of kitchen facilities to enable catering for functions and events
- the upgrading of associated playground areas.

20.13 There is also a need to provide climate control (air conditioning) in the Ku-ring-gai Town Hall and community halls, to ensure these facilities can meet their additional multi-use functions, cater for the increase in numbers effectively and meet the expectations of new users.

The alternative is to provide new floor space for the existing population, either according to commonly used standards, or at the same rate of provision as the existing population. It has been determined that contribution to a new centre potentially provides the highest level of amenity for new residents.

Cultural Facilities

20.14 The cultural policy identifies issues arising from the ad hoc manner in which the existing cultural facilities have evolved. In particular, there has been limited co-ordination or cross referencing within Council, between the various departments overseeing the management of these resources. The policy also points to a perception within Council that arts issues are regarded as a fringe issue.

20.15 According to the Cultural Policy, the cultural needs of the community include:

- an audit of Council's properties and review of their potential for cultural uses
- investigation of the potential use of existing facilities for multi-purpose activities e.g. performance, sculpture, craft, exhibitions
- examination of opportunities for upgrading existing halls for multi-purpose activities, performance, conference facilities and meeting space
- investigation of potential sites for new cultural facilities; and
- investigation of the potential of existing sites for redevelopment in order to support the community's diverse cultural activities and needs.

20.16 Discussions with Councillors and Council officers indicate the need for a large multi-purpose meeting/performance space. For large functions and events, users are currently required to utilise private or educational provider's facilities. The need for such a space was identified in the 1997 Policy, which offered office accommodation, meeting space, exhibition/performance space, formal and informal conference area, teaching and messy areas (arts), multi-purpose kitchen and dining area.

20.17 Council officers have more recently detailed the concept for a multi purpose

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community facility and performance venue, which could accommodate community and cultural services as well as a library.

Library facilities

20.18 The need for upgrading and expansion of library buildings in Ku-ring-gai has been emerging for some time. The community consultation held during the period of preparation of this plan found that:

- Gordon Library is over utilised
- Lindfield, Turramurra and St Ives libraries all need extending
- there is a need for more study areas and resources in smaller libraries
- students use libraries to study, hold tutorials, use references and the Internet
- there is a need for all libraries to have a good range of books, materials and computers.

20.18 The library is a strong community institution within the Ku-ring-gai community. To enhance the community access and use of the library, the location of library branches should be within a hub or focus of community activity. In any redevelopment of existing or siting of new libraries, it is commonplace for co-location of library facilities with other community uses, such as child care centres, community centres, and possibly other uses such as residential and commercial uses.

20.19 The future library design needs to be flexible to be able to adapt to changing technologies and methods of providing, gathering and storing information. The libraries need to be dynamic to enable them to meet the changing requirements to maintain their relevancy within the community.

20.20 The distribution of libraries throughout the LGA is such that they are easily accessible from most parts of the LGA. However Lindfield library branch was built in 1954 and due to its age and condition requires a major refurbishment to bring it up to current library standards. Redevelopment options for the site have long been considered. The site is occupied by the library, two tennis courts, a former children's play ground, the Seniors Citizen's Centre, the Arrunga aged care residential units and a free standing building at the rear which is used as a Senior's Resource Centre and for University of the Third Age classes. Future redevelopment of the site would need to consider replacement of the facilities already provided on the site. Even if such a redevelopment does not proceed, Council needs to give consideration to development of a new library to serve the southern part of the LGA.

20.21 Similarly, the Turramurra Library also requires an upgrade, in recognition of its high levels of patronage, visitation and use and also to enable the library to meet current State Library Standards.

20(c) Proposed Facilities

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20.22 The proposed facilities are:

- a Multipurpose Community Centre, comprising five stages, on a site to be determined, tentatively comprising
 - Stage 1 – Masterplan, Feasibility Study and Concept Design
 - Stage 2 – New Library and Fitout
 - Stage 3 – Meeting and Conference Centre
 - Stage 4 - Auditorium
 - Stage 5 - Exhibition Centre
- Library Bookstock and Computers
- Public Art

20.23 It is proposed that the multipurpose community facility would accommodate a number of existing users as well as having capacity for new emerging groups. The above is an indication of the proposed staging of the facility. This may change or Council may vary components of the facility as detailed planning and design progresses.

20(d) Basis of Apportionment

20.24 The provision of the Multipurpose Community Centre will both meet a backlog which exists and is well acknowledged in the Ku-ring-gai community, as well as serving the new residents of the LGA.

20.25 The long term nature of the project and the benefits it will endow are such that it will be a major long term project of Council, and as such should be apportioned over several contributions plans spanning the life of the RDS.

20.26 At the same time, the use of the centre will be shared with existing residents and as such the total cost of the facility is apportioned between existing and future users as follows.

20.27 The cost of Stage 2, comprising a new library, and upgrading and/or expansion of either Lindfield or Turramurra libraries, has been apportioned on the basis of an LGA wide per capita rate being applied to the provision of new floorspace according to the State standards and formulae contained in the NSW State Library publication, "People Places – A guide for public library buildings in New South Wales 2000". At this rate of provision, 550 square metres of floorspace will be required of the new population between 2004-2026. This has been costed at \$2,500 per square metre (building and fit-out costs) in accordance with current advice from the State Library, which will be fully apportioned to the new population. However in order to build a new library in excess of this floorspace, Council will need to contribute the cost of any shortfall. Alternatively Council could provide new space of the amount contributed, at Lindfield or Turramurra

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Libraries.

- 20.28 The cost of Stages 3-5, comprising community and cultural floorspace, has been apportioned by applying the current per capita provision of Council provided floorspace to the future population. Based on the current provision, the additional population 2004-2009 would require approximately 965 square metres of additional community and cultural floorspace. The reasonableness of this requirement has been cross checked by considering a standards approach. Commonly used standards suggest the provision of one community centre of 750-1000 square metres on a site of 3500-4000 square metres for 10,000-20,000 people. For the long term new population of 16,357 people, a new centre of 1000 square metres is consequently proposed. Council has not required a site because of the cost of acquiring land, and intends to site the facility on Council land.
- 20.29 The use and staging of this floorspace will be determined by the Stage 1 planning process, and as such, the cost of Stage 1 is 100% apportioned to the new population between 2004-2026. Council will need to determine whether and at what stage it wishes to contribute additional funds to meet current backlogs for the existing community.

21. Children's Services

21(a) Factors Affecting Supply

- 21.1 Ku-ring-gai LGA has a range of child care services. The New South Wales Department of Community Services licenses the following full-time equivalent licenced children's places in Ku-ring-gai:

Table 6: Licenced Children's Services

| Children's Service | Licensed Places |
|--------------------|-----------------|
| Long Day Care | 647 |
| Family Day Care | 160 |
| Home Based Care | 45 |
| Occasional Care | 64 |
| Pre-school | 987 |

Source: Ku-ring-gai Council, 2004

- 21.2 Ku-ring-gai Council is active in fulfilling the child care needs of residents of the LGA. Council owns and manages the Thomas Carlyle Children's Centre, a 53 place long day care centre and operates the Ku-ring-gai Family Day Care Scheme which is a Council managed scheme that recruits, trains and supports carers to provide child care in carer's homes.

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21.3 Additionally Council leases buildings to 13 children's services providers who provide:

- 1 long day care service
- 1 before and after school care service
- 1 occasional care service
- 9 pre-school services, and
- 1 playgroup service.

21.4 Council also holds a licence with 2 pre-schools who operate from Council halls. Council supports these services by providing a rental rebate to the services and provides maintenance to the properties according to specified lease or licence conditions.

21.5 Regardless of Council efforts, review of child care needs in the LGA has found that the existing facilities are increasingly unable to meet current demand.

21(b) Basis of Nexus

21.6 In April 1999, the Commonwealth Department of Family and Community Services published information from the National Planning System for Child Care. The Department found that Ku-ring-gai LGA rated third last among the LGAs in the Northern Region of Sydney, with only 80.7% of the demand for below school aged care being met in Ku-ring-gai. Within the Northern Sydney Region, Ku-ring-gai had the third lowest ranking, equating to a shortfall of 189 long day care places, especially for children aged 0-2 years. The Department estimated at that time that Ku-ring-gai required 979 full time formal child care places to be available when as at 1 February 1999 there were only 790 places available. Of the places available at that time 578 places were in long day care centres and 212 places were in family day care.

21.7 Since that time, the Department of Family and Community Services has ceased to prepare the above child care data. However extrapolating the methodology of the 1999 assessment shows that despite the development of 118 additional long day care places through the expansion of existing centres and the provision of two new centres, Ku-ring-gai LGA continues to experience a level of supply just under 80%. This is most likely due to a combination of population growth, especially by young families, a significant loss of family day care carers, and possibly increased demand by working parents.

21.8 The Department of Family and Community Services calculations show that one full-time formal child care place is required for every three children who have either both parents, or a sole parent, working, studying or training, and not enrolled in school. In 2004, this meant 1014 places are required; in Ku-ring-gai however only 807 places were available (647 in long day care centres and 160 family day care), leaving a shortfall of 207 places. Hence the supply of long day care places in Ku-ring-gai was 79.6% in 2004. Therefore one in every five working parent families (with a sole parent

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or both parents working) who require a long day care place, will not find a child care place in Ku-ring-gai.

- 21.9 The shortage of long day care places is further emphasised through the Council's waiting list in its own service. Late last year this had 302 families on the waiting list for a centre with only 53 full time care places available. Council's discussions with service providers, family day care services and parents have identified that levels of demand exceed that supplied across all service categories of child care for 0-6 year olds. According to data collected by Council, other services in the LGA consistently report long waiting lists and strong demand.
- 21.10 The incoming population arising from new development will contribute significantly to the demand for child care. The analysis of demographic trends outlined earlier found that the previous decline in population aged 0-4 and 5-9, in particular, has been arrested and the Ku-ring-gai population now has increasing numbers and proportions of children in all age groups 0-14 years. The most significant proportional increase between the 1996 and 2001 Censuses was for 0-4 year olds, who were the fastest growing population group in the LGA (9.5%).
- 21.11 Census data indicates that between 1996 and 2001 the number of children aged 0-6 years (the target population for child care) in Ku-ring-gai LGA increased by 640 children. It can be projected that this number increased by a further 550 between 2001-2004, and will increase again by 730 children between 2004-2009. Hence without the provision of new centres, by 2009 the existing shortfall in places will reach serious proportions (over 250 places) and the supply will decrease further to 76% unless there is a significant increase in places provided.
- 21.12 Private providers presently supply 86% (12 of the 14 services) of long day care centres in the Ku-ring-gai area. However reliance on private providers to supply Ku-ring-gai residents with the currently needed long day care places has not resulted in supply meeting the community demand for care places over recent years. Private providers have listed the high land and construction costs as the major barriers against establishing services in the area. The expectation that private providers will supply the shortfall of 253 long day care places for Ku-ring-gai in the near future is unlikely to eventuate based on the history of development over the past seven years.
- 21.13 The capital funding for child care centres previously occurring through joint federal and state initiatives has not occurred for many years. The Department of Family and Community Services did not designate funding for capital works for long day care centres for Metropolitan Sydney in 2003-4 and have advised that there is no immediate prospect of capital works funding becoming available to the Ku-ring-gai local government area. The Department of Community Services have also indicated that there are no plans to allocate funding for growth in the long day care sector in this budget. In this climate, it seems unlikely that Ku-ring-gai will be able to obtain financial assistance from other spheres of government for the capital costs for a new long day care centre.
- 21.14 The Social Plan (2000) reported that the availability, accessibility and affordability of long day care is an ongoing issue in Ku-ring-gai. Services continue to experience lengthy waiting lists and parents seeking child care places are continually expressing

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their frustration at not being able to find care within the LGA.

- 21.15 In addition, the distribution of existing long day care facilities throughout the LGA is not well suited to the distribution of demand for child care places. There are currently no Council long day care places provided in the northern area. The distribution of pre-schools throughout the LGA is more evenly spread throughout Ku-ring-gai than long day care facilities, however, current demand for pre-school services also far exceeds available places. This has been expressed by local pre-school service providers and parents.
- 21.16 While family day care has been a major provider of more affordable care and care for 0-2 year olds in the LGA, current waiting lists will also limit access for new residents. Expansion of this scheme requires both attraction of new carers and additions/alterations to Acron Road (St Ives) Children's Resource Centre, where home based carers require support, assistance and training, and which is currently operating at capacity. These improvements were included in the previous plan, however no further expansion on the site is possible under this plan. This will further exacerbate the need for in-centre child care.

21(c) Proposed Facilities

21.17 The following facilities are proposed for Council provision from S94 contributions:

- Contribution to the purchase of a site and development of a new multipurpose child care centre.

Contributions for this facility are carried forward from the previous plan, however in accordance with current practice the centre proposed has been redefined as a more multipurpose child care centre, including a hall, meeting rooms and play area suitable for other child care activities such as playgroups, meetings of family day carers etc.

Given the increase in the rate of growth from the previous to the existing plan, the time frame for collection of contributions for the development of a new child care centre will be shortened over that previously envisaged. It is anticipated that this centre will now be required within the time frame of the current plan to meet the need generated by development over the next five years.

21(d) Basis of Apportionment

- 21.17 The development of a new child care centre was originally considered likely to be a major, longer term work, given the slow rate of growth in Ku-ring-gai LGA. Given the increase in this growth and the increasing number and proportion of children in the Ku-ring-gai population, this centre will be required to serve the needs of new residents between 2000-2009.
- 21.18 The previous S94 Plan required contributions at the same rate per capita as the then availability of Council provided places. This equated to one child care place for every 175 residents. Over the period of the previous plan, the backlog of child care places, especially in long day care, has only worsened. Sufficient funds have not yet been collected for Council to consider commencement of construction of the planned

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facility. In order to ensure that the current under-provision is not further exacerbated, it has been determined that the rate of provision should instead be equal to the standard of provision which was set by the Department of Family and Community Services, i.e. one full-time long day care place for every three children who have either both parents, or a sole parent, working studying or training and are not enrolled at school.

- 21.19 It is important to note that the application of this standard is not intended to fulfil the existing backlog in places, only to meet the needs of new residents. While it of course cannot be guaranteed that only new residents will fill these places, and that new places will not be provided by the private sector that will be used by new residents, the centre being levied under S94 will help to ensure that this backlog is not further increased by new residents. This is considered important given that the provision of new places by the private and other sectors is not keeping pace with the current increase in demand. Any increase in private centres will therefore only help to fill the backlog.
- 21.20 Under this standard, the number of required places for the anticipated population increase of 4,998 between 2004-2009 is 46 places.
- 21.21 This will be in addition to any places which will be funded by levies collected between 2000-2003. At the present time funds collected are sufficient for only one place in the new centre. However it is possible that additional funds will accrue prior to the adoption of the new plan which will increase the number of places provided under the previous plan. This should equate to at least full apportionment of one new child centre to new residents between 2000-2009.

22. Youth Facilities

22(a) Factors Affecting Supply

- 22.1 Council currently directly provides the following youth services:
- St Ives Youth Centre
 - Gordon Student Resource Centre
 - Mobile Youth Outreach services
 - Entertainment program
 - Facilitation and resourcing of the Ku-ring-gai Youth Council.
- 22.2 Council, in partnership with Hornsby Council produces the Hornsby/Ku-ring-gai Youth Services Guide and the youth information card.
- 22.3 Financial assistance is available to community groups through Council's donation program. In the past the number and scope of applications received in the youth section have been limited and this may reflect the limited service outlets in the area. Regardless the amount of requests far outweighs the available funding.

