

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 10 AUGUST 2004

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

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

The Meeting commenced at 7.01pm

The Mayor offered the Prayer

382 **APOLOGIES**

File: S02194

The Mayor, Councillor A Ryan tendered an apology for non-attendance (family commitment) and requested leave of absence.

Councillor Innes tendered an apology for non-attendance (business commitment) at the forthcoming Council meeting of 24 August 2004 and requested leave of absence

Resolved:

(Moved: Councillors Ebbeck/Lane)

- A. That the apology by The Mayor, Councillor A Ryan for non-attendance be accepted and leave of absence be granted.

(Moved: Councillors Innes/Lane)

- B. That the apology by Councillor G Innes for non-attendance at the forthcoming Council meeting of 24 August 2004 be accepted and leave of absence be granted.

CARRIED UNANIMOUSLY

DECLARATION OF PECUNIARY INTEREST

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

Councillor Lane declared a pecuniary interest in the item GB.6 – Application to Amend Ku-ring-gai Planning Scheme Ordinance in Relation to 657-661 Pacific Highway, Killara (financial contributions to election campaign).

383 CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING

File: S02499

Resolved:

(Moved: Councillors Hall/Cross)

That in accordance with the provisions of Section 10 of the Local Government Act 1993, all officers' reports be released to the press and public, with the exception of all Confidential Agenda information.

CARRIED UNANIMOUSLY

ADDRESS THE COUNCIL

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

J Langley
S Young

DOCUMENTS CIRCULATED TO COUNCILLORS

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

Refers GB.1: 210-216 Pacific Highway, Lindfield – Demolition of Existing Buildings, Erection of a Residential Flat Building and Strata Subdivision – Memorandum from Manager Development Assessment Services dated 10 August 2004.

CONFIRMATION OF MINUTES

384 **Minutes of Ordinary Meeting of Council**
File: S02131
Meeting held 3 August 2004
Minutes numbered 362 to 381

Resolved:

(Moved: Councillors Hall/Innes)

That Minutes numbered 362 to 381 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

CARRIED UNANIMOUSLY

GENERAL BUSINESS

385 **Marian Street Theatre - Variation of Lease - Marian Street Theatre for Young People**

File: P51074

To seek the authority of Council to affix the common seal to a variation of lease for the continued occupancy of the Marian Street Theatre by the Marian Street Theatre for Young People.

Resolved:

(Moved: Councillors Innes/Malicki)

- A. That Council approve the variation of lease.
- B. That Council authorise the Mayor and General Manager or their nominees to sign the deed for the continued occupancy of the Marian Street Theatre, 2

Marian Street, Killara on a monthly holding over until such time that a head lease is entered into.

- C. That Council authorise the affixing of the common seal of Council to the deed of variation of the lease.

CARRIED UNANIMOUSLY

386 **Open Space Grass Cutting Contracts**

File: S02977

For Council to consider exercising its option for the extension of contracts with Menoscape, Sterling Group Service and TK Services for the provision of grass cutting services within Open Space.

Resolved:

(Moved: Councillors Innes/Malicki)

- A. That Council exercise its option for a subsequent period for its contract with Menoscape, Sterling Group Services and TK Services for the provision of grass cutting services for two years in accordance with the condition of Contract Part A – Clause 4 “Period of Agreement”.
- B. That the option period of two years commences October 2003 and terminates October 2005.
- C. That the terms of the option to be in accordance with the terms as outlined in the current contract.
- D. That the Mayor and General Manager be authorised to execute all necessary documents in relation to the contract option.
- E. That Common Seal of Council be affixed to all necessary documents.

CARRIED UNANIMOUSLY

387 **Annual Tenders for Supply, Supply and Delivery, Supply, Delivery and Laying Of Asphaltic Concrete**

File: S03563

To seek Council's approval to accept the NSROC tender for the schedule of rates for the supply, supply and delivery and supply, delivery and laying of asphaltic concrete, including the associated road profiling and heavy patching works for the period 2004/2005.

Resolved:

(Moved: Councillors Innes/Cross)

- A. That the tender rates submitted by Emoleum for supply and delivery of coldmix and the supply, delivery and d laying of asphaltic concrete and associated road profiling works for 2004/2005 be accepted as the primary supplier and Boral Asphalt as an alternate supplier, if Emoleum is unable to supply.
- B. That the tender rates submitted by Boral Asphalt for supply ex-bin and supply and delivery of asphalt for 2004/2005 be accepted and that Emoleum be accepted as an alternate supplier if Boral Asphalt is unable to supply.
- C. That the tender rates submitted by A & J Paving for heavy patching for 2004/2005 be accepted and the tender for Emoleum for areas in excess of 500 square metres.
- D. That the tenderers be advised of Council's decision.
- E. That authority be given to the Mayor and General Manager to affix the Common Seal of the Council to the instrument for the Contract for the Supply and Laying of Asphaltic Concrete and associated specifications.

CARRIED UNANIMOUSLY

388

2004 to 2005 Roads and Traffic Authority Block Grant Agreement

File: S02585

To consider acceptance of the 2004/2005 Block Grant for assistance from the Roads and Traffic Authority for works on regional roads.

Resolved:

(Moved: Councillors Innes/Malicki)

- A. That the General Manager be authorised to accept the Roads component of \$173,000 and the Ex 3x3 component of \$82,000 of the Regional Roads Block Grant for 2004-2005.
- B. That Council not accept the Traffic Facilities component of the Regional Roads Block Grant for 2004-2005 and continue to use RTA resources to carry out traffic facilities work.

CARRIED UNANIMOUSLY

Unit 1, 12 to 18 Tryon Road, Lindfield - Draft Plan of Management

File: S03609

To place the Draft Plan of Management for Unit 1, 12-18 Tryon Road, Lindfield on exhibition in accordance with the requirements of the Local Government Act 1993.

Resolved:

(Moved: Councillors Lane/Cross)

- A. That the Draft Plan of Management for Unit 1, 12-18 Tryon Road, Lindfield be exhibited for a period of 42 days with a further 14 days for public comment in accordance with the requirements of the Local Government Act 1993.
- B. That during the exhibition period, copies of the Draft Plan be placed at the Council Chambers, the Ku-ring-gai Library and branch libraries at St Ives, Lindfield and Turramurra and at Unit 1, 12-18 Tryon Road, Lindfield.
- C. That a Public Hearing be held during the exhibition and public comment period in accordance with the requirements of the Local Government Act 1993.
- D. That a further report be presented to Council following the public consultation process.

CARRIED UNANIMOUSLY

210 to 216 Pacific Highway, Lindfield - Demolition of Existing Buildings, Erection of a Residential Flat Building and Strata Subdivision

File: DA0912/03

Ward: Roseville

Applicant: Revay and Unn Architects

Owner: Rosemary Edgell Bush and F W E Bush

The following members of the public addressed Council:

A Smith

S Rosenbaum

To review the refusal of the application under s82A of the Environmental Planning and Assessment Act, 1979 (as amended).

Resolved:

(Moved: Councillors Innes/Malicki)

THAT the Council, as the consent authority, is of the opinion that the objection under *State Environmental Planning Policy No. 1 – Development Standards* in clauses 50, 53 & 60 of the Ku-ring-gai Planning Scheme Ordinance are well founded. The Council is also of the opinion that strict compliance with the development standards is unreasonable and unnecessary in the circumstances of this case.

The Development Application No 912/03 for the construction of a residential flat building and strata subdivision of the building on Lot 1, DP 662154, Lot 1, DP 105158 and Lot A, DP 370774, No 210-216 Pacific Highway, Lindfield be granted a ‘deferred commencement’ consent subject to the following conditions:

‘DEFERRED COMMENCEMENT’ CONDITIONS

SCHEDULE A

In order to activate this consent, the Applicant shall consolidate the existing 3 lots and have the terms of the existing right(s) of carriageway modified as necessary to benefit the entire (consolidated) site on title (and not only that part occupied by existing lot A on DP 370774 as exists). The rights of carriageway shall be created to allow vehicular access into the basement carpark, to be accessed from the public laneway and the right of carriageway. Permission is to be obtained from all relevant parties to modify or create any additional benefits. Evidence of the necessary right(s) of carriageway, appurtenant to the subject site and allowing the legal passage of vehicles to the basement parking area over the fully consolidated lot, are to be provided for approval by Council in the form of Land and Property Information registered title documents.

Upon receipt of written confirmation from Council that the above condition has been satisfied, the consent will become operable subject to the following conditions:”

SCHEDULE B

1. The development to be in accordance with Development Application No 912/03 and Development Application plans prepared by Revay and Unn Architects, Drawing Nos. A-02 – A-03, A-06 – A-07, A-09 – A-10, A-16, A-17, Issue C, dated 18.5.2004, A-04 – A-05, A-08, Issue D, dated 1.6.2004, as amended by any conditions of this consent.
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. The works shall be erected in conformity with the approved plans and specifications and in accordance with the conditions of approval set out herein.
4. 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.
5. 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.

6. **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.

7. 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.
8. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.
9. All excavations shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.
10. No rock breaking or other machinery for the excavation, drilling or removal of rock shall be used on the site without the prior approval of the Principal Certifying Authority. Should rock breaking or associated machinery be required, the following details are to be submitted to the Principal Certifying Authority for consideration:
 - a. The type and size of machinery proposed.
 - b. The routes of all trucks to convey material to and from the site.
 - c. A report by a Geotechnical Engineer detailing the measures recommended in undertaking the work so as to prevent any damage to any adjoining or nearby buildings.
11. With regard to the proposed rock breaking the following conditions are to be observed:
 - a. The Geotechnical Engineer shall supervise the works in progress.

- b. A dilapidation report on adjoining or nearby properties shall be prepared prior to any excavation, rock breaking, or associated work commencing and shall be submitted to the Principal Certifying Authority.
 - c. All material removed from or imported to the site shall be loaded, unloaded or conveyed in such a manner that will minimise nuisance. Trucks shall be covered and site controls shall include shaker grids at the exits of the site. All materials falling to any part of the road or footpath or any public place shall be immediately cleaned up.
- 12. 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.
- 13. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
- 14. 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. 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.
 - d. 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.

- 16. 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.
- 17. To maintain residential amenity, all electrical services to the site are to be provided underground and must not disturb the root system of any trees. Please

contact the energy supply authority's local customer service office to obtain documentary evidence that the authority has been consulted and that their requirements have been met. This information is to be submitted to Council prior to the release of the occupation Certificate.

18. If the work involved in the erection or demolition of a building:
- is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.
 - 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.

19. The developer shall submit to Council a letter from the energy supply authority and either Telstra or Optus, confirming that satisfactory arrangements have been made for the provision of underground telephone and power services, prior to the release of the Subdivision Certificate or Occupation. Application may be made to Energy Australia Phone No. 13 1525 and either Optus, Network Operations, Facsimile No 9837 9060, Phone No 9837 9010, or Telstra Phone No 12 455.
20. The fence and footings shall be constructed entirely within the boundaries of the property.
21. 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.
22. Demolition work, including removal of material or debris from the site, on any building in a residential area shall only be carried out during the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted.
23. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.

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

24. Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.
25. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.
 - a. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:
 - i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;
 - ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
 - iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.
 - b. Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.
26. 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.
27. 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.
28. 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.
29. Existing stormwater lines on the site are to be blocked and made inoperable after buildings are demolished so as to prevent the conveyance of silt or sediments into the gutter or street drainage system.
30. All combustible material shall be removed from the site on a daily basis. Material shall not be burnt on the site.
31. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safely stockpiled and not likely to become a harbourage for vermin.
32. Trees and vegetation on a site shall not be disturbed other than in accordance with the approved landscape plan, except with the approval of the Council.
33. Fire hoses are to be maintained on site during the course of demolition.

34. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.
35. A traffic management plan shall be submitted to and approved by the Principal Certifying Authority, where major demolitions are likely to impact on arterial or main roads.
36. 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.
37. 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.
38. A photo record of the buildings to be demolished and vegetation on site is to be submitted to Council for archival purposes.
39. 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.
40. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.
41. 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.

42. The landscape works shall be completed prior to issue of final Certificate of Compliance and maintained in a satisfactory condition at all times.
43. Root pruning of the following tree which is necessary to accommodate the approved building works shall be undertaken by an experienced Arborist/Horticulturist, with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate:

Tree/Location

Eucalyptus cinerea. (Argyle Apple)/Adjoining property to the south

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

Tree/Location

Radius From Trunk

Eucalyptus cinerea. (Argyle Apple)
Adjoining property to the south

5.5m

45. For stormwater control all paved areas are to be drained to the main drainage system. This may require the installation of suitable cut-off structures, inlets and/or barriers that direct runoff to the formal drainage system.
46. For stormwater control, an On-site Stormwater Detention System is to be provided in accordance with Council's Stormwater Management Manual and generally in accordance with the drainage concept plans Lyall & Associates, JobAG11, except where modified by the requirements of a conditions. 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: 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 2: 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 3: The standard Council On-site Stormwater Detention Calculation Sheet is to be completed and included on design drawings.

47. 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.
48. 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. It is the Applicant's responsibility to ascertain impacts of the proposal upon utility services and Council accepts no responsibility for any matter arising from its approval to this application involving an influence upon utility services provided by another authority.
49. 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 and a pavement/route free of trip hazards must be maintained at all times on or adjacent to the public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where circulation is diverted on to the roadway, clear directional signage and protective barricades must be installed in accordance with AS1742-3 1996 "*Traffic Control Devices for Work on Roads.*" If pedestrian circulation is not satisfactorily maintained, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.
50. Safe and clear access is to be maintained to the adjoining right-of-way (adjacent to southern boundary) at all times.
51. Council property adjoining the construction site must be fully supported at all times during all excavation, demolition and building construction works. Details of any shoring, propping and anchoring of works adjoining Council property, prepared by a qualified Structural Engineer or Geotechnical Engineer, must be submitted for the approval of the Principal Certifying Authority (PCA), before the commencement of the works. Backfilling of excavations adjoining Council property, or any void remaining at completion of construction between the building and Council property, must be fully compacted prior to issue of the Final Compliance Certificate.
52. 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”.

53. Provision of suitable oil separator units in the drainage systems of basement carparking areas which are designed to remove oils and sediment from any water runoff from these areas, prior to discharge to the stormwater system.
54. In order to allow unrestricted access by Council’s waste collection vehicles to the basement garbage area, no doors or gates shall be provided in the access driveways to the basement car park which would prevent this service. Council or its contractors cannot and will not accept keys or security devices in order to gain access past security devices.
55. 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.
56. The Applicant must carry out the following infrastructure works in the “Right of Way”, Laneway and Public Road, at their expense:

Public Laneway and “Right of way”

Reconstruction and resealing & of the Public laneway over its entire length and width, to facilitate a fully laden concrete truck/garbage truck and the increased traffic loading. Unless otherwise specified, this is to include a 150 mm DGS 40 sub-base, a 100mm DGB20 F.C.R basecourse and a 50mm AC14 seal. The full width of the pavement of the existing laneway (under the kerb and between the kerbs) is to be reconstructed. Existing vehicular access to the garage accessed at the end of the Public lane is to be maintained. Grades and transitions in this location must comply with Australian Standard 2890.1 – 1993 “Off-street car parking”.

Removal and levelling of embankments as required. Suitable sight distances to be provided at the bend.

Provision of kerb and gutter along the both sides of the public lane, to convey stormwater to the low point in the right of carriageway, fronting the garage at 2 Grosvenor Rd, Lindfield. The kerb and gutter along the laneway is to be placed so that the back of the kerb is 200mm off the property boundary.

Full re-construction of the existing PVC drainage line and grated inlet pits in the public lane and right of carriageway. The replacement line is to be 375 mm RC pipe (class 2) minimum and laid accordingly to facilitate the increased traffic loadings in the lane. The new inlet pits are to be trafficable, heavy duty grated

and sized to accommodate expected flows. In the event of blockage at the low point inlet, the grate level of upstream pit is to be located as a high level overflow thus preventing inundation of the neighbouring property. The new inground line is to connect into a new drainage pit to be constructed in Grosvenor Rd.

Construction of a new commercial grade concrete driveway crossing and layback where the laneway meets Grosvenor Rd. The crossing is to be 5.5m wide at the boundary and 7.0m wide at the layback on Grosvenor Rd.

Construction of a new concrete driveway crossing in the right of carriageway, where the basement entry is to be located.

Note: These works are required to facilitate the increased traffic movements in the lane during and after construction. The laneway and section of road over the existing PVC pipe is showing considerable wear/rutting, and this is expected to be considerably exacerbated with increased traffic loading as a result of the development.

Grosvenor Road

Construction of a fully new double grated gully (DGG) pit with kerb inlet, on the downstream side of the (newly constructed) commercial layback into the Public lane. The new 375 mm drainage line to be constructed in the Public lane (described in point “d”) must connect into this new pit in Grosvenor Rd. Location and invert of this pit is to suit required falls from the newly constructed drainage line in the lane.

Construction of a fully new in-ground drainage line from the new drainage pit discussed in point “g” at gutter lip alignment, to connect the new DGG pit to the existing downstream Council drainage pit fronting no. 1 Grosvenor Rd, Lindfield. Drainage crossing of Grosvenor Rd is required to facilitate this in-ground connection, together with new pit at change of direction to cross Grosvenor Rd.

All drainage from the development to be piped to the new DGG pit in Grosvenor Road described in point “g”.

Complete removal of the full width bitumen footpath over the Grosvenor Rd street frontage and construction of 1.8m wide concrete footpath in its place. Maximum crossfall on footpath to be 2.5%. This is to occur along that section of the frontage where the full width footpath presently occurs. Area between newly constructed concrete footpath and back of kerb to be turfed.

Removal of all redundant driveway crossings and laybacks, and reinstatement to match adjacent infrastructure.

Pacific Hwy frontage

Reconstruction of any cracked and dilapidated sections of 1.2m wide concrete footpath, (along the frontage of 210 Pacific Hwy).

Reconstruction of the prism ramps at the corner of Pacific Hwy and Grosvenor Rd.

Removal of all redundant crossings and replacement of them with upright kerb to match the adjoining kerb and gutter.

In regard to existing public services in the laneway and “right of way”, footway or road the applicant is required to undertake any or all of the following items in order to make the work effective: - (a) adjustment of any services (b) repositioning of any services, or (c) raising or lowering of the lids of any services.

57. For stormwater control all paved areas are to be drained to the main drainage system. This may require the installation of suitable cut-off structures, inlets and/or barriers that direct runoff to the formal drainage system.
58. A maintenance period of six (6) months shall apply to the work in the public road reserve carried out by the applicant after works have been completed to Council's satisfaction. In that period, the applicant shall be liable for any section of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the operating conditions.
59. For the purpose of any inspections by Council engineers, the corresponding fees set out in Council's adopted Schedule of Fees and Charges are payable to Council. A re-inspection fee per visit may be charged where work is unprepared at the requested time of inspection, or where remedial work is unsatisfactory and a further inspection is required. Engineering fees must be paid in full prior to any final consent from Council.
60. No dividing structures such as cages or partitioning walls shall be placed that divide individual car spaces. The design is approved based on an open space parking layout.
61. During construction, stormwater runoff must be disposed in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems shall be installed to control runoff as far as the approved point of storm water discharge. Such measures shall be to the satisfaction of the Principal Certifying Authority (PCA).
62. 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.

63. A contractor with specialist excavation experience must undertake the excavations for the development and a suitably qualified and consulting geotechnical engineer must supervise the excavation procedure.

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

64. 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.
65. 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).
66. 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.

67. 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 of \$15.00 for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.
68. 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 17 ADDITIONAL DWELLINGS IS CURRENTLY \$395,955.43. The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges may vary at the time of payment in accordance with Council's Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index.

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

1.	Community Facilities		\$1,117.76
2.	Recreation Facilities		
	- Roseville	\$5,541.16	
	- Lindfield	\$7,379.76	
	- Killara	\$5,541.16	
	- Gordon	\$7,379.76	
	- St Ives	\$5,541.16	
	- Pymble	\$5,541.16	
	- Turramurra/Warrawee	\$3,689.88	
	- Wahroonga	\$5,541.16	
3.	Acquisition		\$101.37
4.	Southern Area Embellishment		
	- Roseville	\$347.05	
	- Killara	\$347.05	
	- Lindfield	\$347.05	
	- Gordon	\$347.05	
	Northern Area Embellishment		
	- St Ives	\$536.58	

-	Pymble	\$536.58	
-	Wahroonga	\$536.58	
-	Turramurra/Warrawee	\$536.58	
5.	LGA Wide Embellishment		\$395.17
6.	Sportsground Works		\$1,318.32
7.	West Pymble Pool		\$150.28
8.	Traffic & Transport		\$150.28
9.	Administration		\$100.04

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

OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

Small dwelling (under 75 sqm)	1.27 persons
Medium dwelling (75 - under 110 sqm)	1.78 persons
Large dwelling (110 – under 150sqm)	2.56 persons
Very Large dwelling (150sqm or more)	3.48 persons
New Lot	3.48 persons

69. Prior to the commencement of any works on site and prior to issue of the Construction Certificate the applicant must submit, for review by Council Engineers, a Traffic Control Plan. This is required due to the proximity of the site to the primary school and intersection. The plan must be prepared by a qualified civil/traffic engineer in accordance with the documents SAA HB81.1 – 1996 – Field Guide for Traffic Control at Works on Roads – Part 1 and RTA Traffic Control at Work Sites (1998), addressing all of the following matters:

Heavy Vehicle Routes

- a. Safe points of vehicular access to the construction site and details of the proposed route of heavy vehicles servicing the site. Light traffic roads and those subject to a load limit are to be avoided.

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 particularly in the vicinity of pedestrians.
- b. How safe egress for vehicles will be controlled on those occasions where forward egress is not possible.
- c. How pedestrians will be safely managed across the frontage of the site.

Parking Control

- a. The provision of on-site parking for employee, tradesperson and construction vehicles.
- b. Establishment of a no-parking zone for the full frontage of the site prohibiting on-street parking during the relevant morning and afternoon

peak periods where located on main or arterial roads or during school peak periods where located near schools of full time where located near shopping centres.

- c. Special measures to be implemented during school drop off and collection times (8.00am to 9.30am and 2.30pm to 4.00pm) to ensure that the safety of young school children will not be compromised at any time.

RTA Concurrence

- a. Evidence of consultation with and concurrence of the RTA for the Traffic Control Plan as the site is located on an arterial road.

Stages

- a. The Traffic Control Plan must recognise the different stages of the work, including site establishment, bulk excavation, concrete pours and tradesperson and landscaper access, and specify the traffic management requirements of each stage.

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. Evidence of RTA concurrence, as required above, is to be lodged concurrently with Council.

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.

- 70. 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.

- 71. Fill shall not extend beyond the edge of the basement car park along its southern side to ensure the preservation of existing trees located within the site and in the adjoining property. The architectural sections shall be amended to show this and shall be submitted for approval with the Construction Certificate.
- 72. A CASH BOND/BANK GUARANTEE of \$10,000.00 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.

73. A CASH BOND/BANK GUARANTEE of \$2,500.00 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

2 x <i>Eucalyptus cinerea</i> (Argyle Apple)	
Adjoining property to south	\$1,500
2 x <i>Phoenix canariensis</i> . (Canary Island Palm)	
Close to the southern boundary	\$1,000

74. 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. A Landscape Assessment fee of \$460 will be payable on lodgment of the required landscape plan, in accordance with the following schedule.