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- 22.4 The Ku-ring-gai Arts Centre provides a number of programmes specifically targeted at young people in school holidays and throughout the year.
- 22.1 Accommodation including a 90% rebate is provided to a number of community groups who service youth e.g. the Willoughby/Ku-ring-gai Life Education Programme and the provision of land is made for numerous scout and girl guide halls.

22(b) Basis of Nexus

- 22.2 Utilisation or attendance at young people's service centres has been increasing as they have become known. Gordon Student Resource Centre is particularly well used.
- 22.3 In order to sustain and permit higher levels of utilisation there is a need to ensure that services remain relevant and up-to-date with the latest technology and equipment, and are suitably furnished and outfitted.
- 22.4 The number of actual youth centres within the LGA is quite limited and not easily accessible to all areas of the LGA. Therefore the role of the mobile/outreach youth service is important in the provision of youth services which are accessible to the whole LGA.
- 22.9 The Social Plan (2000) identifies transport as a key issue for youth. Young people have indicated that unless they have parents who were willing and able to drive them to and from activities, their transport options were very limited if located away from rail stations. The frequency of buses at night and on the weekend is a particular issue for young people.
- 22.10 On the basis of the above it would appear that the main facility needs in relation to young people are:
- To restructure existing youth services based on an outreach model
 - To establish youth services (consistent with the above) in locations such as Turramurra (initially), and potentially in the longer term, Wahroonga, Gordon and Lindfield
 - To develop additional and improved indoor/outdoor recreation and entertainment facilities, such as an Internet Café, further development of St Ives Youth Centre and Gordon Student Resource Centre
 - To provide computer facilities in all youth facilities.
- 22.11 In line with the general increase in children with the population growth of Ku-ring-gai LGA, older children (aged 5-9 and 10-14 years) also experienced significant growth in the intercensal period, with the 5-9 group experiencing the highest absolute growth of any children's age group.
- 22.12 By 2004, these children are already aged 8-12, an age group which will soon begin to demand youth services such as the above. With the continuing trend toward

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increasing numbers of children and young families in Ku-ring-gai, the new population of Ku-ring-gai will increasingly warrant provision of new youth services.

22(c) Proposed Facilities

22.13 The facilities proposed for youth are:

- Gordon Student Resource Centre – purchase new furniture, equipment, resources, computers and electronic games
- St Ives Youth Centre – purchase new furniture, equipment, resources, computers and electronic games including PA, lighting and mixing equipment
- Mobile Youth Centre – purchase vehicle and equipment, resources, computers and electronic games.

22(d) Basis of Apportionment

22.14 These facilities will be used to upgrade and embellish existing youth facilities which have been provided for the young people of Ku-ring-gai. This is considered a more appropriate and cost-effective response to meeting the needs of the new population than providing new facilities. This is particularly the case with youth facilities, for which threshold populations are relatively high and the establishment of new services would not be justified. Contributions to existing facilities are considered necessary to expand the capacity of existing facilities for the new population and are therefore apportioned 100% to new development over the next five years.

22.15 In the case of the Mobile Youth Service, the current service is only provided on a part time basis with a non-dedicated vehicle and therefore it is considered appropriate for the existing and new populations to contribute proportionally to the establishment of this service. S94 in this case will provide only a very small proportion of the cost of this facility, which will be apportioned over all residents of the LGA.

23. Seniors' Facilities

23(a) Factors Affecting Supply

23.1 There are two senior citizens' centres in the LGA. These are located at Turramurra and Lindfield so that the centres service both the northern and southern parts of the LGA. The Seniors Resource Centre is also located at Lindfield, providing a home for the University of the Third Age as well as other seniors' activities.

23.2 The Ku-ring-gai Support Services Centre is located at Turramurra and offers a range of HACC services. The Centre is used by the North East Metropolitan Regional HACC Forum Inc., the Volunteer Recruitment, Referral and Training Service, the Hornsby-Ku-ring-gai Aged and Disabled Transport Service and Easy Care Gardening. Council works in partnership with KOWPA to manage and support the Meals on Wheels services which operate from both the Turramurra Centre and a kitchen at Gordon.

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23(b) Basis of Nexus

- 23.3 According to the Social Plan (2000), the operations at the Senior Citizen's Centres have declined in recent years. Without the support of paid staff it is difficult for the centres to develop appropriate programs for members. Both centres require physical upgrading, as does the Seniors Resource Centre on the Lindfield Library site. Transport to access centres, as well as for other community purposes, is in constant demand.
- 23.4 There is a particular need to establish services that focus on the needs of older people from culturally and linguistically diverse backgrounds. It has been suggested that Council could establish a support group for older Chinese women for example and ensure that the Senior Citizens Centres are available to accommodate such groups.
- 23.5 Based on the above discussion, it appears that the main needs of older people are:
- To upgrade the existing Senior Citizens Centres and investigate options to better resource the centres
 - To ensure that HACC facilities are capable of accommodating the increasing demands on them for services
 - To develop leisure/recreation/social activities suitable for older people
 - To expand community transport including the provision of community transport which is accessible to the elderly and disabled.

23(c) Proposed Facilities

- 23.6 The proposed facilities included in this plan are:

- Upgrading Turramurra Seniors Centre
- Upgrading Community Services Support Centre, Turramurra.

Both facilities would be upgraded and a second storey added to meet increasing demand.

23(d) Basis of Apportionment

- 23.7 These facilities will be used by all older residents of the LGA, both new and existing. New demand for them is derived both from new residents, such as SEPP 5 developments, as well as the ageing of the existing population.
- 23.8 The nature of improvements proposed to the centres are major and will serve the needs of the population well into the future. For this reason it is proposed that these facilities should be apportioned between existing and future populations over approximately the next 20 years.

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- 23.9 In the case of Turramurra Community Service Support Centre, this serves an LGA wide function and is therefore apportioned over the whole LGA population. The improvements to the Turramurra Senior's Centre are apportioned only over the northern part of the LGA, as the southern part is served by the centre at Lindfield.

24. Information Services

24(a) Factors Affecting Supply

- 24.1 Council currently provides a comprehensive information service to all residents. This includes the regular updating and publication of a community services directory and the production of various brochures. It has also been providing new residents' kits to specifically orient newcomers to the LGA.
- 24.1 New development will require an expansion to this service to ensure that the incoming population are aware of the services and facilities available in their local area.
- 24.2 It is particularly important that SEPP 5 residents are aware of the availability and location of facilities and services they need in the LGA. Whereas it was originally Council's intention to provide a separate and additional kit for these residents, it has now been determined that this information should be contained in the general kit. No separate kit will therefore be levied in the new plan and these funds will be used to expand this information in a new, updated general kit.
- 24.3 It will also be important for Council to obtain information about the characteristics and needs of new residents. This information is not currently available.

24(b) Basis of Nexus

- 24.4 There is a need for new residents to be made aware of the available services and facilities operating in the local area. Council has currently been preparing a new residents' kit inhouse on a low budget but there is a need for a major update of the kit and possibly outsourcing of the preparation of a new residents' kit on an annual basis. This will be distributed to new residents of the LGA as a means of fulfilling this need. It will be necessary for Council to ensure that this information is as accessible as possible to people with barriers to language, literacy and disability.
- 24.5 The new resident survey will allow Council to ensure that the needs of new residents are identified and addressed wherever possible. On this basis, funds have been allocated for the survey to be undertaken once during the five year period of the plan.

24(c) Proposed Facilities

- 24.7 The following facilities are proposed for Council provision with assistance from S94 contributions:
- preparation of new residents' kits

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- preparation and administration of a new resident survey.
- 24.8 Collection of funds has commenced for these purposes in the 2000-2003 Plan, however insufficient funds have been accumulated at the present time to undertake the survey. Preparation of the new resident kits is being undertaken each year from Council's general revenue and will be recouped when funds are collected. 24(d)
Basis of Apportionment
- 24.9 The proposed new resident kit will be used only by the future population, and the new resident survey will specifically benefit only new residents. It is therefore appropriate for the cost of these to be fully recouped through S94 contributions.

25 Library Bookstock and Computers

25(a) Factors Affecting Supply

- 25.1 Council places a high priority on library services, as do members of the community. Overall library usage, measured by the number of loans has declined marginally across the LGA in recent years. While the overall number of loans is down, however, visitor numbers have increased marginally in recent years. Gordon and Turramurra Branches have experienced greater visitation, while St Ives and Lindfield Branches have declined, but to a lesser extent to that in 2001/2002. This is in line with trends that suggest libraries are increasingly becoming places of social interaction in a "virtual" world. Library membership is also increasing as a percentage of the population.

26(b) Basis of Nexus

- 26.2 This plan aims to maintain the existing level of access to library resources by requiring new development to contribute towards providing additional material and public access computers at existing libraries to meet the needs of new residents.
- 26.4 Standards of service provision for the range of services, and response rates for these services remain high. It is noted that since September 2002 enquiries have been made available through the Internet, which based on the number of enquiries appears to be very successful and is increasing rapidly.
- 26.5 The Social Plan identified that the Library service is well recognised within the Ku-ring-gai community and that the Council provides a "very good" library service. Suggestions made for improving library services included:
- the need for additional books in large print to meet the needs of older users of the library
 - a need for Council's library services to consult with peak ethnic agencies to develop library resources and materials in community languages; and
 - investigating the feasibility of establishing an Internet Café at Ku-ring-gai Library.

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- 26.6 Libraries of the future need to ensure that future book stock considers the traditional printed material, audio visual material, as well as multicultural and multimedia resources. The library's electronic resources are highly used, therefore any upgrade of the library resources must ensure that electronic systems meet current and potential future IT needs.

26(c) Proposed Facilities

- 26.7 Council proposes to require the following facilities to be provided at the same rate enjoyed by the existing population:

- Library book stock
- Public access computers (including computer furniture)

26(d) Basis of Apportionment

- 26.8 Ku-ring-gai Council currently provides library facilities and associated resources and equipment to serve the population of the LGA. Council intends to maintain the existing standard of provision to these services and facilities by requiring the new population to contribute appropriately toward additional library resources at the same rate as the existing population.
- 26.9 The proposed library book stock is 2.2 items per capita, at an average cost per item of \$25.36 per item. Both to maintain this level of provision of existing residents and to ensure new residents have access to the same level of resources, incoming residents in the LGA within the next five years will be levied at this rate (indexed for inflation).
- 26.10 At the present time residents of Ku-ring-gai LGA enjoy access to computers at the rate of 1 per 3,059 people. The average cost of leasing a computer (all computers are leased) for one year is \$1000 plus \$1000 for a computer desk and chair. This has been capitalised over the 5 years of the plan, to ensure that this level of access is maintained.
- 26.11 It is therefore appropriate that new residents of the LGA contribute 100% to the cost of these proposed resources over a five year time frame.

27 Public Art

27(a) Factors Affecting Supply

- 27.1 Ku-ring-gai Council has a public art policy in recognition that public art can fill a myriad of functions in the public domain. It can:
- Act as a signature for local identity, history and contemporary value
 - Reflect the values and aspirations of the local community

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- Act as a focal point for cultural activities, tourism and community development
 - Be a planning component in revitalisation of the urban environment and
 - Add interest and aesthetic elements to public parks and civic places.
- 27.2 In 1998, Council adopted a Public Art Policy. The aim of the Public Art Policy is “to guide and encourage the exhibition and inclusion of art within public places, ensuring the valued characteristics of Ku-ring-gai are enhanced.”
- 27.3 The Public Art Policy relates to visual and performing arts located in a public place. The policy aims to complement, and not override, Council’s planning regulations i.e. the existing or future Local Environmental Plans and Development Control Plans.
- 27.4 The objectives of the Public Art Policy are to:
- encourage art in public places in Ku-ring-gai
 - contribute to raising the profile and recognition of arts and arts development;
 - implement processes so that public art complements and enhances the valued characteristics of Ku-ring-gai, eg. leafy environment, spaciousness, heritage etc
 - guide 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, implement processes and systems so that this Public Art Policy is reflected within Council’s strategic directions, policies and planning controls, and vice versa.

27(b) Basis of Nexus

- 27.5 Ku-ring-gai Council has an increasing interest in the value of public art and sculpture, as demonstrated by its incorporation into new community developments such as the Gordon Library. It is intended to continue to support and encourage local artists and the expression of local identity and character.
- 27.6 Public art can be both large and small scale, transitory (chalk art) or permanent (mosaics); it can be made up of sculptures, designed paving, mosaic seating, play sculptures, unique fencing, fountains and waterworks; and it can be freestanding or integrated into the architectural fabric of buildings, amenities, pavements, sources of lighting, underpasses and bridges.
- 27.7 It will be important with the influx of new residents that public art can be commissioned, created through community arts projects, or be designed and made through place-making projects which help to define a new sense of cultural identity.

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- 27.8 Public art can encourage a sense of identification with an area, and is one method seeing a sense of community being encouraged. Local art, like activities, help create a social focus, a sense of belonging to and responsibility for an area that supports community well being and safety.
- 27.9 Facilitation of Council's public art initiatives is consequently anticipated to assist in integrating existing and new residents, particularly where residents of different cultural backgrounds settle in the area.

27(c) Proposed Facilities

- 27.10 While most developers of sizeable developments would be expected to be keen to include public art in their own development, it is possible that a developer can choose to place a levy in trust with Council to commission local artists to undertake projects within the LGA.
- 27.11 A number of possible future public art projects have been identified under the "From the Ground Up" Public Art Initiative by Council's Leisure and Cultural section:
- A pavement mosaic project along the Pacific Highway spine in Gordon, Roseville, Killara, Roseville, Wahroonga, and also St Ives
 - Contemporary/indigenous street seating in town centres
 - Gordon Library Mural Relief Wall
 - St Ives Park water sculpture fountain/amphitheatre
 - Ku-ring-gai Pride Project, Pacific Highway.

SPACING WRONG

- 27.12 These projects would be provided in and will enhance the public domain of the RDS Areas and hence contribute to the leisure and cultural resources of these areas.

27(d) Basis of Apportionment

- 27.13 Public art such as the above is proposed to be provided at the rate of 1% of the total community facility contribution made by the development, a rate commonly applied both in Australia and overseas.
- 27.14 The cost of public art associated with new development will therefore be 100% apportioned to new development.
- 27.15 A developer can alternatively elect to incorporate a suitable public art project in their own development with the agreement and to the satisfaction of Council.

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SECTION C2: RECREATION FACILITIES AND OPEN SPACE

28 Overview of proposed facilities and services

28.1 The proposed recreation facilities and services are as follows:

Parklands

- Acquisition and Embellishment of Open Space

Sports Fields

- Reconfiguration of Koola Park, surface levelling and upgrade, and relocation of the turf wicket
- North Turramurra Sports Field Development

Embellishment

- Walking track links
- More recreation facilities (picnic areas, walking tracks, playgrounds)
- Upgrades to existing recreation facilities
- Sports facility upgrades.

28(a) Factors Affecting Supply

28.2 Ku-ring-gai Council already provides a range of recreation and leisure facilities and includes outdoor sports facilities and a range of facilities for unstructured play and recreation (including picnic areas, playgrounds, bike tracks and walking paths). Ku-ring-gai presently has no indoor facilities dedicated to physical recreation. Indoor leisure activities are restricted to libraries, cultural centres and public halls.

28.3 Parks and open spaces are key components of the environmental, recreation and social infrastructure in all communities. They are used and/or valued by a wide cross section of residents, from all age groups and socio-economic backgrounds.