Landscape Plan Certification Fees

Multi-Unit Housing \$100 plus \$30 per unit

NOTE

- The plan shall be at 1:100 scale;

- Some deciduous trees shall be planted to improve solar access during winter;
 - Screen planting must be long lived species and need not only be native;
 - Canopy trees shall be planted inside the property fronting Grosvenor Road rather than as street trees. Consideration needs to be given to winter solar access;
 - Street trees shall be located close to the boundary of this site in a 1.5 metre wide garden bed which extends from the entry gate to the path at the Pacific Highway. The trees would grow to approximately 6 metres in height so that they do not interfere with the power lines. The area closest to the Pacific Highway corner should be grassed with native grasses (consultation with Council's Landscape Development Officer is required)";
 - The footpath area below the pedestrian entry shall be left as paving but upgraded with brick header courses as has occurred in recent Council paving upgrades (consultation with Council's Landscape Development Officer is required);
 - A group of indigenous canopy trees is required at the corner of Grosvenor Road and the Pacific Highway to reinforce the native tree canopy;
 - Tree species selection should consider the winter solar access to the unit block to the south along the Pacific Highway;
 - The height of the fence to Grosvenor Road should generally be no higher than 1.5m but may reach 1.8m at its western end.
75. Submission, for approval by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate, of a Soil and Erosion Control Plan. The Plan is to be prepared in accordance with the NSW Department of Housing document "Managing Urban Stormwater – Soils and Construction" (1998) and section 8.2.1 of Council's Water Management DCP 47 and by a suitably qualified and experienced civil/environmental engineer or surveyor.
76. Provision to Council prior to the issue of a Construction Certificate of a \$30,000.00 bond to cover the restoration by Council of any damage to Council's infrastructure in the public road along the frontage or within close proximity to the subject development, or for any incomplete works, caused as a result of construction works relating to the subject development. 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:
- a. Where the damage constitutes a hazard in which case Council may make use of the bond immediately.
 - b. The damage has not been repaired, or incomplete works have not been completed, by the Applicant within 48 hours of the issue by Council in writing of instructions to undertake such repairs or works.
77. Prior to issue of the Construction Certificate, the Applicant shall submit a fully dimensioned layout (including widths of spaces) for the basement parking spaces, for approval by the Principal Certifying Authority (PCA). A qualified

civil/traffic engineer, shall certify on this plan that the parking provisions provided in common areas and within private parking areas comply with the following standards:

- a. Australian Standard 2890.1 – 2004 “Off-street car parking”, and
 - b. The 2.5 metre headroom requirement under DCP40 for waste collection trucks in the relevant area (where internal collection is required).
78. Prior to issue of the Construction Certificate the Applicant shall submit, for approval by the Principal Certifying Authority (PCA), construction design drawings and calculations for the property drainage system components. The property drainage system (including but not limited to gutters, downpipes, pits, joints, flushing facilities and all ancillary plumbing) shall be designed for a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence) and shall be compatible with the necessary retention and/or detention devices. Plans and calculations are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Council's Water Management Development Control Plan 47 available on the Council website and at Council, and AS 3500.2 – Plumbing and Drainage Code.
79. Prior to issue of the Construction Certificate the Applicant shall submit, for approval by the Principal Certifying Authority (PCA), construction details and specifications for provision of a rainwater tank(s) within the subject property, to be utilised for garden irrigation purposes. The total volume provided by the rainwater tank system shall be between 5000 and 10,000 litres. The tank(s) shall be designed to capture and retain runoff from a minimum 100m² roof area for each 5000 litres of rainwater storage, after which runoff reverts to the main drainage system. Design drawings are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Council's Water Management Development Control Plan 47 (appendix 6), available in hard copy at Council and on the Council website.
80. Prior to issue of the Construction Certificate the applicant shall submit, for approval by the Principal Certifying Authority (PCA), full construction drawings for the proposed method of achieving Council storage volume requirements for the required on-site stormwater detention system. The design shall be generally based on the drainage concept plans by Lyall & Associates, job AG111 dated May 2003, and shall be advanced for construction issue purposes. The storage volumes and design shall comply with Council's 1993 Stormwater Management Manual. The design and construction plans, with all supporting documentation, are to be prepared by a qualified and experienced civil/hydraulic engineer and may be incorporated on the overall site drainage plan.
81. Prior to issue of the Construction Certificate the applicant shall submit, for approval by the Principal Certifying Authority (PCA), construction design plans and calculations for provision of a basement stormwater pump-out system for the driveway ramp runoff. The system shall comprise of both duty and back-up pumps, shall be designed for the 100 year runoff and have an emergency alarm system. The system is to include a holding well which has a storage capacity

equivalent to the runoff volume from a 2 hour 100 year ARI storm event so that the basement is safeguarded from flooding during power failure for such a storm over such a period. Plans and details, including but not limited to, holding well volume calculations, inflow and outflow calculations, pump specification and duty curves are to be prepared by a qualified civil/hydraulic engineer.

82. The Applicant must carry out the following infrastructure works in the “Right of Way”, Laneway and Public Road:

Public Laneway and “Right of way”

- c. Reconstruction and resurfacing of the Public laneway over its entire length and width, to facilitate a fully laden concrete truck/garbage truck and the increased traffic loading. Unless otherwise specified, this is to include a 150 mm DGS 40 sub-base, a 100mm DGB20 F.C.R basecourse and a 50mm AC14 seal. The full width of the pavement of the existing laneway (under the kerb and between the kerbs) is to be reconstructed. Existing vehicular access to the garage accessed at the end of the Public lane is to be maintained. Grades and transitions in this location must comply with Australian Standard 2890.1 – 1993 “Off-street car parking”.
- d. Removal and levelling of embankments as required. Suitable sight distances to be provided at the bend.
- e. Provision of kerb and gutter along the both sides of the public lane, to convey stormwater to the low point in the right of carriageway, fronting the garage at 2 Grosvenor Rd, Lindfield. The kerb and gutter along the laneway is to be placed so that the back of the kerb is 200mm off the property boundary.
- f. Full re-construction of the existing PVC drainage line and grated inlet pits in the public lane and right of carriageway. The replacement line is to be 375mm RC pipe (class 2) minimum and laid accordingly to facilitate the increased traffic loadings in the lane. The new inlet pits are to be trafficable, heavy duty grated and sized to accommodate expected flows. In the event of blockage at the low point inlet, the grate level of upstream pit is to be located as a high level overflow thus preventing inundation of the neighbouring property. The new inground line is to connect into a new drainage pit to be constructed in Grosvenor Rd.
- g. Construction of a new commercial grade concrete driveway crossing and layback where the laneway meets Grosvenor Rd. The crossing is to be 5.5m wide at the boundary and 7.0m wide at the layback on Grosvenor Rd.
- h. Construction of a new concrete driveway crossing in the right of carriageway, where the basement entry is to be located.

Note: These works are required to facilitate the increased traffic movements in the lane during and after construction. The laneway and section of road over the existing PVC pipe is showing considerable wear/rutting, and this is expected to be considerably exacerbated with increased traffic loading as a result of the development.

Grosvenor Road

- i. Construction of a fully new double grated gully (DGG) pit with kerb inlet, on the downstream side of the (newly constructed) commercial layback into the Public lane. The new 375 mm drainage line to be constructed in the Public lane (described in point “d”) must connect into this new pit in Grosvenor Rd. Location and invert of this pit is to suit required falls from the newly constructed drainage line in the lane.
- j. Construction of a fully new in-ground drainage line from the new drainage pit discussed in point “g” at gutter lip alignment, to connect the new DGG pit to the existing downstream Council drainage pit fronting no. 1 Grosvenor Rd, Lindfield. Drainage crossing of Grosvenor Rd is required to facilitate this in-ground connection, together with new pit at change of direction to cross Grosvenor Rd.
- k. All drainage from the development to be piped to the new DGG pit in Grosvenor Road described in point “g”.
- l. Complete removal of the full width bitumen footpath over the Grosvenor Rd street frontage and construction of 1.8m wide concrete footpath in its place. Maximum crossfall on footpath to be 2.5%. This is to occur along that section of the frontage where the full width footpath presently occurs. Area between newly constructed concrete footpath and back of kerb to be turfed.
- m. Removal of all redundant driveway crossings and laybacks, and reinstatement to match adjacent infrastructure

Pacific Hwy frontage

- n. Reconstruction of the cracked and dilapidated sections of 1.2m wide concrete footpath, (along the frontage of 210 Pacific Hwy).
- o. Reconstruction of the pram ramps at the corner of Pacific Hwy and Grosvenor Rd.
- p. Removal of all redundant crossings and replacement with upright kerb to match the adjoining kerb and gutter.

In regard to existing public services in the laneway and “right of way”, footway or road the applicant is required to undertake any or all of the following items in order to make the work effective: - (a) adjustment of any services (b) repositioning of any services, or (c) raising or lowering of the lids of any services.

Development Consent under the EP & A Act does NOT give approval to these works in the Road Reserve. 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 under this condition. The Construction Certificate MUST NOT be issued, and these works must not proceed, until Council has issued a formal written consent under the *Roads Act 1993*.

To obtain consent under the *Roads Act 1993* for the infrastructure works on Council property, full engineering drawings (plans, sections and elevations) and

specifications for the infrastructure works are to be prepared by a suitably qualified and experienced consulting 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 and traffic management requirements during the course of works. Traffic management is to be certified on the drawings as being in accordance with the documents SAA HB81.1 – 1996 – Field Guide for Traffic Control at Works on Roads – Part 1 and RTA Traffic Control at Work Sites (1998).

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

NOTE 2: An hourly assessment fee (set out in Council's 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 Council's Development Engineers. In addition, a copy of this condition must be provided, together with a covering letter stating the full address of the property and the accompanying DA number. Failure to do so may delay the processing of the application.

83. An acoustic report is to be prepared by a suitably qualified acoustic consultant detailing the measures required to be provided to ensure all units within the development comply with AS2107-2000. The report is to be submitted to the PCA for approval prior to the release of the Construction Certificate. All works required by the report are to be completed and the works certified by a suitably qualified acoustic consultant prior to the release of the Occupation Certificate.

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

84. 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.
85. To preserve the group of trees in the adjoining property to the south and along the southern boundary, no work shall commence until the area beneath their canopies is fenced off as described below to prevent any activities, storage or the disposal of materials within the fenced area. The fences shall be maintained intact until the completion of all demolition/building work on site.

Tree/Location

Location of Fence

2 x *Eucalyptus cinerea* (Argyle Apple)

Adjoining property to south.

Commence fence at the Pacific Hwy boundary 7m north of the southern boundary. Joint to a point 1.5m outside the line of the basement car park and extend 7m west parallel to this and then at a right angle back to the southern boundary

86. To preserve the following trees, no work shall commence until the area beneath their canopies, excluding the area of the basement car park, is fenced off as described below to prevent any activities, storage or the disposal of materials within the fenced area. Where the fence would encroach into the exclusion zone, the fence may be located 1.5m outside the line of the basement car park. The fences shall be maintained intact until the completion of all demolition/building work on site.

Tree/Location

Radius from Trunk

2 x <i>Phoenix canariensis</i> . (Canary Island Palm)	3.5m
Close to the southern boundary	
<i>Pittosporum undulatum</i> (Sweet Pittosporum)	3.5m

87. The tree protection fence shall be constructed of galvanised pipe at 2.4 metre spacings and connected by securely attached chain mesh fencing to a minimum height of 1.8 metres prior to work commencing.
88. 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.
89. The Applicant shall ensure that no underground services (ie. water, sewerage, drainage and gas) shall be laid beneath the canopy of any tree protected under council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

A plan detailing the routes of these services shall be submitted to the Principal Certifying authority for approval prior to the release of the Construction Certificate.

90. Prior to the commencement of any works on site and prior to issue of the Construction Certificate, the applicant shall submit to the Principal Certifying Authority (PCA) and Council a full dilapidation report on the visible and structural condition of the existing structures at the following locations:
- a. Existing right-of carriageway between the public lane and boundary of 5 Eton St, Lindfield.

b. No. 2 Grosvenor Road

The report must be completed by a consulting structural/geotechnical engineer. A second dilapidation report, recording structural conditions of all structures originally assessed prior to the commencement of works, must be carried out at the completion of the works and be submitted to Council.