28.4 The total and per head provision of open space in Ku-ring-gai is illustrated in Table 7:

Table 7: Provision of open space per capita by type

| Open Space Type | No of parks | Total Hectares | Ha/000–Existing Pop* | Ha/000–2009 Pop** |
|-----------------|-------------|----------------|----------------------|-------------------|
| | | | | |

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| | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------|----------------|---------------------|
| Local & district open space | | | | |
| Parkland/public garden | 171 | 66.8041 | 0.6196 | 0.5855 |
| Sports facility – sports fields | 44 | 93.0779 | 0.8633 | 0.8157 |
| Sports facility – tennis/netball courts | 20 | 10.0841 | 0.0935 | 0.0884 |
| Sports facility – other*** | 3 | 5.9406 | 0.0551 | 0.0521 |
| West Pymble Swimming Pool | 1 | 0.8531 | 0.0079 | 0.0075 |
| Ancillary space | 7 | 0.7616 | 0.0071 | 0.0067 |
| Sub-total | 246 | 177.5244 | 1.6465 | 1.5558 |
| Regional/other open space | | | | |
| Natural area | 134 | 1,130.53 16 | 10.4855 | 9.9078 |
| St Ives Showground | 1 | 25.2205 | 0.2339 | 0.2210 |
| Ku-ring-gai Wildflower garden | 1 | 4.1510 | 0.0385 | 0.0364 |
| Golf course (+ sports precinct) | 3 | 69.2962 | 0.6427 | 0.6073 |
| TOTAL OPEN SPACE | 385 | 1,406.72 3 7 | 13.0471 | 12.328 3 |
| <p>* Estimated residential population of 107,819</p> <p>** Forecast 2009 population of 114,105</p> <p>*** Semi-private facilities (lawn bowls, equestrian, croquet) used exclusively by single-purpose clubs</p> | | | | |

- 28.5 Table 7 shows there is an existing provision of 1,407 hectares (or 13.04 ha per thousand population) of Council-controlled open space in Ku-ring-gai. This is exclusive of the extensive natural areas within the Lane Cove, Ku-ring-gai Chase and Garrigal National Parks.
- 28.6 The majority (80%) of this open space is classified as 'natural area' and is primarily of regional significance. Only 177 hectares (or 1.65 hectares per thousand population) is developed open space of local and district level significance.
- 28.7 This relatively low provision of local/district scale open space is forecast (in the absence of any future open space acquisitions) to reduce to 1.55 hectares per thousand population by 2009.

28(b) Basis of Nexus

Existing recreation facilities

- 28.8 Ku-ring-gai's public open space system accommodates a range of recreation facilities - including outdoor sports courts and fields, golf courses and facilities for 'unstructured' play and recreation (including open grassed areas, picnic areas, playgrounds, bike tracks and walking paths).

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28.9 Specific facilities include the following:

- 334 park and open space areas
- 44 sports ground complexes (with 52 sport fields and 29 netball courts)
- 3 golf courses (one leased to a private club)
- 71 tennis courts (at 20 centres)
- 96 playgrounds
- One skateboard facility, and 5 basketball half-courts
- Several kilometres of walking tracks
- Several kilometres of off-road cycle tracks
- 1 aquatic centre (West Pymble Pool)
- 1 dirt bike facility at St Ives Showground (not available to the general public)
- A natural area interpretive centre (Ku-ring-gai Wildflower Garden).

Adequacy of existing open space and recreation facilities

28.10 The open space study undertaken in support of the S94 Contributions Plan 2000 – Residential Development addressed the adequacy of open space and recreation facility provision in 2000. Key relevant findings included the following:

Demand for open space and recreation facilities

- Ku-ring-gai's population structure suggests that, on a national comparative basis, the demand for open space and recreation facilities is likely to be relatively average
- Consistent with this, local surveys have identified the high popularity of open space related activities (such as 'walking', 'visiting parks' and 'bushwalking') and high levels of use of parks and open space
- Local surveys have also identified widespread demands for improved open space and recreation facilities – including more walking and bike tracks, large outdoor picnic/gathering areas, new and upgraded sports grounds (including 'family friendly' facilities), improved access to and within open space areas, greater diversity of playgrounds
- Local surveys have identified significant demand for improved indoor and aquatic recreation opportunities

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- Local surveys have also identified demands for improved access to natural areas and protection/improvement of those areas (through improved stormwater control, catchment management and bush regeneration)
- Supply of open space and recreation facilities
- Compared to accepted benchmarks, such as the long standing Department of Planning guideline (which established a minimum standard of 2.8 hectares/1,000 population), Ku-ring-gai has a relatively low provision of local and district level open space
- This is reflected in the relatively high proportion of households (34%) located beyond reasonable walking distance to a local park
- The low provision is also reflected in the high use of sports fields - many of which are used at full or near to full capacity

Conclusions on open space and recreation facility adequacy

- A large number of parks are very small and should be enlarged where their potential is strategically important and where enlargement opportunities are available
- As well, a large number of parks require further embellishments to more effectively meet the recreational needs and expectations of (existing and future) recreational users
- Council's local and district parks are not (in terms of both quantity and suitability) fully meeting the recreation needs of existing populations and do not have the capacity, therefore, to absorb the recreation needs and demands of new populations

Open space & recreation facility requirements under 2000 Plan

- 28.11 The 2000 S94 Plan adopted a 'threshold' approach – in proposing the acquisition of open space at existing per capita levels of provision – to both meet the reasonable demands of the new population while not diminishing service standards for the existing population.
- 28.12 Accordingly, 0.7184 hectares/1,000 people of parkland and 1.0190 hectares/1,000 of sports ground were considered the appropriate benchmarks for determining the additional requirements for open space over the three year life of the plan.
- 28.13 With respect to *parkland*, a policy of differential acquisition by precinct was proposed due to the unevenness of parkland distribution throughout the LGA and the need to ensure that existing levels of supply in 'under-serviced' precincts were not further eroded by new development.

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- 28.14 The differential acquisition was based on a 'weighting factor' which adjusted acquisition at the precinct level according to differences in both the quantity and accessibility of open space. The resulting precinct acquisition requirements ranged from 1.8m² to 7.19m² per capita.
- 28.15 The Plan recognized as well that the parkland to be acquired would require substantial embellishment. But Council did not require the cost of this to be met under the Plan in order 'to be reasonable in its S94 levy'. The Plan did, however, foreshadow that 'strategies for these embellishment requirements will need to be addressed in conjunction with the preparation of the longer term S94 Plan'.
- 28.16 While the acquisition of land for additional sports grounds - again, using the threshold approach - was also considered to be a reasonable requirement, the size of the requirement (10.2m² per capita) together with the very high cost of land in Ku-ring-gai resulted in Council determining that this would also be 'an unreasonable burden on development'.
- 28.17 Consequently, no levy for land acquisition for sports grounds was included in the 2000 S94 Plan. Instead, additional sports ground needs were to be met through embellishments at the North Turramurra Sports Field Development site and a site re-configuration at Koola Park (in Killara).

Review of requirements under the 2000 Plan

Recent research findings

- 28.18 The findings of three recent studies - the Ku-ring-gai Open Space Strategy, the Business Strategy for West Pymble Pool and the Tennis Court Facility Business Plan - are relevant to this S94 Plan review.
- 28.19 The Ku-ring-gai Open Space Strategy (in preparation) has been undertaken to 'guide the future provision, management and direction for open space and recreation opportunities for the Ku-ring-gai local government area. The study undertaken in support of the Strategy generally confirms the findings of the 2000 S94 study.
- 28.20 While no new research was undertaken for the Strategy, the outcomes of previous surveys and studies have been brought together and re-evaluated to identify the key relevant needs and demands for open space resources and opportunities.
- 28.21 Specifically, the study included a review of broad trends in recreation participation, population characteristics and change, the specific recreation demands and needs of existing populations and the key open space values and opportunities in Ku-ring-gai.
- 28.22 The Business Strategy for West Pymble Pool was undertaken to provide a strategic direction for the future development and management of the West Pymble Pool - an older style outdoor heated pool complex (comprising 50 metre, program and wading pools). The complex is the LGA's only public swimming centre.
- 28.23 The Strategy supports the following conclusions with respect to public swimming opportunities in Ku-ring-gai:

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- The West Pymble Pool serves a district-scale catchment population of around 100,000 people and, in recent years, has attracted 90-100,000 visits per year
- This is a relatively low level of use – for this type of centre - according to national benchmark data³
- The catchment population provides a large potential market for indoor aquatic (and sport) facilities but a large proportion of this potential is not being realised because the existing centre is 'an ageing outdoor aquatic facility that requires some level of improvement to better meet the needs of the community...'
- It is probable that the relatively low levels of use are a consequence of the absence of key contemporary facilities⁴ and the 'competition' from modern facilities in adjacent LGA's (Ryde, Willoughby and Warringah) and the many school, commercial and residential pools within the LGA
- Subject to detailed feasibility assessment, there is a probable need in the northern Ku-ring-gai/Hornsby area for a district/regional scale wet-dry centre – such as those provided at Hurstville, Cook & Phillip Park and Willoughby. The combination of facilities – indoor heated pool(s), gym/aerobic space, catering (and, in larger centres, sports halls) - in the one integrated centre would provide extensive synergies in use and the potential for “cross fertilisation” between activities
- As well, there is an on-going demand within Ku-ring-gai for summer season outdoor swimming. It is appropriate to continue to meet this demand via the West Pymble Pool - given the strong community support for the pool and its attractive setting within Bicentennial Park.

28.24 The Tennis Court Facility Business Plan was undertaken to guide the future provision, development, management and marketing of Council's 20 tennis court facilities.

28.25 The Plan supports the following conclusions with respect to Council's tennis facilities:

- Tennis courts are highly valued in the community but their current condition is 'not high' (due to drainage and cracking problems and vandalism)
- There is demonstrated demand for more synthetic grass courts and lighting for night tennis
- There is a need to upgrade facilities in accordance with these needs and

³ Around 50% of the national average use of 'outdoor wet centres' according to the CERM Performance Indicators Project, Centre for Environmental & Recreation Management, University of South Australia

⁴ Such as indoor integrated wet/dry facilities with adequate water space for leisure, fitness and learn to swim

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issues – specifically to provide lighting, convert surfaces to synthetic grass, repair cracking, provide additional courts and upgrade amenity

- There is a need for a more outcome-oriented and focussed management of tennis facilities.

28.26 The key outcomes and findings of the recent research are summarised in Table 8:

Table 8: Open Space and Recreation Studies in Ku-ring-gai – Key Findings

| Broad issue or need | Specific issue or need |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current supply and distribution of open space | <ul style="list-style-type: none"> • Ku-ring-gai LGA has a generous supply of environmentally significant open space. • The provision of sports grounds is comparative to the traditional standard • Sports grounds, however, are not able to be used at their maximum carrying capacities – due to social impact constraints associated with their use on Friday evenings and all day on Saturdays and Sundays • The provision of (non-sport) developed parks is very low according to traditional benchmarks • The distribution of these parks in the LGA is moderately uneven – with relatively low per capita provision in Roseville and Gordon • Despite this, Council's playgrounds (96 playgrounds at 91 sites) are reasonably well distributed throughout the LGA • A relatively high proportion (30%) of local parks are too small to facilitate the provision of a diversity of 'walk to' recreation opportunities • Due to these distributional and size characteristics, a significant minority of the population (35%) is not adequately serviced by high quality neighbourhood open space |
| Demand for new <i>major</i> facilities | <ul style="list-style-type: none"> • Additional sports fields and courts (athletics, baseball AFL, cricket, hockey, netball, soccer, softball, tennis) • More facilities for women's sport (eg hockey, netball, softball) • Indoor leisure centre and year-round swimming facilities |

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| | |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Demand for greater diversity of recreation opportunities within <i>existing</i> parks and open spaces | <ul style="list-style-type: none"> • More linkages – walking tracks and bicycle paths • Improved barbecue facilities, shade & toilet improvements in parks • More equipment in parks - opportunities for unstructured recreation for youth • Large group/family picnic opportunities (shelters, tables, seating) in major parks • More dog 'off-leash' areas • Integration of play and informal sports facilities with formal sports facilities • More commercial facilities in parks (kiosks) |
| Demand for better quality facilities | <ul style="list-style-type: none"> • Sports ground upgrades (turf, drainage, fencing, amenities, floodlighting) at several grounds • Improved sports facility, playground and toilet maintenance • Playground upgrades – with more innovative play spaces • Improved park design/plantings • Walking track and signage improvements |
| Demand for environmental protection | <ul style="list-style-type: none"> • Protect and enhance the 'green' environment |
| Demand for more support services | <ul style="list-style-type: none"> • Improved access to open spaces and facilities (paths, signs, parking and co-location of facilities) • Improved information on available recreation activities and facilities • Improved accessibility – 'access for all' facilities at more public places and improved promotion of 'accessible' facilities • More low-cost opportunities (for families, seniors and young people) • Improved booking systems for sports facilities • More equitable allocation of sports facilities, • Improved lighting (for safety) in public places and ranger/police presence, and • Various forms of assistance from Council (low cost activities, access to facilities) |

Current relevance of requirements

28.27 The local open space acquisition requirements and the two major embellishment projects (North Turramurra Oval development and Koola Park reconfiguration) are – based on the recent research and discussions with Council officers – just as relevant

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as they were in 2000.

28.28 The current view, however, is that the emphasis in the 2000 Plan on land acquisition (rather than embellishment) should now be adjusted more towards embellishment. This is due to the very high cost of acquisition and the associated recognition that appropriate embellishment expenditures - which improve the carrying capacity of existing open space areas - can provide significantly more 'bang for the buck' than land acquisition expenditures.

Future Open Space and Recreation Facilities

28.29 As summarised above, Council already provides a range of open space, recreation and leisure facilities. These are of variable quality and adequacy. While some facilities are adequately meeting needs, others require upgrading and/or diversification to meet the needs of the future population, and there are also demands for some new facilities (as indicated above).

28.30 Council has been addressing these issues through its annual relevant works programs – with open space and recreation facility provision and major improvement works undertaken since adoption of the 2000 S94 Plan including the following:

- Bannockburn Oval and Barra Brui Oval upgrades
- Vernon Street Village Green upgrade
- St Ives Village Green upgrade
- Queen Elizabeth Park – access works
- Samuel King, Wellington and Turramurra Memorial Ovals - lighting upgrades
- Various tennis court refurbishments.

28.31 The forthcoming Ku-ring-gai Open Space Strategy addresses the needs issues further and includes a draft action plan which recommends the following initiatives:

- Provide open space of sufficient quality to meet the recreation needs of the existing and forecast populations
- Ensure compatibility between open space uses and the uses of neighbouring land
- Continue to review the need for and appropriate sites for a major indoor sport and/or aquatic facility in Ku-ring-gai
- Develop new sports facilities (for formal and informal sporting activities) in line with expected population growth and in accordance with demonstrated needs
- Ensure that all children have reasonable access to play facilities in open space

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areas

- Provide a diversity of age-appropriate play environments for children (and their carers) and youth
- Provide a range of facilities and amenities (toilets, shelters, play areas, picnic facilities, shelters) in accordance with management plans and site master plans
- Provide places of natural and landscaped beauty for quiet activities, solitude and other passive recreation activities
- Provide a diversity of informal recreation activities for all age groups
- Provide safe and visible youth 'hang' spaces
- Plan and manage Ku-ring-gai's open space as an integrated system with individual land parcels linked through landscape features, habitat corridors, water courses, pedestrian/cycle paths and 'park streets'
- Provide pedestrian and cycle paths in appropriate linear reserves
- Improve bicycle support facilities (on and off-road routes, signs, storage) and intra and inter-LGA links
- Provide night lighting in high use areas and strategic corridors (in accordance with Australian Standards)
- Increase access to environmentally significant areas while ensuring that access does not cause significant detrimental impacts to the environmental values of those areas

Needs of New Population

28.32 Current population projections indicate that the population of Ku-ring-gai will increase up to 15% between 2004 and 2026. A 15% increase in the number of people means, other things being equal, a 15% increase in recreation demand. It means an additional 16,000 potential users of Council's recreation services by 2026 - many of whom are likely, in varying ways, to utilise Council's local and district open space resources. Between 2004-2009, this increase is estimated to be nearly 5,000 potential users.

28.33 Ku-ring-gai's population structure suggests that, overall, the demand for developed open space and recreation programs and facilities is likely to be average. The relatively low proportions of (high-participating) children and young adults and the high proportion of (low participating) older people (55+ years) will have a 'dampening' effect on demand. Offsetting this, however, are the higher participation effects of the high proportions of youth, couple families with children and high income levels and the relatively low levels of ethnic diversity in the community⁵.

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- 28.34 Having noted the above, it is also emphasised that population structures and recreation needs are not static. There will be ongoing local shifts in population size and structure and broader changes in recreation interests and expectations.
- 28.35 These shifts are evident in Ku-ring-gai. The population declined slowly over much of the past 15-20 years but has recently recommenced slow growth. There is also an expectation of substantial growth in the 50+ age groups and, with implementation of the Residential Development Strategy, acceleration of overall growth with possible associated changes in socio-economic structure.
- 28.36 Population shifts will occur most markedly in those areas affected by the Residential Development Strategy. These changes will require on-going monitoring to identify required changes in the quantity and mix of open space and recreation resources.
- 28.37 Additionally, as the existing population ages, leisure and recreation interests and capacities change – and this also has implications for the management and use of open space and recreation facilities and services.
- 28.38 These changes will cause changes in recreation demands and needs – but these changes are difficult to forecast. Key issues include the following:
- An aging population is normally associated with a trend to lower participation rates across most away-from-home sport and recreation activities (although there are exceptions to this, such as walking for pleasure)
 - The participation rates of aging people in the future may not decline in the same way as they have in the past due to increased health awareness, changing expectations and higher participation rates
 - If participation rates do decline with age, their impacts may be offset by other population shifts – such as the possible inflow of 'high participating' younger well-educated adults and children with implementation of the Residential Development Strategy.
- 28.39 The incoming RDS populations will contribute to the demand for open space and recreation facilities (including indoor and outdoor sport, passive recreation and aquatic facilities).
- 28.40 The assessments of existing open space and recreation facilities — as undertaken in the supporting study for the S94 Contributions Plan 2000 – Residential Development and more recent studies⁶ provide the basis for assessing the likely facility

5 The under 20 age cohorts are typically the largest users of outdoor sport and recreation activities and the participation rates of 'culturally and linguistically diverse populations' have been found to be generally lower than those of Australian-born people.

6 Including the *Ku-ring-gai Open Space Strategy*, the *Business Strategy for West Pymble Pool* and the *Tennis Court Facility Business Plan*

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requirements of these incoming populations.

28.41 These studies found that, in terms of quantity or quality or both, the currently available facilities are insufficient for existing populations – and will certainly not meet the additional needs generated by new development.

28.42 In particular, there is a need for more sports facilities (indoor and outdoor), higher quality sports facilities and a greater diversification of ‘unstructured’ recreation opportunities in parks. Other relevant needs are summarised in Table 9 – according to the typical needs of the expected *new resident* age profiles.

Table 9: Required open space and recreation opportunities x new resident age profile

| Age profile | Age profile trends | Key activities | Open space and recreation needs |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0-14 years | <ul style="list-style-type: none"> Increasing numbers and proportions of children in all age groups 0-14 years between 1996 -2001 0-4 year olds were the fastest growing age group in the LGA Most significant absolute increase was for 5-9 year olds | <ul style="list-style-type: none"> The recreation needs of children vary according to their age – but all require safe, familiar environments, multi-sensory stimulation, challenge, opportunities for creativity The recreation of children in the 0-4 years age group primarily centres around the home, playgroups and small local parks with suitable play equipment Children 5-12 years will also use local parks but less as they grow older if equipment is not challenging. Some will also play in streets, vacant lots, natural areas Many will get more involved in community recreation and cultural activities – eg. visits to pools and libraries and participation in sport and/or cultural clubs and activities | <ul style="list-style-type: none"> Local and regional playgrounds and parks – with appropriate provision for both young children and adult supervision (seating, shade) and located near schools, shops and community centres where possible Indoor recreation (sport, gym and dance) and swimming facilities (for recreation, fitness and motor learning skills) Sports fields and courts Safe cycle and pedestrian links between homes and parks |

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| | | | |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18-29 years | <ul style="list-style-type: none"> The number and proportion of people aged 15–24 and 25-39 years declined significantly between 1996-2001 The possibility of a reversal in the decline of young people aged 18-24 and 25-29 with the development of multi unit housing around railway stations | <ul style="list-style-type: none"> Young people, in general, have a high rate of participation in recreation – both structured and unstructured. In fact, participation by young people (up to 25 years) in most leisure and recreation activities – including organised sport and physical activities, social life and entertainment - is significantly higher than it is for older age groups Youth-friendly public space and skate facilities are particularly important for young people not interested in structured activities Participation in sport declines slightly after 25 years but is offset by higher participation in family activities as people commence having children | <ul style="list-style-type: none"> Sports fields and courts Indoor sport and aquatic facilities Fitness gyms and facilities Cycle paths and walking trails Large park and or natural area settings for picnics and social activities Large park areas for informal play |
| 40+ years | <ul style="list-style-type: none"> Between 1996-2001 the number and proportion of adults aged 40+ increased The greatest growth occurred in the 50-64 age group - the second fastest growing group in the LGA In 2001 Ku-ring-gai LGA had above average and increasing numbers and proportions of people 65+ years a significant proportion of older people are moving from larger family homes to medium density housing | <ul style="list-style-type: none"> Participation in structured sport and recreation activities declines steadily Family recreation activities – such as visits to district scale parks – is popular for the 40 -55 age groups Many less structured activities – walking, walking the dog, golf – remain popular through all age groups People over the age of 55 years have a diversity of skills, interests and physical and mental abilities. Some will be regular users of 'mainstream' recreation facilities and programs. Others will require various levels of assistance – including transport, facilities designed and constructed in accordance with 'access for all' requirements and/or special programs and activities | <ul style="list-style-type: none"> Cycle paths and walking trails Large park and or natural area settings for picnics and social activities Swimming pools Dog 'off leash' areas |

28.43 As detailed above, there are 77 hectares of parkland⁷ and 107 hectares of sports fields

⁷ This includes 67 hectares of local and district scale parkland and around 10 hectares of the St Ives Showground (the areas not used for sport and/or leased to or used by specialist groups)

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and courts in Ku-ring-gai⁸. Based on the year 2004 estimated residential population (of 109,824 people), this amounts to 0.71 hectares/1,000 people of parkland, and 0.97 hectares/1,000 of sports fields/courts - a total of 1.68 hectares/1,000.

- 28.44 The forecast RDS and other population increases between 2004 and 2009 will place additional demands on existing local and district open space facilities. In fact, in the absence of further acquisitions, the supply of open space is forecast to drop to 0.67 hectares/1,000 people of parkland, and 0.93 hectares/1,000 of sports fields by 2009.
- 28.45 But as identified in the supporting document for the S94 Plan 2000 – Residential Development and, more recently, in the Ku-ring-gai Open Space Strategy, the current provision of open space in the LGA is relatively low – particularly in some areas such as Roseville, Lindfield and Gordon. The additional demands of the new populations will therefore exacerbate existing demand pressures. In these circumstances many parks and spaces, due to their specific locations and/or capacities, will not be able to adequately cater to the increased demands.
- 28.46 In this context it would be desirable to acquire open space facilities at least at the current (relatively low) per capita levels of provision for the LGA as a whole - to both meet the reasonable demands of the new population and to maintain service standards for the existing population.
- 28.47 Accordingly, the existing supply of local and district open space in the LGA (ie 0.71 hectares/1,000 people of parkland and 0.97 hectares/1,000 of sports reserves) is considered the appropriate benchmark for determining additional open space requirements.
- 28.48 However, because of the very high cost of acquiring land in Ku-ring-gai, it is not considered reasonable or practicable to acquire open space at this level. As well, any land acquired also requires embellishment – also at substantial cost. The suggested alternative approach is twofold and entails the acquisition of ‘affordable’ quantities of new open space (comprising strategically important sites in accordance with performance criteria detailed in the Open Space Strategy) and substantial improvements, through appropriate embellishments, in the ‘carrying capacity’ of existing open space areas. This approach will still maintain contributions at a lesser level than would have been required should the desired benchmark for open space acquisition alone been applied.
- 28.49 Accordingly, with respect to acquisition, it is proposed to apply a 50% discount factor to the existing supply benchmark for parkland (ie 7.07m² minus 3.53m² = 3.53m² per capita) and 100% to sports fields and courts i.e. no further acquisition will be required for land for sports fields and courts – rather existing facilities will be embellished to make them “work harder”.
- 28.50 The approach to *parkland* acquisition differs from that adopted in the 2000 S94 Plan. That earlier Plan adopted a policy of differential acquisition by precinct - due to the

⁸ This includes an ‘allowance’ of 4 hectares for the sports field facilities at St Ives Showground but does not include the 20-22 hectares of sports facility ‘demand space’ (lawn bowls, croquet, equestrian and motorised sports) in the LGA (more than half of which is within the St Ives Showground)

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unevenness of parkland distribution throughout the LGA and the need to ensure that open space was acquired in those areas where it would be most needed by new populations.

- 28.51 As indicated above, the differential acquisition was based on a 'weighting factor' which adjusted acquisition at the precinct level according to differences in both the quantity and accessibility of open space. The resulting precinct acquisition requirements ranged from 1.8m² to 7.19m² per capita – as illustrated in Table 10.
- 28.52 In the new Plan, it is not considered appropriate to apply a precinct-specific 'weighting factor' because the parkland distributional issues that supported this in 2000 no longer exist. This is the conclusion drawn from a review of corrections and updates (over the past three years) to Council's open space data base and a reanalysis of parkland distribution within particular precincts – as explained in the following three paragraphs.
- 28.53 Council has improved the accuracy of its open space data base since the 2000 S94 Plan was adopted – with a range of reclassifications (with many 'parkland' areas reclassified to 'bushland') and some significant corrections to the quantum (in hectares) of particular sites. This has had a significant impact at the precinct level – although not at the LGA level – as illustrated in Table 10. In Roseville, for example, the assumed quantity of parkland in 2000 was 7.20 hectares (or 7.34m² per capita) but, with the above-mentioned corrections, this has been reduced to 4.7 hectares (or 5.28m² per capita) in 2004. In St Ives, on the other hand, there has been a substantial increase from 11.57 hectares (or 6.09m² per capita) to 19.62 hectares (10.43m² per capita) – mainly due to the inclusion in 2004 of the parkland component of the regionally significant St Ives Showground.
- 28.54 As shown in Table 10, the quantity of parkland was over-enumerated, in 2000, in several precincts – including the three precincts (Roseville, Pymble and Turramurra-Warrawee) which had their acquisition requirements discounted in the 2000 Plan due to the assumed greater than LGA-average provision of parkland in each. For Roseville and Turramurra-Warrawee, it is now known that this assumption (while based on the best available information at that time) was incorrect – with the provision of parkland in both precincts being well under the LGA average.
- 28.55 With the updated open space data base, it is now clear that only two precincts – Pymble and St Ives have greater than LGA average quantities of parkland – 10.88m² and 10.43m², respectively, compared to 7.07m² for the LGA. However, it is not appropriate to apply a precinct-specific discount to these precincts because of the very uneven distribution of parkland *within* both of them. In St Ives, for example, nearly 50% of the parkland is part of St Ives Showground which, arguably, is not particularly accessible (as local open space) to the majority of St Ives residents. Similarly, in Pymble, a large percentage of that precinct's parkland is part of Bicentennial Park. Large portions of the precinct – particularly in the areas to the north, east and immediate south of the Avondale Golf Course and to the south and north of the Pymble Golf course – have a very poor supply of parkland and any discount applied to the precinct would reduce the ability to meet the needs of future new residents in and/or adjacent to these areas.

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Table 10: Proposed Urban Park Acquisitions

| Precinct | Existing Plan | | | | | | New Plan | | | | | |
|----------------------|----------------------------|-------------|---------------|-------------------------------|------------------------|---------------|----------------------------|-------------|----------------|-------------------------------|------------------------|---------------|
| | Existing open space supply | | | New open space required | | | Existing open space supply | | | New open space required | | |
| | Ha | Ha/ 1000 | m2 per capita | Deemed reasonable requirement | Discounted requirement | | Ha | Ha/ 1000 | m2/ per capita | Deemed reasonable requirement | Discounted requirement | |
| | | | | m2 per capita | WF (%) | m2 per capita | | | | m2 per capita | WF (%) | m2 per capita |
| Roseville | 7.20 | 0.73 | 7.34 | 7.19 | 50 | 3.60 | 4.70 | 0.53 | 5.28 | 7.07 | 33 | 2.33 |
| Lindfield | 5.15 | 0.43 | 4.34 | 7.19 | 100 | 7.19 | 4.47 | 0.35 | 3.50 | 7.07 | 33 | 2.33 |
| Killara | 8.78 | 0.72 | 7.16 | 7.19 | 100 | 7.19 | 8.59 | 0.72 | 7.16 | 7.07 | 33 | 2.33 |
| Gordon | 2.05 | 0.31 | 3.10 | 7.19 | 100 | 7.19 | 2.90 | 0.46 | 4.62 | 7.07 | 33 | 2.33 |
| St Ives | 11.57 | 0.61 | 6.09 | 7.19 | 100 | 7.19 | 19.62 | 1.04 | 10.43 | 7.07 | 33 | 2.33 |
| Pymble | 18.76 | 1.29 | 12.91 | 7.19 | 25 | 1.80 | 16.97 | 1.09 | 10.88 | 7.07 | 33 | 2.33 |
| Turramurra/ Warrawee | 15.58 | 0.75 | 7.54 | 7.19 | 25 | 1.80 | 12.93 | 0.60 | 5.98 | 7.07 | 33 | 2.33 |
| Wahroonga | 8.20 | 0.64 | 6.40 | 7.19 | 100 | 7.19 | 7.51 | 0.54 | 5.43 | 7.07 | 33 | 2.33 |
| TOTAL | 77.30 | 0.72 | 7.18 | | | | 77.69 | 0.71 | 7.07 | | | |

28.56 Both the land to be acquired and existing areas of open space will require substantial embellishment to adequately meet the needs of new users. The key requirement is to enhance their carrying capacity and extend their usability in order to 'compensate' for the reduced per capita quantum of open space.

28.57 The range of required embellishments include tree plantings, earthworks, water supply, fencing, lighting, circulation pathways, car parks, furniture (benches, picnic settings, barbecues, litter bins, shelters), bubblers toilets/amenities, signage, formal gardens, playgrounds and sports facilities.

28.58 The embellishment works proposed to increase the utility of existing open spaces – to make them 'work harder' are detailed in the following two sections.

28(c) Proposed Facilities

28.59 Council has proposed a variety of embellishments and works to enhance the carrying capacity and usability of existing open space.

28.60 The projects include the following:

- walking track links
- more recreation facilities (picnic areas, walking tracks, playgrounds)

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- upgrades to existing recreation facilities
- sports facility upgrades.

28.61 The works focus on increasing the capacity of existing open spaces and facilities to accommodate use through a range of relevant improvements (including multipurpose site layouts, new/extended equipment and enhanced accessibility).

28.62 In this way, the works can reduce the need for additional open space by getting existing spaces and facilities to 'work harder' to meet the recreation needs and demands of the incoming populations associated with new development.