91. Prior to the commencement of any works on site and prior to issue of the Construction Certificate the applicant shall submit, for approval by the Principal Certifying Authority (PCA), a Geotechnical/Civil Engineering report which addresses (but is not limited to) the following:
- a. The type and extent of substrata formations by the provision of a minimum of four (4) representative bore hole logs which are to provide a full description of all material from ground surface to 1.0m below the finished basement floor level and include the location and description of any anomalies encountered in the profile. The surface and depth of the bore hole logs shall be related to Australian Height Datum.
 - b. The appropriate means of excavation/shoring in light of point (a) above and proximity to adjacent property and structures. Potential vibration caused by method of excavation and potential settlements affecting nearby footings/foundations shall be discussed and ameliorated.
 - c. The proposed method to temporarily and permanently support the excavation for the basement adjacent to adjoining property, structures and road reserve if nearby (full support to be provided within the subject site).
 - d. The existing groundwater levels in relation to the basement structure, where influenced.
 - e. The drawdown effects on adjacent properties (including road reserve), if any, the basement excavation will have on groundwater together with the appropriate construction methods to be utilised in controlling groundwater. Where it is considered there is the potential for the development to create a “dam” for natural groundwater flows, a groundwater drainage system must be designed to transfer groundwater through or under the proposed development without a change in the range of the natural groundwater level fluctuations. Where an impediment to the natural flowpath is constructed, artificial drains such as perimeter drains and through drainage may be utilised.
 - f. Recommendations to allow the satisfactory implementation of the works. An implementation program is to be prepared along with a suitable monitoring program (as required) including control levels for vibration, shoring support, ground level and groundwater level movements during construction. The implementation program is to nominate suitable hold points at the various stages of the works for verification of the design intent before sign-off and before proceeding with subsequent stages.

The geotechnical report must be prepared by a consulting geotechnical/hydrogeological engineer with previous experience in such investigations and reporting. It is the responsibility of the engaged geotechnical specialist to undertake the appropriate investigations, reporting and specialist recommendations to ensure a reasonable level of protection to adjacent property

and structures both during and after construction. The report shall contain site specific geotechnical recommendations and shall specify the necessary hold/inspection points by relevant professionals as appropriate.

NOTE: The design principles for the geotechnical report are as follows:

No ground settlement or movement is to be induced which is sufficient enough to cause an adverse impact to adjoining property and/or infrastructure.

No changes to the ground water level are to occur as a result of the development that are sufficient enough to cause an adverse impact to the surrounding property and infrastructure.

No changes to the ground water level are to occur during the construction of the development that are sufficient enough to cause an adverse impact to the surrounding property and infrastructure.

Vibration is to be minimised or eliminated to ensure no adverse impact on the surrounding property and infrastructure occurs, as a result of the construction of the development.

Appropriate support and retention systems are to be recommended and suitable designs prepared to allow the proposed development to comply with these Design Principles.

An adverse impact can be assumed to be crack damage which would be classified as Category 2 or greater damage according to the classification given in Table C1 of AS 2870 – 1996.

CONDITIONS TO BE COMPLIED WITH PRIOR TO ISSUE OF THE FINAL COMPLIANCE CERTIFICATE

92. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, the Section 73 Sydney Water compliance certificate must be obtained and submitted to the Principal Certifying Authority (PCA).
93. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, the following works must be completed:
 - a. Full completion of the *Roads Act* approved road, drainage and footpath works.
 - b. Removal of all redundant driveway crossings and kerb laybacks fronting the subject site. Full reinstatement of these areas to footway, and/or turfed verge and/or kerb and gutter must be completed to the satisfaction of Council. Reinstatement works shall match surrounding adjacent infrastructure with respect to integration of levels and materials.
 - c. Any sections of damaged or new grass verge are to be fully replaced with a non-friable turf of native variety to match existing.

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

94. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, the applicant shall create 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. 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. Registered title documents showing the covenants and restrictions must be submitted and approved by the Principal Certifying Authority (PCA) prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate.

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.

95. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, the following must be provided to Council (attention Development Engineer):
- a. A copy of the approved Construction Certificate stormwater detention/retention design for the site, and
 - b. A copy of the works-as-executed drawing of the as-built on-site detention/retention system, and
 - c. The Engineer's certification of the as-built system.

This condition is required so Council may maintain its database of as-constructed on-site stormwater detention systems, and also applies if the Principal Certifying Authority (PCA) is not the Council

96. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, the approved road, footpath and/or drainage works must be completed in the road reserve, in accordance with the Council approved *Roads Act 1993* drawings, conditions and specifications. The works must be supervised by the applicant's designing engineer and the works shall be completed and approved in full to the satisfaction of Council's Engineers. The supervising consulting 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 at the hold points noted on the approved drawings. Any conditions attached to the approved drawings for these works must be met in full.

97. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, an easement for waste collection must be provided. This is to permit legal access for Council, and Council's contractors, and their vehicles over the subject property for the purpose of collecting waste from the property. The terms of the easement are to indemnify Council and Council's contractors against damages to private land or property whilst in the course of carrying out waste collection services. The terms of the easement are to be generally in accordance with Council's draft terms for an easement for waste collection, available upon request.
98. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate (and at the completion of works), the applicant shall submit to the Principal Certifying Authority (PCA) certification from a suitably qualified and experienced traffic/civil engineer, that:
- a. The dimensions of all as-constructed private carparking spaces meet the dimension requirements of Australian Standard 2890.1 – 2004 "Off-Street car parking", and
 - b. The as-constructed carpark complies with the approved Construction Certificate plans, and
 - c. The vehicular headroom requirements of:
 - Australian Standard 2890.1 - "Off-street car parking", and
 - 2.44m height clearance for waste collection trucks (DCP 40) are met from the public street into and within the applicable areas of the basement carpark, and
 - d. No doors or gates have been provided in the access driveways to the basement carpark, which would prevent unrestricted access for internal garbage collection from the basement garbage storage area.
99. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, Certification and a Works-as-Executed (WAE) plan, in relation to the as-built on-site detention are to be submitted to the Principal Certifying Authority (PCA) for approval. Certification is to be provided by a suitably qualified consulting civil/hydraulic engineer and the WAE plan is to be prepared by a registered surveyor.

The certification is to specifically acknowledge compliance of the on-site detention system with the approved Construction Certificate plans and also compliance with the design requirements of appendix 5 in Councils Water Management DCP 47 - "Design of on-site detention systems". A completed copy of Council standard on-site detention certification sheet shall be attached. The Works-as-Executed details shall be marked in red on the approved Construction Certificate design for the on-site detention system, and shall specifically include:

- As constructed levels in comparison to design levels
- As built location of all detention devices on the property (plan view) and distances to nearest adjacent boundaries, buildings and easements

- As built locations of all pits and grates in the detention system, including dimensions.
 - The size of the orifice or pipe control fitted.
 - Dimensions of the discharge control pit and access grates
 - The achieved capacity of the detention storage and derivative calculation.
 - The maximum depth of storage over the outlet control.
 - Top water levels of storage areas and RL's at overflow point(s)
100. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate (and at the completion of works), the applicant shall submit certification from a consulting civil/hydraulic engineer to the Principal Certifying Authority (PCA), that:
- a. Construction of the stormwater drainage system (including but not limited to gutters, downpipes, pits, joints, flushing facilities and all ancillary plumbing) has been carried out by a licensed plumbing contractor, and
 - b. The works have been completed in accordance with the approved Construction Certificate drainage plans and the Plumbing and Drainage Code AS3500, 3.2, and
 - c. 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.

In addition, a Works-as-Executed (WAE) drawing of the property stormwater drainage system is to be prepared by a registered surveyor and submitted to the Principal Certifying Authority (PCA) prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate. The WAE plan shall show the following as built details, marked in red on the approved construction certificate stormwater drawings:

- a. As built reduced surface and invert levels for all drainage pits and connection points.
 - b. As built reduced level(s) at the approved point of discharge to the public drainage system.
 - c. Gradients of drainage lines, materials and dimensions.
101. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate, a maintenance regime shall be prepared for the basement stormwater pump-out system and submitted to Principal Certifying Authority. The regime shall specify that the system is to be regularly inspected and checked by qualified practitioners.
102. Prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate (and at the completion of the works) a suitably qualified and consulting geotechnical engineer is to provide certification to the Principal Certifying Authority (PCA) that excavation and construction of the basement level, including temporary and permanent shoring and retention measures, have been carried out :

- a. According the relevant Australian Standards and guidelines and
- b. In accordance with geotechnical report prepared for the site
- c. In a manner that ensures that the structural amenity of adjoining structures and property is fully maintained.

CONDITIONS TO BE COMPLIED PRIOR TO OCCUPATION

103. 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 Occupation Certificate.
104. 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.
105. The subdivision certificate shall not be released until an Occupation Certificate has been issued for the building.
106. All parking spaces and all areas of common property, including visitor car parking spaces and on-site detention facilities, which are to be common property, must be included on the final plans of strata subdivision.
107. Prior to release of the linen plan/issue of the subdivision certificate, the Section 73 Sydney Water compliance certificate which refers to the subdivision application must be obtained and submitted to the Council.
108. Prior to release of the linen plan/issue of the subdivision certificate, the applicant shall create all burdens including but not limited to drainage easements, easements for services and rights-of-carriageway, as required. A registered surveyor is to certify, prior to release of the linen plan/issue of the subdivision certificate, that all existing interallotment drainage lines, services and/or driveways are fully contained within the required burdens and/or that future provision of such are fully covered by the proposed burdens. Alternatively, where the surveyor is of the opinion that no interallotment easements or rights-of-carriageway are required, then certification to this effect must be submitted to the Principal Certifying Authority (PCA).
109. Prior to release of the linen plan/issue of the subdivision certificate, an easement for waste collection is to be created. This is to permit legal access for Council, Council's contractors and their vehicles over the subject property for the purpose of collecting waste from the property. The terms of the easement are to indemnify Council and Council's contractors against damages to private land or property whilst in the course of carrying out waste collection services. The terms of the easement are to be generally in accordance with Council's draft terms for an easement for waste collection.
110. For endorsement of the linen plan / subdivision certificate issue, the Applicant shall submit an original instrument under Section 88B of the Conveyancing Act with the plan of subdivision, plus six (6) copies. This is to create any required

easements, rights-of-carriageway, positive covenants, restrictions-on-use or other burdens/benefits as may be required. Ku-ring-gai Council must be named as the authority whose consent is required to release, vary or modify the same.

111. For endorsement of the linen plan/issue of the subdivision certificate, the Applicant shall submit an original plan of subdivision plus six (6) copies, suitable for endorsement by the consent authority. The following details **must** be submitted with the plan of Subdivision and its (5) copies, where Council is the consent authority:

- a. The endorsement fee current at the time of lodgment.
- b. The 88B Instruments plus six (6) copies,
- c. A copy of the Occupation Certificate,
- d. The Consulting 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.
- e. A copy of all works-as-executed plans required under the consent,
- f. All Surveyor's and/or Consulting Engineer's certification(s) required under this consent,
- g. The Section 73 (Sydney Water) Compliance Certificate for the subdivision.

Council officers will check the consent conditions on the subdivision. Failure to submit the required information will delay endorsement of the linen plan, and may require payment of rechecking fees.

Note 1: Plans of subdivision and copies must not be folded.

Note 2: Council will not accept bonds in lieu of completing subdivision works.

Note 3: If the certifying authority is not Council, then a copy of all of the above must be provided to Council

112. To ensure minimal acoustic impacts to the southern adjoining property the roller garage door and mechanism shall be limited/enhoused so that it does not emit acoustics above 5dB(A) above the ambient background noise at the property boundary.

For the Resolution: Councillors Andrew, Cross, Ebbeck, Hall, Innes, Lane, Malicki and Shelley

Against the Resolution: Councillor Bennett

391 **7 Shelby Road, St Ives - Supplementary Report**

File: DA 1061/03

The following members of the public addressed Council:

**C Eyre
H Blaxland**

To address matters raised at the site inspection of 10 July 2004 and for Council to determine a development application for the construction of a new two storey dwelling which, in conjunction with the existing dwelling, would form a detached dual occupancy development.