28.63 The key projects are summarised in Table 1.

28.64 The projects are consistent with the findings of the Open Space Strategy and previous studies in identifying key needs. The projects are also consistent with the expected changing demographics of the LGA, that is, the emphasis on play grounds, walking and cycling facilities, family picnic areas and sports facilities is consistent with the needs of a population with the following characteristics:

- A growing population of children and young people (0-15)
- a growing population aged 40 and over
- a significant proportion of older people who are moving from larger family homes to medium density housing
- an influx of new families taking the place of these people in larger family homes and replacing older dwellings with new family homes
- the possibility of a reversal in the decline of young people aged 18-24; and 25-29 with the development of multi unit housing around railway stations.

28.61 Finally, and perhaps most importantly, the projects also extend the 'carrying capacities' of a large number of parks within the RDS areas or within a reasonable travel distances of them.

28.62 The 'carrying capacities' will be enhanced through extending the number of usable hours (lighting and turf improvements), the 'hardening' of facilities (more constructed walking and cycle tracks), the expansion of facilities (larger play grounds, additional toilets, more shelters) and/or the provision of new facilities (picnic areas and recreation facilities – new play areas, chess tables, cricket nets and similar facilities).

28.63 This improvement in 'carrying capacities' is a critical requirement in *meeting the needs*

⁹ 'Reasonable travel distance' is normally defined as up to 500 metres walking/cycling distance for small parks and a 5-10 minute drive for larger 'district scale' parks (ie those with picnic facilities, vantage points, high quality play facilities an/or specialist facilities such as children's bike tracks and dog exercise areas)

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of new populations in the context of the unavoidable decline in the quantum of per capita open space with implementation of the residential strategy.

28(d) Basis of Apportionment

Parkland Acquisitions

- 28.64 Land for parkland is to be acquired to satisfy the reasonable parkland open space requirements of the projected new population.
- 28.65 Given the relatively low provision of parkland open space in Ku-ring-gai (compared to the average for Sydney), these reasonable requirements are deemed to be the existing LGA wide per capita provision of parkland (0.71 hectares/1,000 people).
- 28.66 However, for affordability reasons, given that embellishment is also to be levied - as detailed in section 28(c), above – it is proposed that the acquisition requirement for *parkland* be discounted by 50%.
- 28.67 The 'threshold' requirement for new development will therefore be 0.3537 ha/1,000 people or 3.5m² per capita. On this basis, the anticipated new population of 4,998 persons will be required to contribute an additional 1.7643 hectares of parkland. At the precinct level, the new requirement ranges from 0.0978 hectares in Roseville to 0.3212 hectares in Lindfield – as illustrated in Table 11. While Council will attempt to distribute the purchase of open space according to these requirements, practicalities may dictate that a more generalised spatial approach to acquisition is adopted.

Table 11: Local open space acquisition requirements x precinct

| Precinct | Pop increase (2004-9) | Land requirement | |
|---------------------|--------------------------|------------------------------|-------------------------|
| | | Per capita (m ²) | Total (m ²) |
| Roseville | 277 | 3.53 | 978 |
| Lindfield | 910 | 3.53 | 3,212 |
| Killara | 575 | 3.53 | 2,030 |
| Gordon | 618 | 3.53 | 2,182 |
| St Ives | 541 | 3.53 | 1,910 |
| Pymble | 783 | 3.53 | 2,764 |
| Turramurra/Warrawee | 667 | 3.53 | 2,355 |
| Wahroonga | 627 | 3.53 | 2,213 |
| Total | 4,998 | 3.53 | 17,643 |

- 28.68 An Open Space Acquisition Planning Study will be commissioned to identify priority sites for the acquisition program. This is required to ensure that the new open space is appropriately configured to most effectively meet the open space needs of new residents. The study is anticipated to cost \$30,000 and is to be fully charged to new

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development.

Parkland embellishments

28.69 The open space to be acquired may include new parks and/or extensions to existing parks, depending on opportunities. All acquired areas will require embellishment which, depending on the location, may include landscaping, plantings, park furniture, play and recreation equipment, pathways and public art.

28.70 The average cost to embellish the newly acquired parkland is \$80 per m². This translates to \$282 for the threshold requirement of 2.33m² per capita.

28.71 The needs of new populations are also to be met through the further embellishment of a significant number of *existing* open space areas. These embellishments will expand the carrying capacities of these areas with the key requirements including the following:

- The expansion of opportunities and 'hardening' of strategically important parks within or proximate to the RDS areas - in accordance with expected needs of the incoming populations
- Linking RDS areas to natural areas – with appropriately located pedestrian and/or cycle paths.

28.72 The upgraded parks – due to the type and quality of the proposed embellishments – are likely to attract 'drive to' as well as 'walk to' visitors. The 'flagship' parks (St Ives Village Green, Turramurra Memorial Park and Wahroonga Park) are likely to have an LGA-wide visitor catchment. The other parks proposed for embellishment are likely to have smaller catchment areas but still extending over two or more suburbs. Accordingly, the projects have been classified as 'southern area', 'northern area' or 'LGA-wide' projects according to their assessed visitor catchment (or benefit) areas. This is shown in Table 1.

28.73 The total estimated cost of the required parkland embellishments (including the walking track links) is \$3.5 million. Of this, 50% (or \$1.77 million) encompasses LGA-wide projects, 16% (0.56 million) are 'southern area' projects and 34% (1.2 million) are 'northern area' projects. Because the embellishments are required to meet the additional needs of new residents, they have been 100% apportioned to new development.

28.74 The per capita cost of embellishment projects is \$668 for new 'southern area' residents (comprising \$315 for 'southern area' projects and \$353 for LGA-wide projects) and \$841 for 'northern area' residents (\$488 plus \$353). These costs will be indexed over time to keep pace with inflation.

Sports ground acquisitions and embellishments

28.75 Land for sports fields could also be required to satisfy the reasonable sports facility requirements of the projected new population. These requirements could be deemed

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to be the existing LGA wide per capita provision of 'sports reserve'.

- 28.76 The 'reasonableness' of this requirement is supported by the high use of these facilities – including the full utilisation of peak time capacity at most playing fields. However as detailed above, the existing LGA wide provision of sports reserve is 0.97 hectares/1000 people. Therefore, the additional sports reserve requirement for the five year projected population increase of 4,998 persons would be 4.848 hectares (or 9.7m² per capita). Given the extremely high land values in Ku-ring-gai and the difficulty of acquiring suitable large parcels of land, such a requirement would be an unreasonable burden on development.
- 28.77 Instead, in order to maintain the existing provision of sporting facilities to the year 2009, it is proposed to undertake stage 2 of the two sports field embellishment projects in the current S94 Plan (the North Turramurra Sports Field Development and reconfiguration of fields at Koola Park) and to upgrade a cross-section of other sports reserves – to make them 'work harder' - thus maintaining the contribution for sporting facilities to a reasonable level.
- 28.78 These upgrading projects are required to expand facility capacities to meet the needs of the new populations. The existing facilities are only sufficient to meet the needs of existing populations. The key requirements include sports turf improvements, irrigation, drainage, amenities, spectator facilities, parking and/or floodlighting. The costs of these embellishments have therefore been 100% apportioned to new development.
- 28.79 Ten additional sports facility upgrading projects are proposed. These are well-distributed around the LGA and all have LGA-wide catchment areas. The total estimated cost of these projects is \$6.589 million – which translates to \$1,318 per capita for the anticipated new population of 4,998 persons.

West Pymble Pool upgrade

- 28.80 Contemporary swimming opportunities are required by both the existing and incoming populations. The cost of the proposed centre upgrade – comprising substantial improvements to visitor amenities - is \$3.5 million.
- 28.81 To ensure that the incoming population only pays for its share of the total demand it is considered reasonable that new development contributes at an equivalent rate to this as the new population – because existing and new residents will be equal beneficiaries of the upgraded centre. Therefore the cost of upgrading this facility is apportioned between existing and new residents in direct proportion to their relative numbers - \$152,000 for the new population and \$3,348,000 for the existing population (at \$30 per capita).

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SECTION C3 : TRAFFIC, PEDESTRIAN AND CYCLEWAY FACILITIES AND PUBLIC DOMAIN IMPROVEMENTS

29 Overview of proposed facilities and services

29.1 The proposed traffic, pedestrian and cycleway facilities and services are as follows:

Traffic Management Improvements and Road Safety Improvements

Pedestrian Facilities

Cycleways

Public Domain Improvements including

- Shopping Centre Improvement Program
- Roadway Lighting and
- Street Trees
- Public Domain Study

Traffic Studies

30 Factors Affecting Supply

30.1 Ku-ring-gai LGA's population is presently serviced by an existing movement system which may be regarded as an asset. The amenity and overall level of service provided by this asset reduces progressively as a consequence of both age and the increased traffic generated by new development.

30.2 Therefore, in order to ensure that levels of service do not deteriorate, in addition to normal maintenance (which is not included in S94), it is essential that new development contribute to additional works and facilities as appropriate and help to progressively replace the asset. These works and facilities include measures required to maintain or improve road capacity, road safety, accessibility and amenity, as population increases and the number of vehicles using Ku-ring-gai's roads increase. In addition, given the aims of urban consolidation in the Stage 1 RDS Areas to reduce car usage, the facilities may relate to vehicular, pedestrian any bicycle movement.

30.3 The implementation of Stage 1 of the RDS will concentrate future development along

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the Pacific Highway-railway spine corridor and at St Ives. Consequently the need for additional transport works generated by new development will be focussed in these areas.

30(a) Basis of Nexus

30.4 The demand for the provision of traffic and transport facilities has been determined as follows:

- by assessing the existing movement network to identify existing deficiencies which require addressing to meet the needs of existing and future development
- by assessing the need for additional facilities that will be required in response to additional demands created by future development.

30.5 In general terms, existing deficiencies across the transport network relate to existing demands and these deficiencies cannot be funded under Section 94. However, to the extent that these deficiencies may be further exacerbated by new development, then this development contributes to a further deterioration in conditions and therefore should be assessed for inclusion in the Section 94 Plan.

30.6 It is notable that at the community consultation held during the preparation of the S94 Plan, facilities for adequately meeting the traffic, parking, cycleway, footpath and movement infrastructure needs of new development were considered the second highest priority area of need.

30.7 In October 2002, Council adopted a Traffic and Transport Policy in recognition of the importance of traffic and transport issues in Council's current management plan. Council has also endorsed a long term plan for managing traffic on Council's roads. This plan identified criteria adopted by Council in prioritising works required to meet existing and future needs.

30.8 Consistent with these policies Council has identified a long term schedule of works required to meet existing and predicted future needs. Some of these works are incorporated into Council's 5 year works program.

30.9 In determining a development application, Council may impose a condition allowed under Section 80A(1)(f) of the EP&A Act requiring off-street traffic and pedestrian works to be undertaken. These works might related to improvements to footpaths of carriageways in the vicinity of the site as a direct consequence the development. The works in the work schedule to this plan are in addition to any works required as a condition of development consent. Works required to be undertaken in fulfilment of a condition of development consent, other than a condition imposed under S94, will not be considered as works in kind.

30(b) Proposed Facilities

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- 30.10 Improvements have been assessed in various categories as follows. It will be evident that many of the proposals have several benefits that span different categories. For example, many of the traffic management proposals have related road safety and pedestrian benefits etc. In this case the improvement has been included in the category that serves its primary objective.

Traffic Management Improvements and Road Safety Improvements

- 30.11 Consistent with Council's Traffic and Transport Policy and long term plan for managing traffic on Council's roads, Council officers have identified work required to improve road safety and to improve traffic flows. These are listed in Appendix 1. These works have been identified based on a series of investigations into traffic conditions, analysis of accident data and inspection of sites. Council intends to undertake capital works to improve traffic flows and road safety to meet the needs of existing and future development as envisaged under Stage 1 of the RDS.
- 30.12 Council has identified needs over the next 5 years based on its expected capital works program. While needs substantially exceed those identified, Council's ability to contribute matching resources where the cost of facilities is apportioned, limits the facilities which have been included in the plan. Individual works items included in Appendix 1 may change as a result of changing priorities or funding availability.
- 30.13 It is recognised that some traffic works will be undertaken as a condition of development consent of the type allowed under Section 80A(1)(f) of the EP&A Act. The works identified for this plan are works that are not related to a specific development proposal.
- 30.14 The investigations into road safety undertaken were not conducted as formal road safety audits. Such audits may be undertaken in the future. In addition Council is undertaking additional traffic investigations and analyses. Any additional needs identified through these investigations may require an amendment to the work schedule in this S94 Plan.
- 30.15 Works identified relate to Council roads only. Required upgrading to intersections with RTA managed roads are not included in the S94 Plan, as Council is not responsible for funding such improvements. If subsequent investigations indicate the requirement for a contribution to the cost of such works to meet the needs of new development, an amendment to the S94 Plan may be required.

Pedestrian and Bicycle

- 30.16 A long term strategy for improvements to footpaths and cycleways has been identified by Council in a similar manner to the traffic and road safety improvements, and are also listed in Appendix 1. It will be noted that off-street cycleway and pedestrian facilities are included in the open space section of this Plan.

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- 30.17 Pedestrian improvements relate to the provision of new footpaths in areas where none already exist.
- 30.18 Council has identified needs over the next 5 years based on its expected capital works program. While needs substantially exceed those identified, Council's ability to contribute matching resources where the cost of facilities is apportioned, limits the facilities which have been included in the plan. Individual works items may change as a result of changing priorities or funding availability.

Other Public Domain Improvements

- 30.19 The streets of Ku-ring-gai are an important recreational resource and are a key element of the movement system. This is particularly so in the existing centres where pedestrian activity is related as much to recreation as to movement and access. Improvements can be made to all streets within the LGA. However for the level of contribution and committed works programme to be reasonable, the works need to be prioritised.
- 30.20 Emphasis is given in this plan to improvements to shopping centres, street lighting and street trees. These works are in addition to the footpath and cycleway improvements outlined above.
- 30.21 Council is considering the identification of a programme of further public domain improvements to accommodate growth associated with Stage 1 of the RDS. Council will be undertaking a Public Domain Study to identify works to improve the public domain as a consequence of implementation of Stage 1 of the RDS. Subsequent plans or amendments to this plan may identify additional improvements to the public domain to accommodate the street based recreational and movement requirements of new residents.

Shopping Centre Improvements

- 30.22 Residential development will generate additional trips to existing shopping centres requiring works to upgrade existing pedestrian systems in centres, to improve street furniture and the like. Council proposes to spend in the order of \$185,000 per annum on such works over the life of the plan. While needs substantially exceed those identified, Council's ability to contribute matching resources where the cost of facilities is apportioned, limits the facilities which have been included in the plan. These works will benefit all residents of the LGA who will visit the existing centre.

Roadway Lighting

- 30.23 Roadway lighting has been identified by Council officers as requiring improvement within and around all centres. This has been assumed to incorporate lighting within the vicinity of existing shopping centres to improve safety for those using the streets.

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The lighting upgrade does not only relate to pedestrian access to stations, but also to movement within the centres generally and the use of streets as a recreational resource.

- 30.24 It has been assumed that the lighting in all local streets within 500 metres distance of the centres would be upgraded by the provision of an additional pole and luminaries on one side of the street at an interval of 80 metres, thereby resulting in a lighting interval of 40 metres when account is taken of existing luminaries.
- 30.25 These lighting improvements will be of benefit to existing and future residents.
- 30.26 Expected expenditure over the next 5 years is included in the works schedule.

Street Tree Planting

- 30.27 Council implements a program for street tree planting to replenish and extend the street tree canopy. The program will benefit existing and future residents. Expected expenditure over the next 5 years is included in the works schedule. The money will be spent in accordance with the street tree planting program. This program will provide trees over and above any street trees required as a condition of development consent or provided as part of a development.