Resolved:

(Moved: Councillors Hall/Bennett)

THAT Council, as the consent authority, refuse consent to Development Application No 1061/03 for construction of a new dwelling to create a detached dual occupancy on land at No 7 Shelby Street, St Ives for the following reasons:

1. The proposal has provided incorrect site analysis under Clause 31 (2)(a) of SEPP 53 depicting the existing single storey house at 128 Collins Road, as two storeys.
2. The proposal will have an unreasonable privacy impact on No 128 Collins Road, where the kitchen window of the proposed dwelling cannot be adequately screened on the south side to minimise the privacy impact on the front entrance and veranda of No 128 conflicts with Clause 32 (b.) of SEPP 53.
3. The proposal will have adverse and unacceptable overshadowing impact on No 128 Collins Road, conflicts with Clause 32 (c)(i).
4. The bulk and scale of the proposed dwelling facing Collins Road is excessive and represents an overdevelopment of the site, conflicts with Clause 32 (design of residential development).
5. The position of the car space in front of the proposed building is detrimental to the streetscape of Collins Road, in conflict with Clause 32 (a)(ii).
6. Approval of the dual occupancy would create an unacceptable subdivision pattern out of keeping with the remainder of the locality.
7. The proposal would create an unacceptable conflict with the aims and objectives of Schedule 9.
8. Inimical to the public interest.

For the Resolution: *Councillors Bennett, Cross, Ebbeck, Hall, Innes and Lane*

Against the Resolution: *Councillors Andrew, Malicki and Shelley*

Heritage Nomination - Request to Prepare Local Environmental Plan

File: P56728, P52770

*A motion moved by Councillors Lane and Innes
to hear all speakers was CARRIED UNANIMOUSLY*

The following members of the public addressed Council:

M Rampling
S Rahmani
J Boyd
R Hubbard
T Whitmore

For Council to consider the heritage status of two properties - 27 Richmond Avenue and 400 Mona Vale Road, St Ives and to determine whether the two properties should be included in the Pettit and Sevitt Display Village heritage group in St Ives.

Resolved:

(Moved: Councillors Hall/Lane)

That consideration of this matter be deferred pending a site inspection of the subject properties and Staddon Close, St Ives, with the inspection to be held on a Saturday.

*For the Resolution: Councillors Andrew, Bennett, Cross, Ebbeck, Hall,
Innes, Lane and Shelley*

Against the Resolution: Councillor Malicki

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

(Moved: Councillors Bennett/Malicki)

- A. That Council prepare a Local Environmental Plan to include 27 Richmond Avenue and 400 Mona Vale Road, St Ives as a draft heritage item.*
- B. That Council notify the Department of Infrastructure, Planning and Natural Resources of its intention to prepare a draft Local Environmental Plan in accordance with Section 54 of the EP & A Act.*
- C. That Council notify the owners of all affected properties of its decision.*
- D. That the Draft Plan be placed on exhibition in accordance with the requirements of the EP & A Act and Regulations.*
- E. That a report be brought back to Council at the end of the exhibition period.*

**Councillor Lane declared a pecuniary interest
under Section 451 of the Local Government Act 1993
in respect of the following item – GB.6 – Application to Amend
KPSO in Relation to 657-661 Pacific Highway, Killara
and withdrew from the Chamber taking no part
in discussion and voting on the item**

393 **Application to Amend Ku-ring-gai Planning Scheme Ordinance in Relation to
657 - 661 Pacific Highway, Killara**

File: S02029

The following members of the public addressed Council:

**G Smith
P Cooper**

To have Council assess the merits of an application to amend the Ku-ring-gai Planning Scheme Ordinance in relation to Nos 657 - 661 Pacific Highway, Killara.

Resolved:

(Moved: Councillors Ebbeck/Cross)

- A. That Council exhibit Draft Local Environmental Plan No 202 for Nos 657-661 Pacific Highway, Killara.
- B. That Council notify the Department of Infrastructure Planning and Natural Resources under Section 54 of the Environmental Planning & Assessment Act of its decision.
- C. That Council publicly exhibit the Draft Ku-ring-gai Draft Local Environmental Plan No 202 in accordance with provisions of the Environmental Planning & Assessment Act 1979 and Regulations.
- D. That development controls under Development Control Plan No 55 Multi-Unit Housing under Development Control Plan No55-Railway/Pacific Highway Corridor and St Ives Centre be prepared for Nos 657-661 Pacific Highway for consideration by Council at the end of the exhibition period.
- E. That a report be brought back to Council at the end of the exhibition period.
- F. That Clause 4 of the Draft Local Environmental Plan No 202 be amended to make it clear that the deep soil landscaping requirement and minimum set back only apply where the commercial carparking of more than 60 spaces for the exclusive use of the Greengate Hotel is provided.

Councillor Cross departed during discussion

For the Resolution: Councillors Ebbeck, Hall, Innes, and Shelley

Against the Resolution: Councillors Andrew, Bennett and Malicki

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

(Moved: Councillors Ebbeck/Hall)

- A. That Council exhibit Draft Local Environmental Plan No 202 for Nos 657-661 Pacific Highway, Killara.*
- B. That Council notifies the Department of Infrastructure Planning and Natural Resources under Section 54 of the EP&A Act of its decision.*
- C. That Council publicly exhibit the draft Ku-ring-gai Plan No 202 in accordance with provisions of the Environmental Planning and Assessment Act 1979 and Regulations.*
- D. That development controls under DCP No 55 Multi Unit housing under DCP No55-Railway/Pacific Highway Corridor and St Ives Centre be prepared for Nos 657-661 Pacific Highway for consideration by Council at the end of the exhibition period.*
- E. That a report be brought back to Council at the end of the exhibition period.*

Councillor Lane returned

394 **Five Year Road Program**

File: S02362

J Hyde addressed Council

Councillor Ebbeck withdrew during address

To seek Council's approval of the five year rolling works program for 2004/2005.

Resolved:

(Moved: Councillors Hall//Lane)

- A. That Council adopts the proposed 2004/2005 Road Program and the draft Five Year Rolling Road Works Program as **attached** in Appendix A.
- B. That Council endorses the preparation of the application for an extension of the Infrastructure Levy to take effect from 2006/07 in order to maintain the

funding levels required to bring Council's road assets up to a satisfactory standard.

For the Resolution: Councillors Andrew, Hall, Innes, Lane, Malicki and Shelley

Against the Resolution: Councillor Bennett

Councillor Ebbeck returned

395 **2004 Local Government Road Safety Conference - 7 to 9 September 2004**

File: S02307

To advise Council of the 2004 Local Government Road Safety Conference to be held in Parramatta from 7 to 9 September.

Resolved:

(Moved: Councillors Innes/Hall)

That Councillor Lane attend the 2004 Local Government Road Safety Conference to be held in Parramatta and accept the award on behalf of Council and any other interested Councillors may also attend the conference.

For the Resolution: Councillors Andrew, Ebbeck, Hall, Innes, Lane, Malicki and Shelley

Against the Resolution: Councillor Bennett

QUESTIONS WITHOUT NOTICE

396 **School Mock Council Meeting**

File: S02012

Question Without Notice from Councillor N Ebbeck

Could the General Manager please congratulate the staff involved in the School Mock Council held on Friday, 6 August 2004?

Answer by the Mayor

The General Manager has advised of his thanks and he will do that.

397

St Ives Shopping Centre - Re-Development of Centre Site

File: S03560

Question Without Notice from Councillor L Bennett

Have there been any discussions (written or verbal) involving Council Officers/Consultants and the St Ives Shopping Village Centre about enlarging the Centre site in the last two years? If so, does this include assuming the Council laneway and car park or acquisition of the strip between the old BP site and the traffic lights or enlargement of Council car parks?

Answer by the Mayor

The General Manager will check and advise but Councillor Bennett, can I just ask for a clarification. Is that, have any meetings been held during the past two years?

Answer by Councillor Bennett

Yes

Answer by Mayor

Sorry, thank you.

398

Stage 1 Exemption from SEPP 53 - Letter to Department of Infrastructure, Planning and Natural Resources

File: S02921

Question Without Notice from Councillor L Bennett

Has Council written to the Department of Infrastructure, Planning & Natural Resources (DIPNR) or the Minister concerning the failure to exempt most of the Stage 1 area from SEPP 53?

If Council has written, has it received a response?

Answer by the Mayor

The Director will advise in due course and will get back to you.

399

Safety in Ku-ring-gai's Retirement Villages

File: S02168

Question Without Notice from Councillor T Hall

In view of the tragic deaths of two residents at a Northern Beaches retirement village as recorded by the NSW Coroner this week, will the General Manager, if he has authority to do so, arrange that investigations be implemented to ensure electrical safety trip devices are installed in older retirement villages as a matter of urgency to avoid any similar tragic incidents?

Answer by the Mayor

The General Manager will check and advise that.

400

19 Churchill Road, East Killara - Incident regarding Tree Removal

File: DA0351/00-4

Question Without Notice from Councillor E Malicki

Can Councillors please receive a memo on the incidents described by Mrs Jan Langley at Council's meeting tonight?

I understand the address in question was 19 Churchill Road, Killara.

Answer by the Mayor

A report will be forthcoming.

INSPECTIONS COMMITTEE – SETTING OF TIME, DATE AND RENDEZVOUS

The Inspections Committee will take place on a Saturday and Councillors will be notified of dates available to view the following properties:

27 Richmond Avenue, St Ives
400 Mona Vale Road, St Ives
Staddon Close, St Ives

The Meeting closed at 9.58pm

The Minutes of the Ordinary Meeting of Council held on 10 August 2004 (Pages 1 – 42) were confirmed as a full and accurate record of proceedings on 24 August 2004.

General Manager

Mayor / Chairperson

PROGRAM FOR 2004/05**Infrastructure Levy 2004/05 (\$1,681,026)**

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	WARD
ADDITION AVENUE	ROSEVILLE	ARCHBOLD ROAD	MOORE AVENUE	50MM AC14 OVERLAY	\$82,122	R
ADDITION AVENUE	ROSEVILLE	MOORE AVENUE	BABBAGE ROAD	50MM AC14 OVERLAY	\$63,524	R
AYRES ROAD	ST IVES	MONA VALE ROAD	NO.1	HEAVY PATCH WITH 40MM ASPHALT	\$83,598	S
BANKS AVENUE	NORTH TURRAMURRA	BOBBIN HEAD ROAD	CUL-DE-SAC	DENSE GRADED OVERLAY 40MM	\$65,684	W
BRIAR STREET	ST IVES	KILLEATON STREET	FLINDERS AVENUE (L)	DENSE GRADED OVERLAY 40MM	\$24,563	S
CURAGUL ROAD	NORTH TURRAMURRA	BOBBIN HEAD ROAD	END	STABILISATION 200 MM + SEAL+40MM AC	\$201,661	W
EDGEcombe ROAD	ST IVES	MAWSON STREET	CUL-DE-SAC	DENSE GRADED OVERLAY 40MM	\$15,755	S
FIDDEN WHARF ROAD	KILLARA	GRASSMERE STREET	GOLF LINK ROAD	DENSE GRADED OVERLAY 50MM	\$133,753	G/R
GLADYS AVENUE	WAHROONGA	HAMPDEN AVENUE	WESTBROOK AVENUE	STABILISATION 200 MM + SEAL+40MM AC	\$100,855	W
HOWARD STREET	LINDFIELD	TRYON ROAD	VALLEY ROAD	DENSE GRADED OVERLAY 40MM	\$65,865	R
KYLIE STREET	KILLARA	# 28	WATTLE STREET	DENSE GRADED OVERLAY 40MM	\$101,195	G
MOORE STREET	ROSEVILLE	ADDITION STREET	EARL STREET	DENSE GRADED OVERLAY 50MM	\$79,418	R
NELSON STREET	GORDON	CARTER STREET	BELL STREET	STABILISATION 200 MM + SEAL+40MM AC	\$132,653	G
NELSON STREET	GORDON	MATONG STREET	CLIFFORD STREET	DENSE GRADED OVERLAY 40MM	\$13,918	G
PARK LANE	GORDON	ROSEDALE ROAD	WERONA AVENUE	DENSE GRADED OVERLAY 40MM	\$15,634	G
STANLEY STREET	ST IVES	HORACE STREET	YARRABUNG ROAD	STABILISATION 200 MM + SEAL+40MM AC	\$90,341	S
THE CHASE ROAD	TURRAMURRA	EASTERN ROAD	NO 12 FB	STABILISATION 200 MM + SEAL+40MM AC	\$140,955	W
WEMBURY ROAD	ST IVES	ASHLAR STREET	EDGEcome ROAD	DENSE GRADED OVERLAY 40MM	\$82,100	S
WINDSOR PLACE	ST IVES CHASE	WARRIMOO AVENUE	CUL-DE-SAC	DENSE GRADED OVERLAY 40MM	\$38,289	S
YIRGELLA AVENUE	EAST KILLARA	SPRINGDALE AVENUE	CHURCHILL ROAD	STABILISATION 200 MM + SEAL+40MM AC	\$80,897	G
ZELDA AVENUE	WAHROONGA	EASTERN ROAD	MORRIS AVENUE	STABILISATION 200 MM + SEAL+40MM AC	\$51,920	W
INFRASTRUCTURE LEVY - PAVEMENT CONDITION SURVEY					\$40,000	
					\$1,704,700	