Underground Power

- 30.28 Council intends to institute the undergrounding of power lines within the LGA wherever possible on environmental and aesthetic grounds.
- 30.29 While it has not been possible to incorporate undergrounding power into this S94 Contributions Plan at this stage, it will generally be a condition of approval that developers are required to pay for undergrounding of power in the vicinity of their development.
- 30.30 This initiative will further increase the value of the public domain as a leisure and recreation resource for new residents, and is considered particularly important in RDS Areas to increase the use and vitality of streets as a supplement to traditional forms of open space.

Traffic Studies

- 30.31 As discussed above, the various measures identified have resulted from a review of available information and from targeted site investigations. Similarly, the road safety improvements are not based on a road safety audit, but rather on observations of existing conditions, targeted to some extent from the accident data as made available.

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30.32 Council is undertaking or has undertaken a number of studies into traffic and parking in order to identify the works required to meet the needs of the expected population associated with Stage 1 of the RDS. These include:

- Traffic and Transport Base Study by GHD in 2000
- Parking Study by GHD in 2001.

30.33 Council is proposing to undertake an update of the Traffic and Transport Base Study prepared by GHD in 2000 to identify in detail the demand for traffic management measures associated with Stage 1 of the RDS. Additional studies will be undertaken particularly in the area of public domain improvements.

30(c) Basis of Apportionment

30.34 Apportionment of costs for the above traffic, pedestrian and cycleway facilities has been determined on the basis of those who will benefit from the works. Consequently the costs have been apportioned over the total population over the life of the plan.

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SECTION C4 : ADMINISTRATION

31. Overview

- 31.1 The earlier parts of this plan have demonstrated that the new incoming population of Ku-ring-gai LGA will need improvements and additions to facilities and services of a variety of types which are not currently available.
- 31.2 S94 provides the mechanism by which contributions can be collected to provide these. However the administration of a S94 Plan requires resources which otherwise would not be devoted to this purpose. Since these would not be required if a S94 Plan was not to be put in place, they are directly attributable to new development.
- 31.3 The needs which have been identified in this regard are:
- preparation of Council's S94 Plan
 - a S94 Officer to implement the plan.

32. S94 Plan

32(a) Factors Affecting Supply

- 32.1 It is accepted and outlined in the S94 Manual that planning studies which establish a comprehensive approach to the administration of S94 and which are outside of the daily work undertaken by Council, may be funded through contributions. Only the costs of studies which directly result in a Contributions Plan can be included in S94 charges.
- 32.2 A S94 Plan is currently in operation. However, it is now consequently timely to review the plan, and prepare a new plan.

32(b) Basis of Nexus

- 32.3 As the present work was undertaken with the specific intention of preparation of a S94 Plan, and would not otherwise have been undertaken by Council, then the cost of preparing the study and plan can be directly and fully attributed to S94.
- 32.4 This Contributions Plan was prepared specifically for the purposes of enabling contributions to be levied where the anticipated development is considered likely to increase the demand for facilities and services.

32(c) Basis of Apportionment

- 32.5 In view of the above, 100% of the cost of the Contributions Plan is proposed to be met

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by new development.

33. S94 Officer

33(a) Factors Affecting Supply

33.1 Employment of a S94 Officer to administer the Contributions Plan is one of the few areas where a quasi-recurrent cost is seen as acceptable by the S94 Manual.

33.2 The Manual specifies that in the case where a Council wishes to employ a S94 officer, then:

- The purpose of the work being funded by S94 must directly relate to the formulation and/or administration of the Plan
- The officer must be employed on a contract basis which overcomes the need for recurrent funding.

33(b) Basis of Nexus

33.3 A full-time S94 officer is not currently employed, although Council has employed a S94 Accounting Officer. Indexing of the Plan is currently undertaken on a consultancy basis. The role of the S94 officer will continue to be needed throughout the life of this plan to ensure the effective and accountable administration of S94, and when sufficient funds accumulate, be made a full-time position.

33(c) Proposed Services

33.4 The making and implementation of a S94 Plan is considered a serious responsibility, under which Council must undertake to expend the funds collected in a reasonable time and in accordance with the Plan. New requirements which have been instituted since the last plan was put into place require increased accountability and transparency.

33.5 To meet these responsibilities, Council prepares a Ten Year Financial Model which analyses funding capability for S94 projects. The preparation and maintenance of material for this model requires expertise outside that of normal planning officers. This necessitates an officer of Council to change from existing duties to administration of the Plan.

33.6 In the case of some facilities, there may also be significant further consultation, planning and discussions required to ensure that the design and modifications to facilities meet the needs of potential users, and that existing services can continue to operate while upgrading occurs.

33.7 It is envisaged that this position will be a full time position within Council for the life of

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the Plan, including standard on-costs associated with establishment and maintenance of the position. Alternatively, part of the role of a Section 94 Officer can continue to be undertaken on a consultancy basis.

33(d) Basis of Apportionment

- 33.8 The need for a S94 Officer is generated only by the existence of the Contributions Plan. Therefore 100% of the equivalent cost of a full-time officer and on-costs is to be met by new development.

Contributions Rates Calculation

34. How is the contributions rate calculated?

- 34.1 The contributions rate for each residential development is calculated by adding the contribution for each facility or service determined as per the formulae in section 7.
- 34.2 The relevant populations contributing to the various facilities or services are shown on Table 2. This table shows the contribution for different precincts of the LGA, as shown on Figure 1.
- 34.3 To convert these rates to a contribution per dwelling, the following average dwelling sizes have been adopted from the NSW Model Code, 1997 and relevant bedroom occupancy rates have been derived from the 2001 ABS Census.

Table 12: Average Occupancy Rates per Dwelling¹⁰, Ku-ring-gai LGA

| Dwelling Size | No persons/ dwelling ¹¹ |
|----------------------------------------------------------------------|------------------------------------|
| Small Dwelling (under 75 sq.m) | 1.27 |
| Medium Dwelling (75- under 110 sq. m) | 1.78 |
| Large Dwelling (110-under 150 sq.m) | 2.56 |
| Very Large Dwelling or newly created lot (150 square metres or more) | 3.485 |
| SEPP 5 Housing | 1.3 |

- 34.4 The charges by dwelling size/lot by precinct (or suburb).

35. What is the staging of facilities and services to be provided?

- 35.1 The anticipated timing of provision of the identified facilities and services is shown on Table 2. This may be subject to change dependent on availability of matching funds,

¹⁰ Average dwelling sizes adopted from the New South Wales Model Code 1997

¹¹ Occupancy rates derived from ABS 2001 Census – No. Bedrooms Private Dwelling by Summation Options, Ku-ring-gai LGA

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changing priorities and other factors. Hence, it should be considered indicative.

- 35.2 The estimated timing of provision of facilities will be updated in Council's Ten Year Financial Model. This will be available for public scrutiny throughout the life of the plan.

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PART D : SUPPORTING DOCUMENTS

36. What resource, statistical and support material is relevant?

36.1 The Ku-ring-gai contributions plan is based on various studies, plans and policies which have been undertaken and/or adopted by Ku-ring-gai Council. Relevant documents which support this plan include:

- Ku-ring-gai Section 94 Contributions Plan Supporting Document (2003)
- Ku-ring-gai Social Plan 2000
- Child Care Services Plan (1995)
- Access and Equity Policy (1997)
- Public Art Policy (1997)
- Disability Discrimination Act Plan (1998)
- Demographic Profile of Ku-ring-gai (1998)
- 1989 Recreational Needs Survey
- 1999 Leisure Needs Survey
- 1999-2002 Management Plan
- Traffic and Transport Base Study (GHD) (2000)
- Parking Study (GHD) (2001)
- Ku-ring-gai Council Traffic and Transport Policy
- Long Term Plan for Managing Traffic adopted by Council on 3 June 2003

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Appendices

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

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Appendix 1

Transport Works

Ku-ring-gai S94 Plan 2004-2009 – Residential Development

Transport Works

TRAFFIC MANAGEMENT AND ROAD SAFETY IMPROVEMENTS

Traffic Management Improvements (RDS Area)

1. Fox Valley Rd at Ada Ave - Kerb blisters on Fox Valley Road to increase deflection.
2. Kylie Ave at Northcote Ave - Channelisation at intersection
3. Werona Ave at Greengate St - Seagull islands on side streets
4. Werona Ave at Locksley St - Median islands in Werona Avenue
5. Werona Ave at Robert St - New traffic signals
6. Balfour St at Bent St - Channelisation at intersection
7. Grosvenor - Reconstruct footpath at bus stop
8. Hill St at Victoria St - Channelisation incorporating pedestrian facility
9. Lindfield Ave at Tryon Rd - New traffic signals
10. Nelson Rd - Install traffic calming treatments
11. Ayres Rd at Mona Vale St - Widen roadway to permit two lanes on exit from Ayres Road
12. Horace St at Stanley St - Install/modify splitter islands to better accommodate pedestrians
13. Killeaton St at Cowan Rd - New signals
14. Station St at Hope St - Channelisation at intersection
15. Woodbury Rd - Install traffic calming treatments

Traffic Management Improvements (Outside RDS Area)

16. Fox Valley Rd at Amaroo St - Roundabout/Channelisation - further investigation required
17. Yanko Rd at Kooloona Cr (north) - Channelisation/Intersection improvements - further investigation required
18. Yanko Rd at Lofberg Rd - Channelisation/Intersection improvements - further investigation required
19. Yanko Rd at Yarrara Rd - Channelisation/Intersection improvements - further investigation required
20. Yanko Rd at Congham Rd - Channelisation/Intersection improvements - further investigation required

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21. Lady Game Dr at De Burgh Rd - RT bay on Lady Game Drive
22. Lady Game Drive at Bowes Ave - Seagull island on side street? - further investigation required
23. Chelmsford Ave at Mcleod Ave - Roundabout/Channelisation - further investigation required
24. Sydney Rd at Woodlands Rd - Roundabout
25. Eastern Arterial at Burraneer Ave (north) - Channelisation? Requires further investigation
26. Eastern Arterial Rd at Barra Brui Cr - Install extended length of raised median
27. Yarrabung Rd at Catherine St / College Cr - Roundabout/Channelisation - further investigation required
28. Burns Rd at Westbrook Ave / Ancona Rd - Channelisation? Requires further investigation
29. Burns Rd at Hampden Rd - Channelisation? Requires further investigation
30. Eastern Rd at Braeside St - Channelisation? Requires further investigation
31. Eastern Rd at Kintore St - Channelisation? Requires further investigation
32. Eastern Rd at Tennyson Ave - Channelisation? Requires further investigation
33. Junction Rd at Wahroonga Ave - Channelisation? Requires further investigation

Road Safety Improvements (RDS Area)

34. Fox Valley Rd at Roland Ave - Roundabout incorporating pedestrian facility
35. Gilroy Lane - Widen footpath and undertake study of feasibility of introducing a shared zone treatment
36. Arthur St at Kylie Ave / Elva Ave - Roundabout incorporating pedestrian facility
37. Khartoum Ave at Werona Ave - Pedestrian refuge at Khartoum Avenue
38. McIntosh St at Arthur St - Roundabout incorporating pedestrian facility
39. Park Ave at Werona Ave / Pearson Ave - Ped refuges/kerb blisters at marked crossings
40. Park Ave at Rosedale Rd - Roundabout, incorporating Memorial as a central island
41. Powell St at Karranga Ave / Wattle St - Correct adverse crossfall through intersection
42. Rosedale Rd at Nelson St - Extended refuge incorporating ped crossing and splitter island at roundabout
43. Rosedale Rd at Robert St - Roundabout incorporating pedestrian facility
44. Spencer Rd at Calvert St - Roundabout incorporating pedestrian facility

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45. Stanhope Rd at Nelson Rd - Roundabout incorporating pedestrian facility
46. Stanhope Rd at Springdale Rd - Roundabout incorporating pedestrian facility
47. Wade Lane - Widen footpath and undertake study of feasibility of introducing a shared zone treatment
48. Werona Ave at Railway Underpass - Roundabout incorporating pedestrian facility
49. Werona Ave at McIntosh St - Roundabout incorporating pedestrian facility
50. Chapman Lane - Flat top threshold with marked footcrossing at Lindfield Arcade
51. Hill St at Lord St - Flat top threshold with marked footcrossing at Lindfield Arcade
52. Kochia Lane - Widen footpath between Lindfield Avenue and Chapman Lane
53. Lindfield Ave at Woodside Ave - Roundabout incorporating pedestrian facility
54. Lindfield Ave at Russell Ave - Pedestrian refuge
55. Provincial Rd at Cook Rd - Roundabout incorporating pedestrian facility
56. Roseville Ave at Hill St - Pedestrian refuge
57. Shirley Rd at Glen Rd - Roundabout incorporating pedestrian facility
58. Grandview St at Station Rd - Roundabout incorporating pedestrian facility
59. Link Rd at Killeaton St - Median island treatment at intersection
60. Telegraph Rd at Station St - Pedestrian refuges/channelisation
61. Bannockburn Rd at Rushall St - Roundabout incorporating pedestrian facility
62. Bannockburn Rd at Selwyn St - Intersection improvements - requires further investigation
63. Billyard Ave at Young St - Roundabout incorporating pedestrian facility
64. Bobbin Head Rd at Berrillee St / Rushall St - Roundabout incorporating pedestrian facility
65. Burns Rd at Grosvenor St / Cleveland Rd - Roundabout at Burns/Grosvenor and channelisation at Burns/Cleveland
66. Cleveland St at Stuart St - Roundabout incorporating pedestrian facility
67. Cleveland St at Billyard Ave - Roundabout incorporating pedestrian facility
68. Eastern Rd at Karuah Rd - Roundabout incorporating pedestrian facility
69. Eastern Rd at Bangalla St - Roundabout incorporating pedestrian facility
70. Ku-ring-gai Ave at Boomerang St - Roundabout incorporating pedestrian facility

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71. Millewa Ave at Cleveland St - Roundabout incorporating pedestrian facility

72. Redleaf Ave at Railway Ave - Roundabout incorporating pedestrian facility

Road Safety Improvements (Outside RDS Area)