Rehabilitation 2004/05

ALVONA AVENUE	ST IVES	LYNBARA AVENUE	AMESBURY AVENUE	STABILISATION 200 MM + SEAL+40MM AC	\$130,041	S
CARRINGTON ROAD	WAHROONGA	EASTERN ROAD	WAHROONGA AVENUE	STABILISATION 200 MM + SEAL+40MM AC	\$245,776	W
HEYDON AVENUE	WARRAWEE	PACIFIC HIGHWAY	YOSEFA AVENUE	STABILISATION 200 MM + SEAL+40MM AC	\$92,050	W
JOHNSON STREET	LINDFIELD	CHARLES STREET	KNOX STREET	STABILISATION 200 MM + SEAL+40MM AC	\$223,035	R
MARLBOROUGH PLACE	ST IVES	WARRIMOO AVENUE	NO 29 ND-6M	STABILISATION 200 MM + SEAL+40MM AC	\$120,366	S
MINNAMURRA AVENUE	PYMBLE	RYDE ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+40MM AC	\$222,803	G
MUDIES ROAD	ST IVES	COLLINS ROAD	MEMORIAL AVENUE	STABILISATION 200 MM + SEAL+40MM AC	\$72,596	S
RAVENHILL ROAD	TURRAMURRA	THE COMENARRA PARKWAY	PEMBROKE AVENUE	STABILISATION 200 MM + SEAL+40MM AC	\$139,863	C
RAY STREET	TURRAMURRA	PACIFIC HIGHWAY	WILLIAM STREET	STABILISATION 200 MM + SEAL+40MM AC	\$108,494	C

ROBERT STREET	GORDON	WERONA AVENUE	ROSEDALE STREET	STABILISATION 200 MM + SEAL+40MM AC	\$81,694	G
ROTHERY STREET	GORDON	ELGIN STREET (RIGHT)	DARNLEY STREET	STABILISATION 200 MM + SEAL+40MM AC	\$47,576	G
WAHROONGA AVENUE	WAHROONGA	JUNCTION ROAD	CARRINGTON ROAD	STABILISATION 200 MM + SEAL+40MM AC	\$85,250	W
YARABAH AVENUE	GORDON	PACIFIC HIGHWAY	NO 19 FB	STABILISATION 200 MM + SEAL+40MM AC	\$131,156	G
HYDRANT MARKERS					\$10,000	
REHAB - PAVEMENT CONDITION SURVEY					\$40,000	
					\$1,750,700	

Roads to Recovery 2004/05

BANGALLA STREET	WARRAWEE	YOUNG STREET	ROUNDABOUT	STABILISATION 200 MM + SEAL+40MM AC	\$165,000	W
					\$165,000	

RTA Program 2004/05

Repair

FOX VALLEY ROAD	WAHROONGA	FIELD PLACE	ROLAND AVENUE	HEAVY PATCH+50MM OVERLAY	\$37,132	C
THE COMENARRA PARKWAY	SOUTH TURRAMURRA	KISSING POINT ROAD	PARKINSON AVENUE	RECONSTRUCTION WITH DEEPLIFT ASPHALT	\$228,395	C
THE COMENARRA PARKWAY	SOUTH TURRAMURRA	PARKINSON AVENUE	HICKS AVENUE	RECONSTRUCTION WITH DEEPLIFT ASPHALT	\$187,073	C
					\$452,600	

Enhancement

BURNS ROAD	WAHROONGA	LOVERS JUMP CREEK CULVERT		STRENGTHENING OF CULVERT	\$150,000	W
					\$150,000	

Total Program for 2004/05

\$4,223,000

PROGRAM FOR 2005/06**Infrastructure Levy 2005/06 (\$1,760,103)**

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	WARD
AMUSBURRY STREET	ST IVES	ALVONA STREET	HORACE STREET	40MM AC14 OVERLAY	\$12,911	S
BARANA PARADE	ROSEVILLE CHASE	MALGA AVENUE	CUL -DE-SAC	40MM AC14 OVERLAY	\$32,267	R
BLACKBURN STREET	ST IVES	ROMA ROAD	ACRON ROAD	40MM AC14 OVERLAY	\$44,551	S
BLIGH STREET	EAST KILLARA	KOOLA AVENUE	WENTWORTH AVENUE	40MM AC14 OVERLAY	\$16,998	G
BUCKINGHAM ROAD	KILLARA	PACIFIC HIGHWAY	WARWICK STREET	50MM AC14 OVERLAY	\$33,944	G
BURNLEY AVENUE	NORTH TURRAMURRA	ALLARA AVENUE	CUL-DE-SAC	40MM AC14 OVERLAY	\$21,495	W
BYAMEE STREET	EAST KILLARA	KOOLA AVENUE	KANOWAR AVENUE	40MM AC14 OVERLAY	\$20,250	G
CALDER PLACE	ST IVES	WEMBURY ROAD	CUL DE SAC	40MM AC14 OVERLAY	\$4,773	S
CARRINGTON ROAD	WAHROONGA	GROSVENOR STREET	COONANBARRA ROAD	HEAVY PATCH+50MM AC14 OVERLAY	\$43,258	W
COLLEGE CRESCENT	ST IVES	YARRABUNG ROAD (NTH)	YARRABUNG ROAD (STH)	40MM AC14 OVERLAY	\$61,900	S
GARRICK ROAD	ST IVES	MONA VALE ROAD	CUL-DE-SAC	40MM AC14 OVERLAY	\$44,818	S
GERALD AVENUE	ROSEVILLE	ROSEVILLE AVENUE	DUDLEY AVENUE	STABILISATION 200 MM + SEAL+AC	\$99,835	R
GROSVENOR STREET	WAHROONGA	BURNS ROAD	JUNCTION ROAD	50MM AC14 OVERLAY	\$116,429	W
HAMSHIRE AVENUE	WEST PYMBLE	KOOLLOONA CRESCENT	CUL-DE-SAC	40MM AC14 OVERLAY	\$26,532	C
HOBART AVENUE	EAST LINDFIELD	SYDNEY ROAD	MELBOURNE ROAD	40MM AC14 OVERLAY	\$51,562	R
KAROO AVENUE	EAST LINDFIELD	CRANA AVENUE	NO 14	40MM AC14 OVERLAY	\$19,310	R
KARUAH ROAD	TURRAMURRA	KU-RING-GAI AVENUE	EVELYN AVENUE	40MM AC14 OVERLAY	\$26,743	W
KU-RING-GAI AVENUE	TURRAMURRA	BOOMERANG ST (RIGHT)	KARUAH ROAD	40MM AC14 OVERLAY	\$33,445	W
MELBOURNE ROAD	EAST LINDFIELD	WOODLANDS ROAD	CANBERRA CRESCENT	50MM AC14 OVERLAY	\$34,469	R
MILBURN PLACE	ST IVES CHASE	WARRIMOO AVENUE	TIMBARRA ROAD	40MM AC14 OVERLAY	\$70,707	S
MONTEITH STREET	TURRAMURRA	FINLAY ROAD	ROLAND AVENUE	40MM AC14 OVERLAY	\$56,371	C
ORMONDE ROAD	ROSEVILLE CHASE	THE KINGSWAY	END	HEAVY PATCH+50MM AC14 OVERLAY	\$40,261	R
PARK AVENUE	GORDON	PEARSON AVE	ROSEDALE RD	HEAVY PATCH+50MM AC14 OVERLAY	\$62,262	G
POLDING ROAD	LINDFIELD	COOCUPARA AVENUE	KOONAWARRA AVENUE	HEAVY PATCH+50MM AC14 OVERLAY	\$14,433	R
POLDING ROAD	LINDFIELD	KOONAWARRA AVENUE	PRIMULA STREET	HEAVY PATCH+50MM AC14 OVERLAY	\$38,705	R
RESERVOIR RD	PYMBLE	SELWYN ST	PACIFIC HIGHWAY	40MM AC14 OVERLAY	\$69,832	W
RICHMOND AVENUE	ST IVES	MONA VALE ROAD	NO 1 FB	40MM AC14 OVERLAY	\$14,165	S
RUSHALL ST	PYMBLE	BANNOCKBURN RD	CROWN RD	40MM AC14 OVERLAY	\$71,768	W
SARNIA CRESCENT	KILLARA	NORFOLK STREET	CUL-DE-SAC	40MM AC14 OVERLAY	\$7,118	G
STONECROP ROAD	NORTH TURRAMURRA	NO 14 FB	END	50MM AC14 OVERLAY	\$11,214	W
TOROKINA AVENUE	ST IVES	NO 28 FB+4M	NO 62 NB	40MM AC14 OVERLAY	\$65,869	S
TRYON RD	LINDFIELD	LINDFIELD AVE	NELSON RD	50MM AC14 OVERLAY	\$265,821	R
WARRAGAL ROAD	TURRAMURRA	PACIFIC HIGHWAY	AVOCA ROAD	HEAVY PATCH + 50MM OVERLAY	\$99,887	C
WARREGO PLACE	EAST KILLARA	CHURCHHILL ROAD	CUL-DE-SAC	40MM AC14 OVERLAY	\$16,080	G
WARRIMOO AVENUE	ST IVES	MUDIES ROAD	CARBEEN AVENUE	HEAVY PATCH + 50MM OVERLAY	\$110,120	S
					\$1,760,103	

Rehabilitation 2005/06 (\$1,939,897)

ADELAIDE AVENUE	LINDFIELD	SYDNEY ROAD	MELBOURNE ROAD	STABILISATION 200 MM + SEAL+AC	\$141,239	R
BALDWIN STREET	GORDON	GLENVIEW STREET	ELGIN STREET	STABILISATION 200 MM + SEAL+AC	\$100,781	G
BOUNDARY ROAD	WAHROONGA	WAHROONGA AVENUE	GROSVENOR STREET	STABILISATION 200 MM + SEAL+AC	\$141,706	W
BUXTON PLACE	NORTH TURRAMURRA	BURNLEY AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$32,815	W
EDEN AVENUE	SOUTH TURRAMURRA	MAXWELL STREET	START OF TWAY CO	STABILISATION 200 MM + SEAL+AC	\$132,143	C
FERN STREET	PYMBLE	MONA VALE ROAD	GRANDVIEW STREET	STABILISATION 200 MM + SEAL+AC	\$125,100	G
GILLIAN PARADE	WEST PYMBLE	YANKO ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$123,135	C
INVERALLAN AVENUE	WEST PYMBLE	LOFBERG ROAD	KENDALL ST (R-22M)	STABILISATION 200 MM + SEAL+AC	\$55,154	C
KEATS ROAD	NORTH TURRAMURRA	BOBBIN HEAD ROAD	SHELLEY ROAD	STABILISATION 200 MM + SEAL+AC	\$62,208	W
KEATS ROAD	NORTH TURRAMURRA	SHELLEY ROAD	ELLALONG AVENUE	STABILISATION 200 MM + SEAL+AC	\$48,672	W
KNOX STREET	LINDFIELD	EDMUND STREET	FIDDEN WHARF ROAD	STABILISATION 200 MM + SEAL+40MM AC	\$99,784	R
NORMURRA AVENUE	NORTH TURRAMURRA	BOBBIN HEAD ROAD	MIOWERA ROAD	STABILISATION 200 MM + SEAL+AC	\$98,345	W
POWELL ST	KILLARA	WERONA AVE	KARRANGA AVE	HEAVY PATCH+50MM AC14 OVERLAY	\$205,967	G
RAWHITI STREET	ROSEVILLE	CLANVILLE ROAD	NO 1A,FB-20M	STABILISATION 200 MM + SEAL+AC	\$39,749	R
RAWHITI STREET	ROSEVILLE	NO 1A,FB-20M	WAIMEA ROAD (RIGHT)	STABILISATION 200 MM + SEAL+AC	\$32,738	R
STATION ST	PYMBLE	GRANDVIEW ST	ALMA ST	STABILISATION 200 MM + SEAL+AC	\$101,185	G
TRAFALGAR AVENUE	ROSEVILLE	CLANVILLE ROAD	OLIVER ROAD	STABILISATION 200 MM + SEAL+AC	\$200,398	R
VICTORIA STREET	ROSEVILLE	SPEARMAN STREET	WANDELLA AVENUE	STABILISATION 200 MM + SEAL+AC	\$114,138	R
WARRABINA AVENUE	ST IVES	BUNDABAH AVENUE	WOODBURY ROAD	40MM AC14 OVERLAY	\$84,641	S
					\$1,939,897	

RTA Program 2005/06 (Indicative only and subject to RTA approval)

EASTERN ARTERIAL RD	ST IVES	BARRA BRUI CRESCENT	NICHOLSON AVENUE	HEAVY PATCH, MILL AND RESHEET	\$325,000	S
EASTERN ROAD	TURRAMURRA	ROHINI STREET (RIGHT	BRENTWOOD AVENUE	HEAVY PATCH, MILL AND RESHEET	\$175,000	W
					\$500,000	

Total Program for 2005/06**\$4,200,000**

PROGRAM FOR 2006/07

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	WARD
ACRON ROAD	ST IVES	DOUGLAS STREET	WOODBURY RD RIGHT	40MM AC14 OVERLAY	\$93,178	S
ALICE STREET	TURRAMURRA	EASTERN ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$210,156	W
ALLARA AVENUE	NORTH TURRAMURRA	MIOWERA ROAD FB-2M	CUL-DE-SAC	HEAVY PATCH + 40MM OVERLAY	\$49,804	W
CALVERT AVENUE	KILLARA	SPENCER ROAD	MILDURA STREET	STABILISATION 200 MM + SEAL+AC	\$122,461	G
CAMPBELL DRIVE	WAHROONGA	BOGAN PLACE	COOPER CRESCENT	40MM AC14 OVERLAY	\$137,540	C
CANOON ROAD	SOUTH TURRAMURRA	CHISHOLM STREET	END AC/START PARKING	40MM AC14 OVERLAY	\$126,076	C
CARLYLE ROAD	EAST LINDFIELD	SYLVAN AVENUE	PLEASANT AVENUE	40MM AC14 OVERLAY	\$118,683	R
CHURCHILL ROAD	EAST KILLARA	KOOLA AVENUE	NO 1 FB (CS)	40MM AC O/LAY WITH GEO FABRIC	\$21,530	G
CONGHAM ROAD	WEST PYMBLE	YANKO ROAD	WALLALONG CRESCENT	40MM AC14 OVERLAY	\$121,219	C
COONANBARRA ROAD	WAHROONGA	BAREENA AVENUE	LOCHVILLE STREET	40MM AC14 OVERLAY	\$30,811	W
EASTGATE AVENUE	EAST KILLARA	TRUSCOTT PLACE	FAIRBAIRN AVENUE	40MM AC14 OVERLAY	\$50,239	G
EURONG STREET	WAHROONGA	MORONA AVENUE	WONGALEE AVENUE	40MM AC14 OVERLAY	\$13,599	C
FLINDERS AVENUE	ST IVES	NO 23 FB-2M	BRIAR STREET	40MM AC14 OVERLAY	\$38,793	S
GLENEAGLES AVENUE	KILLARA	NO 15 FB-14M	NO 31 FB-4M	40MM AC14 OVERLAY	\$46,272	G
GREENWAY DRIVE	PYMBLE	WARROWA AVENUE	GOLFERS PARADE	HEAVY PATCH + 40MM OVERLAY	\$80,000	C
HALCYON AVENUE	WAHROONGA	CHILTON PARADE	BILLYARD AVENUE	STABILISATION 200 MM + SEAL+AC	\$73,920	W
HENRY STREET	GORDON	RAVENSWOOD AVENUE	CECIL ST MID CURV	HEAVY PATCH + 40MM OVERLAY	\$138,252	G
KAMILAROY ROAD	WEST PYMBLE	RYDE ROAD	YANKO ROAD	40MM AC14 OVERLAY	\$117,899	C
KARLOO STREET	TURRAMURRA	FAIRLAWN AVENUE	BILLABONG AVENUE	STABILISATION 200 MM + SEAL+AC	\$68,302	W
KARUAH ROAD	TURRAMURRA	EASTERN ROAD	TURRAMURRA AVENUE	STABILISATION 200 MM + SEAL+AC	\$78,392	W
KILLEATON STREET	ST IVES	LUCIA AVENUE	ACRON ROAD	40MM AC14 OVERLAY	\$28,556	S
KINGS AVENUE	ROSEVILLE	POCKLEY AVENUE	CORONA AVENUE END	STABILISATION 200 MM + SEAL+AC	\$85,378	R
LINDFIELD AVENUE	LINDFIELD	TREATTS RD (LEFT KE)	KENILWORTH ROAD	50 MM AC OVERLAY	\$30,249	R
MCINTOSH STREET	GORDON	ROSEDALE ROAD	CARTER STREET	STABILISATION 200 MM + SEAL+AC	\$183,051	G
MONTEITH STREET	TURRAMURRA	KISSING POINT ROAD	CORNWALL AVENUE	HEAVY PATCH + 40MM OVERLAY	\$62,424	C
OWEN STREET	LINDFIELD	ARCHBOLD ROAD	SYDNEY ROAD	HEAVY PATCH + 40MM OVERLAY	\$159,519	R
PARK CRESCENT	PYMBLE	PARK CR BLOCK I	NO 36 FB-20M	HEAVY PATCH + 40MM OVERLAY	\$64,458	G
PARK CRESCENT	PYMBLE	ALMA STREET (SW)	END NO 14 14B	HEAVY PATCH + 40MM OVERLAY	\$100,069	G
PEARSON AVENUE	GORDON	MT WILLIAM STREET	PARK AVENUE	STABILISATION 200 MM + SEAL+AC	\$213,385	G
PINDARI AVENUE	ST IVES	EUCALYPTUS STREET	KILPA PLACE	40MM AC14 OVERLAY	\$91,186	S
PROVINCIAL ROAD	LINDFIELD	NO 98 NB+13M (CS)	LADY GAME DRIVE	STABILISATION 200 MM + SEAL+AC	\$206,532	R
RAYMOND AVENUE	WARRAWEE	BANGALLA STREET	CHILTON PARADE	HEAVY PATCH + 40MM OVERLAY	\$62,247	W
STANLEY STREET	ST IVES	LYNBARA AVENUE	HORACE STREET	40MM AC14 OVERLAY	\$120,251	S
STUART STREET	WAHROONGA	COONANBARRA ROAD	ILLOURA AV NK-18M	STABILISATION 200 MM + SEAL +	\$74,595	W
SYDNEY ROAD	EAST LINDFIELD	WOODLANDS ROAD	CARNARVON ROAD	40MM AC14 OVERLAY	\$40,024	R

SYDNEY ROAD	EAST LINDFIELD	CHELMSFORD AVENUE	WOODLANDS ROAD	40MM AC14 OVERLAY	\$37,126	R
SYLVAN AVENUE	EAST LINDFIELD	WELLINGTON ROAD	PLEASANT AVENUE	HEAVY PATCH + 50MM OVERLAY	\$63,448	R
TALGAI AVENUE	WAHROONGA	THE BROADWAY	WONGALEE AVENUE	40MM AC14 OVERLAY	\$18,473	C
TIMBARRA ROAD	ST IVES CHASE	WARRIMOO AVENUE	CUL-DE-SAC	40MM AC14 OVERLAY	\$63,423	S
WAMBOOL STREET	TURRAMURRA	AVOCA ROAD	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$123,409	C
WINCHESTER AVENUE	LINDFIELD	ETON ROAD	LYLE AVENUE	HEAVY PATCH + 50MM OVERLAY	\$135,073	R
					\$3,700,000	

RTA Program 2006/07 (Indicative only and subject to RTA approval)

STANHOPE ROAD	KILLARA	PACIFIC HIGHWAY	CULWORTH AVENUE	RECONSTRUCTION WITH DEEPLIFT ASPHALT	\$325,144	G
STANHOPE ROAD	KILLARA	CULWORTH AVENUE	WERONA AVENUE	RECONSTRUCTION WITH DEEPLIFT ASPHALT	\$43,120	G
THE COMENARRA PARKWAY	WAHROONGA	HICKS AVENUE	STIANSBY CLOSE	HEAVY PATCH+50MM MILL AND FILL	\$131,736	C
					\$500,000	