73. Pentecost Ave at Merrivale St - Roundabout

74. Pentecost Ave at Bannockburn Rd - Roundabout

75. Burns Rd at Bobbin Head Rd - RT arrows/bays in Burns Road/Bobbin Head Road

76. Eastern rd at Chilton Pde - Roundabout

77. Billyard Ave at Mona St - Roundabout? - further investigation required

78. Burns Rd at Clissold Rd - Install new seal on poor surface

79. Eastern Rd at Billyard Ave - Roundabout? - further investigation required

80. Tennyson Ave at The Chase Rd - Roundabout/Speed reduction measures in The Chase Road

81. Burns Rd at Ellalong Rd - Intersection improvements at curve - further investigation required

82. Burns Rd at Bedford Ave - Intersection improvements at curve - further investigation required

83. Burns Rd at Trentino Rd - Restrict turning movements? - further investigation required

84. Eastern Rd at Trentino Rd - Roundabout?

85. Burns Rd at Eastern Rd - Improvements to signalised intersection - further investigation required

86. Junction Rd at Grosvenor St - Improvements to roundabout - further investigation required

87. Bobbin Head Rd at Pentecost Ave / Boomerang St - RT arrows/bays in Bobbin Head Road

88. Bobbin Head Rd at Milton Rd - Roundabout

89. Junction Rd at Coonanbarra Rd - Improvements to roundabout - further investigation required

90. Junction Rd at Eastern Rd - Improvements to signalised intersection - further investigation required

91. Douglas St at Acorn Rd - Roundabout

92. Warrimoo Ave at Dalton Rd - Roundabout

93. Yarrabung Rd at Stanley St - Roundabout

94. Telegraph Rd at Ganmain Rd - Roundabout

95. Killeaton St at Benaroon Ave - Intersection improvements - further investigation required

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96. Horace St at Hunter Ave / Eucalyptus St - Improvements to roundabout - further investigation required
97. Acorn Rd at Woodbury Ave - Roundabout
98. Killeaton St at Acorn Rd - Intersection improvements - further investigation required
99. Killeaton St at Carbeen Ave - Intersection improvements - further investigation required
100. Killeaton St at Warrimoo Ave - Intersection improvements - further investigation required
101. Collins Rd at Toolang Rd - Roundabout
102. Killeaton St at Collins Rd - Intersection improvements - further investigation required
103. Melbourne Rd at Allambie Ave / Adelaide Ave - Roundabout
104. Melbourne Rd at Wellington Rd - Roundabout
105. Archbold Rd at Chelmsford Ave - Seagull islands on side streets
106. Archbold Rd at Margaret - St - Intersection improvements - further investigation required
107. Archbold Rd at Bancroft Ave - Intersection improvements - further investigation required
108. Archbold Rd at Addison Ave - Improvements to signalised intersection - further investigation required
109. Archbold Rd at Clanville Rd / Carnarvon Rd - Fixed Speed Camera
110. Addison Ave at Moore St - Roundabout
111. Archbold Rd at Duntroon Ave - Seagull islands on side streets
112. Duntroon Ave at Moore St - Roundabout
113. Archbold Rd at Middle Harbour Rd - Seagull islands on side streets
114. Archbold Rd at Lord St - Intersection improvements - further investigation required
115. Lady Game Dr at Provincial Rd - Intersection improvements - further investigation required
116. Archbold Rd at Tryon Rd - RT arrows/RT bays in Tryon Road
117. Archbold Rd at Roseville Ave - Intersection improvements - further investigation required
118. Archbold Rd at Park Ave - Intersection improvements - further investigation required
119. Archbold Rd at Dudley St - Intersection improvements - further investigation required
120. Archbold Rd at Owen St - Intersection improvements - further investigation required
121. Lady Game Dr at Grosvenor Rd - Improvements to roundabout - further investigation required

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122. Lady Game Dr at Highfield Rd / Moore Ave - Improvements to roundabout - further investigation required
123. Highfield Rd at Primula St - Roundabout
124. Park Ave at Moore St - Roundabout
125. Eastern Arterial Rd at Koola Ave - Improvements to signalised intersection - further investigation required
126. Eastern Arterial Rd at Springdale Rd - Restrict turning movements? - further investigation required
127. Koola Ave at Churchill Rd - Intersection improvements - further investigation required
128. Lady Game Dr at Fiddens Wharf Rd - Improvements to roundabout - further investigation required
129. Eastern Arterial Rd at Fairlight St - Intersection improvements - further investigation required
130. Rosebery Rd at Koola Ave / Wattle St - Improvements to roundabout - further investigation required
131. Maxwell St at Geoffrey St - Roundabout
132. Comenarra Pwy at Fox Valley Rd - RT arrows/bays in Comenarra Parkway
133. Kissing Pt Rd at Catalpa Cr (south) - Roundabout
134. Lucinda Ave at Eastbourne Ave - Roundabout
135. Yanko Rd at Kendall St - Improvements to roundabout - further investigation required
136. Fox Valley Rd at Lucinda Ave - Improvements to roundabout - further investigation required
137. Yanko Rd at Wallalong Cr (north) - improvements to signalised intersection - further investigation required
138. Yanko Rd at Wallalong Cr (south) - Restrict turning movements
139. Fox Valley Rd at Stone Ave - Improvements to ped x'ing approaches/skid resistance? - further investigation required
140. Comenarra Pwy at Ravenhill Rd - Delineation around curve - further investigation required

Pedestrian Networks (RDS Area)

141. Tryon Rd - Extension of footpath across front of church property Ref 88/5805/01
142. Werona Ave - Adjacent to Nos 83/85 No 83 10/86
143. Bangalla St at Warrawee Ave to No 31 - northern side (to eliminate ponding of water)
144. Drovers Way at Beaconsfield Pde to northern end (to complete) - 134m

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- 145. Werona Ave - Footway west side from Stanhope to Arnold
- 146. Everton St - Adjacent to No2-52m2
- 147. Arnold St - Footway north side Werona to Locksley
- 148. Woonona Ave at Pacific Highway to Warwilla Ave - western side - reconstruction in asphalt - 300
- 149. Memorial Ave - Footway near No 65 and remove trees
- 150. Nelson Rd - No 9 to Tryon Rd east side
- 151. Shinfield Ave at Mona Vale Rd to Pildara Ave - south side
- 152. Boyd St at southern side Jersey to Kissing Point Road
- 153. Illoura Ave - Footway on west side north from Stuart - 88/2915/01

Pedestrian Networks (Outside RDS Area)

- 154. Lady Game Drive at Fiddens Wharf Rd to crossing at No 57 north side
- 155. Eppleston Pl - full length No 1 5/87
- 156. Kendall St at Ryde Rd to Grayling St No 14 1/90
- 157. Bent La - Extend narrow footway Balfour St to Bent St 88/6275/03
- 158. Auluba Rd at Kissing Point Rd to Kindergarten south-eastern side 171m2
- 159. Auluba Rd - north side from Chisholm St to Balmaringa Ave
- 160. Mona Vale Rd at Bundabah Ave to Woodbury Rd - western side
- 161. The Comenarra Pwy at Fox Valley Rd to Browns Rd - northern side - 780m No 39 Browns Rd 3/76
- 162. Mona Vale Rd at Woodbury Rd to Ayres Rd - western side No 322 Mona Vale Rd 5/89
- 163. Link Rd at Mona Vale Rd to Stanley St - 2 metre c'way
- 164. Kiparra St - footway Pee Wee Park to Kooyong
- 165. Kiparra St - footway Pee Wee Park to Ryde Rd
- 166. Norfolk St - footway Essex to Cecil north side
- 167. Duneba Ave - shops to Kiparra St
- 168. Kulgoa Rd - footway east side Cameron to Richmond Park
- 169. Warrington Ave - Existing path in Koola Ave to northern end - 420m No 2 Harcourt St 1/83

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170. Ayres Rd at Mona Vale to Acorn Rd - southern side - 664m2 No 46 4/75; No 44 3/75
171. Bobbin Head Rd - Huon Park to school east side
172. Boundary St - Construct pedestrian ramp where steps currently exist opposite Archer
173. Glencroft Rd at Bencroft Ave to Lord St - eastern side - 140m
174. Cherry St - footway over rail bridge
175. Crana Ave at Allambie Ave to Ormonde south-eastern side
176. Bobbin Head Rd at Leura Cr to Lady Davidson Hospital entrance
177. Eucalyptus St from existing path to eastern Arterial Rd - southern side - 330m No 5 Susse
178. Mt Pleasant Ave - Footway south side from existing to retirement village - 88/4200/01
179. Binalong St - Footway one side from grayling to shops - 88/0700/01
180. Murrua Rd - Senior citizens centre to Bobbin Head Rd - south western side - petition 62
181. Merriwa St - North west side from pacific Highway to Fitzsimons Lane construction of conc
182. Coonanbarra Rd from Woniora Ave to Burns Rd - western side - 160m2 total reconstruction ref 8
183. Eastern Arterial Rd - south of Burraneer Ave - 130m No 78 10/77
184. inlay Rd at Pacific Highway to Denman St - south eastern side Warrawee school
185. Romney Rd at Toolang Rd to opposite Shelby St, eastern side - 496m2 No 19 hillside Ave 7/7
186. Blytheswood Ave - Low level footway, northern side at school
187. Burns Rd - westerly from Eastern Rd - northern side No 92 11/88
188. Congham Rd - Nos 18/20 Wallalong Cr, south eastern side to complete - 346m2 No 4 8/72
189. Randolph St (Lane) - Complete laneway to Billyard Ave
190. Ada Ave at The Glade Walk to Tanderra St - western side No 21 12/89
191. Grandview St from existing path at No 23 to Mona Vale Rd No 17 2/83
192. Archbold Rd - Lowering of footpath / nature strip area adjacent to Nos 33&35
193. Junction Rd at Eastern Rd to Wahroonga Ave, south side - 550m ref88/3010/03 (7/10/98)
194. Eastern Rd at Burns Rd to Junction Rd east side
195. Boomerang St between Ku-ring-gai Ave and Turramurra Ave ref 88/0805/01
196. Hunter Ave - Path and steps on demand line on embankment near Yarabung Rd

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- 197. Chilton Pd - Nos 34&36 to Eastern Rd, southern side No 37 71/7436 (K&G required first)
- 198. Robinson St at Tryon Rd to Damour Ave, south eastern side - 1260m2
- 199. Water St from eastern boundary Wahroonga public school to Mona St - n'side con
- 200. Chilton Pd at Warrawee Ave to pathway between Nos 34&36 southern side

Cycle Networks (RDS Area)

- 201. Hill St - from Boundary St to Clanville Rd
- 202. Clanville Rd - from Hill St to Rawhiti St
- 203. Rawhiti St - from Clanville Rd to Waimea Rd
- 204. Waimea Rd - from Rawhiti St to Strickland Ave
- 205. Strickland Ave - from Chelmsford Ave to Lindfield Ave
- 206. Lindfield Ave - from Strickland Ave to Kenilworth Rd
- 207. Werona Ave - from Stanhope Rd to Elva Ave
- 208. Culworth Ave - from Rail Station to Marian St
- 209. Marian St - from Culworth Ave to Pacific Highway
- 210. Werona Ave - from Forsythe St to Park Ave
- 211. Pearson Ave - from Park Ave to Mt William St
- 212. Park Ave - from Pacific Highway to Rosedale Rd
- 213. Rosedale Rd - from Park Ave to Melkin End
- 214. Turuga St - from Warrangi St to Ku-ring-gai Ave
- 215. Ku-ring-gai Ave - from Turuga St to Wonga Wonga St
- 216. Wonga Wonga St - from Ku-ring-gai Ave to Turramurra Ave
- 217. Turramurra Ave - from Wonga Wonga St to Gilroy Lane
- 218. Gilroy Lane - from Turramurra Ave to Gilroy Rd
- 219. Gilroy Rd - from Gilroy Lane to Eastern Rd
- 220. Eastern Rd - from Gilroy Rd to Brentwood Ave
- 221. Hastings Rd - from Cherry St to Warrawee Ave
- 222. Warrawee Ave - from Hastings Rd to Bangalla St

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- 223. Bangalla St - from Warrawee Ave to Millewa Ave
- 224. Millewa Ave - from Bangalla St to Freeway
- 225. Collins Rd - from Village Green Pde to Bimburra Ave
- 226. Rosedale Rd - from Mona Vale Rd to Pentecost Ave
- 227. Mona Vale Rd - from Pentecost Ave to Link Road
- 228. Link Rd - from Stanley St to Killeaton St
- 229. Pentecost Ave - from Stanley St to Mona Vale Rd
- 230. Grandview Pd - from Fern St to Station St
- 231. Station St - from Grandview Pd to Carson St
- 232. Kissing Point Rd - from Pacific Highway to Catalpa Cr

37 WOODBURY ROAD, ST IVES - SUPPLEMENTARY REPORT

EXECUTIVE SUMMARY

| | |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE OF REPORT: | To provide a response to matters raised during the site inspection carried out on 14 February 2004. |
| BACKGROUND: | On 3 February 2004, Council, at its Ordinary Meeting, resolved to defer consideration of the DA for 37 Woodbury Road, St Ives pending a site inspection. The site inspection was held on 14 February 2004. |
| COMMENTS: | Responses to the issues raised during the site inspection are contained within the contents of this report. |
| RECOMMENDATION: | Approval, subject to conditions |

PURPOSE OF REPORT

To provide a response to matters raised during the site inspection carried out on 14 February 2004.

BACKGROUND AND COMMENTS

On 3 February 2004, Council, at its Ordinary Meeting, resolved to defer consideration of this DA pending a site inspection. The site inspection was held on 14 February 2004 and the following issues were raised:

1. The safety and amenity issues regarding access to the site for garbage removal trucks to be addressed.

Council has received correspondence from Collex, Council's Waste Management provider, stating the following:

In regards to this site there is no problem with servicing, operationally or OH&S.

The bins are actually placed down Maunder Ave on one side so the truck actually reverses down to the eastern end. Reversing another 40 metres is no issue as long as the new residents will be made aware of the need to place the bins on the southern side, the same as the rest of the street.

Additionally, Council's Administration Officer within Waste Management Services has provided the following information about the collection service for Maunder Avenue:

The collection for Maunder Avenue is done on Thursdays. Waste collections are not permitted to start before 6.30am plus different drivers more than likely do the runs differently. They can collect any time between 6.30am and 4.30pm. That is the only time frame placed on them.

Given the above comments, the collections occur once a week and the Waste Management vehicle is already reversing down Maunder Avenue to collect bins, it is unlikely that additional reversing will result in any further safety or amenity issues to the residents of Maunder Avenue.

2. Parking for visitors to be addressed.

The subject application seeks consent for the demolition and subdivision only. As parking is limited on Maunder Avenue it is recommended that future development of the site makes provision for on site visitor parking, this is however the subject of a separate application and will depend on the development proposed.

3. Whether obtaining access from Woodbury Road would be preferable to the current proposal?

The suggestion to obtain access from Woodbury Road and therefore creating a battleaxe allotment was put to the Applicant. Attached is a facsimile in response to this suggestion.

Such an application would not be ‘substantially the same development’ as that currently before Council for determination. Should such a development be proposed, a new development application should be lodged.

4. *Width of the access handle in the above situation to be provided.*

Clause 58B of the Ku-ring-gai Planning Scheme Ordinance requires a battleaxe allotment in a Residential 2’C’ zone to have an access handle with a minimum width of 4.6 metres. This would result in the remaining allotment having a 24.215 metres frontage to Woodbury Road.

5. *The status of the “sliver of road” and whether it can be sold.*

A portion of Maunder Avenue road reserve was dedicated to Council upon registration of a subdivision in 1981, which subdivided a large parcel of land into three allotments, which are currently known as No’s 33 & 37 Woodbury Road and 21 Maunder Avenue. Council’s Commercial Services Co-ordinator has advised the following:

The status of the land is Council owned public road, and was dedicated on 27/5/81.

The land can be sold subject to the Minister approving the closure of the road, the process of road closure is a costly process which takes 12-18 months to finalise.

6. *Whether a dual application can be lodged and assessed prior to the determination of the current subdivision application.*

In the case that a dual occupancy application relies upon the proposed subdivision, the dual occupancy application could not be approved prior to the favourable determination of the proposed subdivision.

Assessment of the subdivision application would need to occur prior to the assessment of the dual occupancy application to enable certainty as to the suitability, likely impacts and permissibility of the proposed development. Should the subdivision application be approved, the subsequent dual occupancy application may then be determined and dependent on the outcome of the assessment under Section 79C of the Environmental Planning and Assessment Act 1979, may be approved.

7. *Exact location of the boundary line of the open space (dedicated to Council) by the Hillcrest development to be confirmed.*

The area of land dedicated to Council as open space is located opposite No’s 19 & 21 Maunder Avenue. An extract from Council’s mapping system attached indicates the location of the boundaries of the parcel of land known as Lot 103 in Deposited Plan 870458.

The survey submitted by the applicant indicates the fence enclosing the open space area (observed during the site inspection) is setback within the boundaries of the allotment, to the north of the row of canopy trees, which are also located within the open space area.

8. *Drainage easement investigation be completed prior to consideration of the application. The overflow situation to get particular consideration in 1:50/1:100 year flood event.*

Condition 35 within the recommendation sets out a requirement for the applicant to ensure the interallotment drainage easement system, over the downstream properties, is adequate to carry future uncontrolled design flow rates, including detention system overflows (where detention systems are to be provided) from the proposed lots to the recognised public drainage system. In the case that the pipes are found to be inadequate, a design to upgrade the system and the construction of such upgrade must be completed prior to the release of a Subdivision Certificate and therefore the registration of the subdivision.

Council's Development Control Engineer has provided the following comments:

Interallotment drainage lines are part of the trunk drainage system, which conveys runoff from individual properties, roads etc to receiving waters. The following design philosophy is used for trunk drainage:

"Given the low probability of the 100 year ARI storm, it is not economical to design underground pipe systems to cater for the resultant flows. However it is still necessary to consider such flows for the safety of persons and property. In Australia, a major/ minor approach is taken to street drainage design. Minor flows (up to about 20 year ARI) are expected to be handled by pipes, channels and natural watercourses. Major flows are expected to operate during storms of large magnitude and comprise "the many planned and unplanned drainage routes which convey runoff from major storms to trunk drains, sometimes causing damage along the way." (Australian Rainfall and Runoff 1987)."

Any future development on the site, given the demolition of the existing dwelling, will require On site Detention. On site detention is part of the property drainage system and Ku-Ring-Gai Council's Stormwater management policy is for property drainage to be designed for 1 in 50 year Average Recurrence Interval.

The storage/ discharge factors used for OSD design were developed to:

"reduce the peak runoff from the developed site for a once in fifty (1:50) year storm to the runoff which would have occurred in a state of nature in a once in twenty (1:20) storm of a duration equal to the natural time of concentration of the overall drainage basin at the point where Council's farthest downstream drainage facility is situated".

A safe overflow path still has to be provided for a detention system for two reasons:

- 1. the systems will require maintenance. Overflow could occur in a design storm of less than 50 year ARI in the case that the system is not maintained.*
- 2. to allow for excess runoff in the event of a design storm of 50 to 100 year ARI to be conveyed without causing a nuisance to neighbouring properties.*

The presence of any improvements ie sheds, fences etc over the existing overland flow path may mean that there is currently no suitable flowpath for overland flow. Additionally it may be discovered that the existing pipes within the easement are damaged or blocked and in need of

repair and or maintenance. The proposed condition will require investigations prior to the release of any Subdivision Certificate and therefore ensure the system has the capacity to carry flows in accordance with Council's Stormwater Management Manual from any future developments. It is therefore not considered necessary to require such investigations prior to the determination of any consent.

RECOMMENDATION

That Development Application 102/03 for the demolition of existing structures and the subdivision of the existing allotment to create two allotments at Lot 1, DP 617449, being 37 Woodbury Road, St Ives be approved for two years, subject to the following conditions:

GENERAL CONDITIONS

1. The works set forth in the plans and specifications and approved under this consent, once commenced, shall be completed within two (2) years from the date of commencement.
2. The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit being obtained from the Council (upon payment of the required fee) beforehand.
3. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.
4. Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.
5. Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
6. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
7. Access to demolition sites shall be protected as directed by the Principal Certifying Authority by the use of suitable fences or hoardings.
8. Where a new development is not commencing immediately following demolition, the demolition shall be limited to the extent of the footprint of the building/s on the site and no excavation shall be carried out.
9. Demolition work, including removal of material or debris from the site, on any building in a residential area shall only be carried out during the following hours: Mondays to Fridays inclusive:

Item 14

102/03
18 February 2004

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

10. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.
11. The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.
12. Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.
13. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.
14. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:
 - i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;
 - ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
 - iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.

Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.

15. Soil on vacant sites is to be stabilised as soon as possible to prevent erosion and the site shall be kept clear of excess vegetation.
16. A temporary construction exit and sediment trap to reduce the transport of sediment from the site onto public roads shall be provided before demolition commences.
17. Demolition traffic shall be restricted to access the site from Woodbury Road only, except for demolition workers personal vehicles, which may access the site via Maunder Avenue and park on the rear of the property.
18. Existing stormwater lines on the site are to be blocked and made inoperable after buildings are demolished so as to prevent the conveyance of silt or sediments into the gutter or street drainage system.

19. All combustible material shall be removed from the site on a daily basis. Material shall not be burnt on the site.
20. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safety stockpiled and not likely to become a harbourage for vermin.
21. Trees and vegetation on a site shall not be disturbed except with the approval of the Council.
22. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.
23. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.
24. The applicant or builder/developer is responsible for the cost of making good any damage that may be caused to any Council property as a result of work associated with the demolition.
25. A photo record of the buildings to be demolished and vegetation on site is to be submitted to Council for archival purposes.
26. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - a. stating that unauthorised entry to the work site is prohibited, and
 - b. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

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

This clause does not apply to:

- a. building work carried out inside an existing building, or
 - b. building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
27. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.
28. The provision of temporary sediment and erosion control facilities and measures are to be installed, prior to the commencement of any works on the site to minimise and/or eliminate unnecessary erosion and loss of sediment. These facilities are to be maintained in working order during construction works and up to the completion of the maintenance period. All sediment traps are to be cleared on a regular basis and after each major storm, and/or as directed by the Principal Certifying Authority, with all silt being removed from the site, or to an approved location within the site.

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29. The relocation or adjustment of any utility service facilities are to be carried out by the Applicant in accordance with the requirements of the utility authority at no cost to Council.
30. The public footways and roadways adjacent to the site are to be maintained in a safe condition, at all times, during the course of the works.
31. A Tree Preservation Order exists within the Ku-ring-gai Council area whereby the removal, lopping or destruction of any tree exceeding 5.0 metres in height or 4.0 metres in canopy spread (except where exempt as defined under Council's Tree Preservation Order) without prior written consent of Council is prohibited.
32. The creation of a Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the area of land beneath the canopy of the following tree/s for a specified radius in metres from the trunk of that tree, the terms of which state that any excavations, soil level changes or construction works are prohibited with the exception of any driveway as approved by Council:

All tree numbers as identified in Tree Report by Pittendrigh Shinkfield Bruce dated 29 January 2003 submitted as part of DA 103/03.

| Tree no | Tree | Location | Radius (m) |
|---------|-----------------------|---------------------------------|------------|
| 1 | Eucalyptus saligna | north boundary, neighbours side | 8 |
| 3 | Eucalyptus saligna | north boundary, neighbours side | 7 |
| 4 | Eucalyptus saligna | north boundary, neighbours side | 8 |
| 5 | Syncarpia glomulifera | north boundary, neighbours side | 4 |
| 6 | Eucalyptus saligna | north boundary, neighbours side | 8 |
| 7 | Eucalyptus saligna | east boundary, neighbours side | 5 |
| 9 | Eucalyptus saligna | east boundary, neighbours side | 8 |
| 19 | Eucalyptus resinifera | south-east corner of site | 8 |
| 20 | Angophora costata | south boundary | 8 |
| 25 | Eucalyptus paniculata | south boundary | 8 |

PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

33. The Applicant must carry out the following infrastructure works in Maunday Ave:
- Prepare subgrade, place 150mm (min.) DGS 40 sub-base, place 100mm (min.) DGB20 F.C.R basecourse and seal road with 50mm (min.) Asphaltic Concrete AC14 over the end triangular section of Maunday Ave, fronting proposed lot 2. The section of Maunday Ave to be formed as above shall be a 'wedge' shape formed by boundaries along the full Maunday Ave frontage of proposed lot 2 (only), and a straight extension of the common boundary alignment between proposed lot 2 and the adjacent lot 3 of DP 617449.

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

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

All works are to be designed in accordance with Council's "Specification for Road and Drainage Works". In addition, the drawings are to detail erosion control requirements during the course of works.

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

NOTE 2: An hourly assessment fee (set out in Councils adopted fees and charges) will be charged and Council will withhold any consent until full payment of the correct fees.

NOTE 3: Plans and specifications must be marked to the attention of Councils Development Engineers. In addition, a copy of this condition must be provided, together with a covering letter stating the full address of the property and the accompanying DA number. Failure to do so may delay the processing of the application.

34. Prior to the issue of a Construction Certificate the Applicant shall lodge a \$8,000.00 bond with Council. This bond will cover the completion of any incomplete road works required under this consent. The bond shall be refundable following completion of all works relating to the proposed development, or at the end of any maintenance period stipulated by consent conditions, upon approval by Council's Development Engineer. Council shall have full authority to make use of the bond for such restoration works as deemed necessary by Council in the following circumstances:
35. Prior to issue of the Construction Certificate the Applicant shall submit, for approval by the Principal Certifying Authority (PCA), certification from a suitably qualified and experienced civil/hydraulic engineer that the existing pipes within the interallotment drainage easement system to be utilised over downstream property, which are not proposed to be reconstructed, are in satisfactory condition and have hydraulic capacity to carry future uncontrolled design flowrates including detention system overflows (where detention systems are to be provided) from the proposed lots, as far as the approved point of discharge to a recognised public drainage system. Alternatively, where it is found that the existing pipes are in disrepair or will have insufficient hydraulic capacity to carry additional flows as a result of the subdivision, the Applicant shall submit for approval by the Principal Certifying Authority (PCA), prior to issue of the Construction Certificate, full design documentation for an upgraded interallotment drainage system from the approved lot to the approved point of discharge to the recognised public drainage system. Plans are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with the requirements of Council's Stormwater Management Manual and the Plumbing and Drainage Code (AS3500). New pipes within the downstream easement drainage system must be sized to have adequate capacity to carry design flowrates, or detention system overflows where detention systems are to be provided, from the subject property. The following details must be included:

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- a) Plan view of system to scale showing dimensions, location and reduced levels of all pits, pipes, flushing facilities and exact point of discharge to Council system,
 - b) Supporting sizing and contributing catchment calculations
 - c) Longitudinal section showing existing ground levels and proposed invert levels,
 - d) Surrounding survey detail including all trees within seven (7) metres of the proposed drainage system.,
 - e) Means to preserve the root systems of trees within seven (7) metres of the drainage system.
36. Prior to issue of the Construction Certificate the Applicant shall submit, for approval by the Principal Certifying Authority (PCA), full design documentation for the required interallotment drainage between the proposed new lots and the existing easement benefitting the mother lot. Plans are to be prepared by a suitably qualified and experienced consulting civil/hydraulic engineer in accordance with the requirements of Council's Stormwater Management Manual and the Plumbing and Drainage Code (AS3500). New pipes within the downstream easement drainage system must be sized to have adequate capacity to carry design flowrates, or detention system overflows where detention systems are to be provided, from the subject property. The following details must be included:
- a) Plan view of system to scale showing dimensions, location and reduced levels of all pits, pipes, flushing facilities and exact point of discharge,
 - b) Supporting sizing and contributing catchment calculations
 - c) Longitudinal section showing existing ground levels and proposed invert levels,
 - d) Surrounding survey detail including all trees within seven (7) metres of the proposed drainage system.,
 - e) Means to preserve the root systems of trees within seven (7) metres of the drainage system.

PRIOR TO RELEASE OF SUBDIVISION CERTIFICATE

37. To obtain the Subdivision Certificate, the submission of an original Plan of Subdivision plus five (5) copies, suitable for endorsement by the certifying authority.

Note: The following details must be submitted with the Plan of Subdivision:

- a) The 88B Instrument plus 5 copies.
- b) The Engineer's Certification of the on-site Stormwater detention facility. This must be on the standard Council On-Site Detention certification sheet, available from Council's customer services.
- c) Any Surveyors or Engineers Certification required by other conditions in this consent.
- d) The Section 73 Compliance Certificate.

Note: Council will check the consent conditions and failure to submit the required information will delay issue of the Subdivision Certificate.

38. The submission of an instrument under Section 88B of the Conveyancing Act with the Plan of Subdivision, plus five (5) copies, creating any required easements, rights-of-carriageway, positive

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covenants, restrictions etc. Ku-ring-gai Council must be named as the authority empowered to release, vary or modify the same.

39. All new public utility services, or appropriate conduits for the same, including electricity, gas, telephone, water and sewerage shall be provided underground by the developer in accordance with the specifications of the supply authorities. A plan detailing services trenches, which shows distances from proposed and existing trees, shall be submitted for approval prior to the release of the Subdivision Certificate. The provision of these measures is to be certified by a consulting engineer or surveyor prior to the issue of a Subdivision Certificate.
40. Completion of the road works in Maunder Ave in accordance with the Council approved drawings must be undertaken, Prior to release of the linen plan/issue of the subdivision certificate. The works are to be to the satisfaction of Council's Development Engineer and must be supervised by the Applicant's designing engineer. This engineer is to provide certification upon completion that the works were constructed in accordance with the Council approved drawings. The works are also to be subject to inspection by Council as noted on the approved drawings. Any conditions attached to the approved drawings for these works must be met to the satisfaction of Council's Development Engineer. The completed works are to be approved by Council's Development Engineer Prior to release of the linen plan/issue of the subdivision certificate.
41. The construction of the necessary interallotment drainage works prior to issue of an Subdivision Certificate. The works are to be supervised by the designing engineer or surveyor and certified upon completion that the as-constructed works comply with the approved design documentation and/or with Council's Stormwater Management Manual. The designing engineer or surveyor is to also submit a works-as-executed drawing of the as-constructed works. A registered surveyor is to certify that all drainage structures are wholly contained within the drainage easement(s).
42. Prior to the issue of a Subdivision Certificate any infrastructure within the road reserve along the frontage of the subject site or within close proximity which has been damaged as a result of construction works on the subject site is to be repaired to the satisfaction of Council's Development Engineer.
43. For any of the legal instruments created as a requirement of this determination, Ku-ring-gai Council is to be named as the only authority whose consent is required to release, vary or modify such instruments.
44. Creation of suitable drainage easements with minimum widths in accordance with Council's Stormwater Management Manual over all of the inter-allotment and Council drainage systems.
45. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained and submitted prior to the release of a Subdivision Certificate. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.
46. The allotments shall support a minimum number of trees that will attain 13.0 metres in height on the site, to preserve the tree canopy of Ku-ring-gai, in accordance with Council's policy of Tree

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Retention/Replenishment on Residential Allotments adopted 26 April 1988 as below. The existing trees, and additional trees to be planted, shall be shown on the Landscape Plan/Site Plan. The plan shall be submitted to Council and approved by Council's Landscape Development Officer. Tree planting shall be completed prior to release of the Certificate of Subdivision.

47. The tree/s to be planted shall be maintained in a healthy and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.

Lot 1 7 trees
Lot 2 5 trees

R Josey
**Development Control
Officer**

G Bolton
**Team Leader, St Ives
Ward**

M Miocic
**Director
Environment &
Regulatory Services**

Attachments: **Report considered by Council previously**
 Facsimile from Harry Sidaway & Associates
 Location sketch indicating location of open space dedicated by the
 Hillcrest Development
 Facsimile from Harry Sidaway & Associates
 Location sketch indicating location of open space dedicated by the
 Hillcrest Development

NOTICE OF MOTION

RAILWAY STATION LIFTS - IMPLEMENTATION

Notice of Motion from Councillor T Hall dated 17 February 2004.

I move:

That this Council commence discussions immediately with City Rail and the State Minister for Transport to implement a program for installation of lifts or escalators at all Railway Stations between Chatswood and Waitara on the 'North Shore Line'.

I further move:

- A. That City Rail be asked to provide Council with usage figures for all Railway Stations within the Ku-ring-gai Local Government Area to enable Council to rank the Stations in priority for attention.
- B. That the Council offers to meet part of the costs of installations.
- C. That the Minister provides details of funding available under the Government's City Car Park Levy Scheme.
- D. That the Council's Heritage Advisory Committee be asked to inspect a sample of suburban rail stations where lifts or escalators are in use in heritage listed stations and to report

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Tony Hall
Councillor for St Ives Ward