Total Program for 2006/07

\$4,200,000

PROGRAM FOR 2007/08

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	WARD
ACRON ROAD	ST IVES	WOODBURY RD RIGHT	AYRES ROAD (LEFT)	40MM AC OVERLAY	\$65,738	S
ALEXANDER PARADE	ROSEVILLE	KINGS AVENUE	NO 37FB	STABILISATION 200 MM + SEAL+AC	\$79,232	R
ALLAN AVENUE	TURRAMURRA	DUFF STREET	HOLMES STREET	40MM AC OVERLAY	\$7,294	C
ANDREW AVENUE	WEST PYMBLE	RYDE ROAD	YANKO ROAD	40MM AC OVERLAY	\$60,076	C
BEAUMONT ROAD	KILLARA	MANNING ROAD	FIDDENS WHARF ROAD	STABILISATION 200 MM + SEAL + AC	\$217,265	G
BEECHWORTH ROAD	PYMBLE	BRIDGE	MYOORA STREET	50MM AC OVERLAY	\$21,253	C
BOOMERANG STREET	TURRAMURRA	BOBBIN HEAD ROAD	KU-RING-GAI AVENUE	HEAVY PATCH + 50MM OVERLAY	\$89,663	W
BOOMERANG STREET	TURRAMURRA	KU-RING-GAI AVENUE	TURRAMURRA AVENUE	HEAVY PATCH + 50MM OVERLAY	\$37,635	W
BRADFIELD ROAD	LINDFIELD	MOORE AVENUE	CHARLES STREET	50MM AC OVERLAY	\$18,000	G
BUNDABAH AVENUE	ST IVES	WARRABINA AV (RIGHT)	NO 33 FB-3M	40MM AC OVERLAY	\$11,198	S
BURGOYNE STREET	GORDON	PEARSON AVENUE	NO 4 NB+7M	STABILISATION 200 MM + SEAL+AC	\$18,043	G
BURNLEY AVENUE	NORTH TURRAMURRA	ALLARA AVENUE	BUXTON PLACE	STABILISATION 200 MM + SEAL+AC	\$26,324	W
BUSHLANDS AVENUE	GORDON	PACIFIC HIGHWAY	YARABAH AVENUE	50MM AC OVERLAY	\$43,296	G
CARBEEN AVENUE	ST IVES	BIMBURRA AVENUE	MUDIES ROAD	40MM AC OVERLAY	\$44,744	S
CARLOTTA AVENUE	GORDON	MONA VALE ROAD	NO 8 FB	40MM AC OVERLAY	\$15,434	G
CARNARVON ROAD	ROSEVILLE	MYCUMBENE AVENUE	CUL-DE-SAC	40MM AC OVERLAY	\$21,585	R
CARNARVON ROAD	ROSEVILLE	ARCHBOLD ROAD	SYDNEY ROAD	50MM AC OVERLAY	\$43,469	R
CASSANDRA AVENUE	ST IVES	ELEGANS AVENUE	GREVILLEA AVENUE	40MM AC OVERLAY	\$72,396	S
CHELMSFORD AVENUE	LINDFIELD	STRICKLAND AV(RIGHT)	TRAFALGAR AVENUE	50MM AC OVERLAY	\$36,087	R
CLEVELAND STREET	WAHROONGA	BILLYARD AVENUE	BURNS ROAD	40MM AC OVERLAY	\$68,216	W
COLLINS ROAD	ST IVES	BINNOWEE AVENUE	MUDIES ROAD	40MM AC OVERLAY	\$47,969	S
COONANBARRA ROAD	WAHROONGA	BURNS ROAD RIGHT	BAREENA AVENUE	40MM AC OVERLAY	\$26,712	W
CORONA AVENUE	ROSEVILLE	PACIFIC HIGHWAY	KINGS AVENUE	40MM AC OVERLAY	\$15,526	R
CORONGA CRESCENT	KILLARA	FIDDENS WHARF (EAST)	NO 29 FB	40MM AC OVERLAY	\$32,854	G
CRANA AVENUE	EAST LINDFIELD	KAROO AVENUE FK+19M	ORMONDE ROAD	50MM AC OVERLAY	\$43,973	R
DARRI AVENUE	WAHROONGA	JUNCTION ROAD	CARRINGTON ROAD	40MM AC OVERLAY	\$25,543	W
DENMAN STREET	TURRAMURRA	FINLAY ROAD	HOLMES STREET	40MM AC OVERLAY	\$52,544	C
DOUGLAS STREET	ST IVES	KENTHURST ROAD	WARRABINA AVENUE	40MM AC OVERLAY	\$50,789	S
DOUGLAS STREET	ST IVES	TAMBU STREET	ACRON ROAD	STABILISATION 200 MM + SEAL+AC	\$77,283	S
DUMARESQ STREET	GORDON	NO 15 NB + 4M	VALE STREET	STABILISATION 200 MM + SEAL+AC	\$202,455	G
FIDDENS WHARF ROAD	KILLARA	NO 60 NB+7M	MOORE AVENUE	50 MM AC OVERLAY	\$23,209	G
FIONA AVENUE	WAHROONGA	CHERRYWOOD AVENUE	DEAD END	40MM AC OVERLAY	\$18,103	W
GLENCROFT ROAD	ROSEVILLE	BANCROFT AVENUE	LORD STREET	50MM AC OVERLAY	\$17,051	R
GOLFERS PARADE	PYMBLE	PYMBLE AVENUE	GOLFERS PARADE	40MM AC OVERLAY	\$34,971	C
GRANDVIEW STREET	PYMBLE	WALTON CLOSE	MONA VALE ROAD	50MM AC OVERLAY	\$9,126	G
HEREFORD PLACE	WEST PYMBLE	BORONGA AVENUE	CUL-DE-SAC	40MM AC OVERLAY	\$11,801	C
HIGHFIELD ROAD	LINDFIELD	WALLACE PARADE	COOK ROAD	HEAVY PATCH + 50MM OVERLAY	\$79,275	R
HILL STREET	ROSEVILLE	BOUNDARY STREET	BANCROFT AVENUE	HEAVY PATCH + 50MM OVERLAY	\$47,319	R

HILL STREET	ROSEVILLE	ROSEVILLE AVENUE	CLANVILLE ROAD	HEAVY PATCH + 50MM OVERLAY	\$63,415	R
HOPE STREET	PYMBLE	NO 5 NB	STATION STREET	STABILISATION 200 MM + SEAL+AC	\$128,445	G
INVERALLAN AVENUE	WEST PYMBLE	KENDALL ST (R-22M)	KENDALL ST (R+15M)	STABILISATION 200 MM + SEAL+AC	\$36,773	C
KAROOM AVENUE	ST IVES	MUNGARRA AVENUE	BIMBURRA AVENUE	40MM AC OVERLAY	\$12,796	S
KAROOM AVENUE	ST IVES	BIMBURRA AVENUE	CUL-DE-SAC	40MM AC OVERLAY	\$28,693	S
KILLEATON STREET	ST IVES	LINK ROAD	MONA VALE ROAD	40MM AC OVERLAY	\$40,438	S
KOOLA AVENUE	EAST KILLARA	BENWERRIN CLOSE	REDFIELD ROAD	50MM AC OVERLAY	\$28,606	G
KU-RING-GAI AVENUE	TURRAMURRA	WONGA WONGA STREET	BOOMERANG ST (RIGHT)	40MM AC OVERLAY	\$49,926	W
LIVINGSTONE AVENUE	PYMBLE	RAND AVENUE	PENRHYN AVENUE	50MM AC OVERLAY	\$40,410	C
LORD STREET	ROSEVILLE	HILL STREET	GLENCROFT ROAD	STABILISATION 200 MM + SEAL+AC	\$186,768	R
LOWRY CRESCENT	ST IVES	NO 8 FB	NO 24 FB	40MM AC OVERLAY	\$58,274	S
MACLAURIN PARADE	ROSEVILLE	LARKIN STREET	POCKLEY AVENUE	STABILISATION 200 MM + SEAL+AC	\$36,744	R
MANNING ROAD	KILLARA	BEAUMONT ROAD	TERRACE ROAD	40MM AC OVERLAY	\$62,155	G
MELBOURNE ROAD	EAST LINDFIELD	ADELAIDE AVENUE	HOBART AVENUE	50MM AC OVERLAY	\$28,815	R
MIDDLE HARBOUR ROAD	LINDFIELD	TRAFALGAR AVENUE	CAPPER ST (RIGHT)	40MM AC OVERLAY	\$42,240	R
REELY STREET	PYMBLE	PENTECOST AVENUE	BANNOCKBURN ROAD	40MM AC OVERLAY	\$19,896	W
ROMA ROAD	ST IVES	WHITEHAVEN STREET	KITCHENER ROAD	40MM AC OVERLAY	\$41,185	S
ROSEBERY ROAD	KILLARA	MONTAH AVENUE	DEAD END AT # 70	50MM AC OVERLAY	\$6,440	G
SPENCER ROAD	KILLARA	PACIFIC HIGHWAY	WARWICK STREET	50MM AC OVERLAY	\$31,741	G
SPENCER ROAD	KILLARA	WARWICK STREET	NORFOLK STREET	50MM AC OVERLAY	\$31,603	G
SPRINGDALE ROAD	KILLARA	ROSEBERY ROAD	BIRDWOOD AVENUE	50MM AC OVERLAY	\$39,769	G
STANHOPE ROAD	KILLARA	GARNET STREET (LEFT)	ROSEBERY ROAD	50MM AC OVERLAY	\$55,097	G
STANLEY STREET	ST IVES	MONA VALE ROAD	LYNBARA AVENUE	40MM AC OVERLAY	\$84,554	S
STATION STREET	PYMBLE	TELEGRAPH ROAD	MERRIVALE ROAD	50MM AC OVERLAY	\$38,752	G
STUART STREET	WAHROONGA	ILLOURA AV NK-18M	ILLOURA AV FK+20M	50MM AC OVERLAY	\$20,197	W
STUART STREET	WAHROONGA	ILLOURA AV FK+20M	CLEVELAND STREET	HEAVY PATCH + 50MM OVERLAY	\$32,986	W
SYDNEY ROAD	EAST LINDFIELD	TRYON ROAD	CHELMSFORD AVENUE	40MM AC OVERLAY	\$43,983	R
THE CHASE ROAD	TURRAMURRA	BILLABONG AVENUE	BURNS ROAD	40MM AC OVERLAY	\$122,097	W
TRYON ROAD	LINDFIELD	NO128 NB-7M	COOPERNOOK AVENUE	50MM AC OVERLAY	\$36,213	R
WALLALONG CRESCENT	WEST PYMBLE	HILLARY STREET	YANKO ROAD (NORTH)	50MM AC OVERLAY	\$43,816	C
WARATAH ROAD	TURRAMURRA	TAYLOR AVENUE NK-8M	MIMOSA ROAD	40MM AC OVERLAY	\$12,786	C
WARRIMOO AVENUE	ST IVES	GOULD AVENUE	TOMAH STREET	50MM AC OVERLAY	\$46,751	S
WARRIMOO AVENUE	ST IVES	TOMAH STREET	TIMBARRA ROAD	40MM AC OVERLAY	\$39,270	S
WATTLE STREET	KILLARA	ROSEBERY ROAD	NO 21 FB	STABILISATION 200 MM + SEAL +AC	\$116,899	G
WATTLE STREET	KILLARA	NO 21 FB	KARRANGA AVENUE	HEAVY PATCH + 50MM OVERLAY	\$59,099	G
WAUGOOLA STREET	GORDON	DARNLEY STREET	TAYLOR STREET	40MM AC OVERLAY	\$36,755	G
WESTBOURNE ROAD	LINDFIELD	PACIFIC HIGHWAY	ORTONA ROAD	40MM AC OVERLAY	\$28,779	R
YARRABUNG ROAD	ST IVES	MELALEUCA DRIVE	GREVILLEA AVENUE	50MM AC OVERLAY	\$53,381	S
					\$3,700,000	

RTA Program 2007/08 (Indicative only and subject to RTA approval)

BOBBIN HEAD ROAD	TURRAMURRA	NO 162 - 5 M	SPURWOOD ROAD	HEAVY PATCH, MILL AND RESHEET	\$188,000	W
BOBBIN HEAD ROAD	NORTH TURRAMURRA	NO 190 (DRIVEWAY)	KEATS ROAD	HEAVY PATCH, MILL AND RESHEET	\$147,000	W
KISSING POINT ROAD	TURRAMURRA	CATALPA CRESCENT	BORONIA AVENUE	HEAVY PATCH, MILL AND RESHEET	\$165,000	C
					\$500,000	

Total Program for 2007/08

\$4,200,000

PROGRAM FOR 2008/09

NAME	SUBURB	SECTION FROM	SECTION TO	TREATMENT STRATEGY	COST	WARD
ABINGDON ROAD	ROSEVILLE	SHIRLEY ROAD	WESTBOURNE ROAD	STABILISATION 200 MM + SEAL+AC	\$156,600	R
ANNABELLE PLACE	PYMBLE	INVERALLAN AVENUE	CUL-DE-SAC	40MM AC14 OVERLAY	\$14,100	C
AVOCA ROAD	TURRAMURRA	CATALPA CRESCENT	WARRAGAL ROAD	STABILISATION 200 MM + SEAL+AC	\$71,266	C
AVON ROAD	PYMBLE	PYMBLE AVENUE	LADDIES COLLGE	40MM AC14 OVERLAY	\$51,751	C
BALFOUR LANE	LINDFIELD	BALFOUR STREET	END	STABILISATION 200 MM + SEAL+AC	\$37,404	R
BEAUMONT ROAD	KILLARA	BLAXLAND RD MID CURV	MANNING ROAD	STABILISATION 200 MM + SEAL+AC	\$84,823	G
BIMBURRA AVENUE	ST IVES	COLLINS ROAD	CARBEEN AVENUE	50MM AC14 OVERLAY	\$53,453	S
BLAXLAND AVENUE	KILLARA	BEAUMONT ROAD	TERRACE ROAD	40MM AC14 OVERLAY	\$34,230	G
BLENHEIM ROAD	LINDFIELD	TREATTS ROAD	WOODSIDE AVENUE	40MM AC14 OVERLAY	\$30,056	R
BLYTHESWOOD AVENUE	WARRAWEE	PACIFIC HIGHWAY	WIRREANDA CLOSE	40MM AC14 OVERLAY	\$56,432	C
BURGOYNE STREET	GORDON	PEARSON AVENUE	MINS ROAD	STABILISATION 200 MM + SEAL+AC	\$114,543	G
BURRANEER AVENUE	ST IVES	NO 67 FB	EASTERN ART RD (SE)	HEAVY PATCH + 40MM OVERLAY	\$103,421	S
CARDIGAN ROAD	ROSEVILLE CHASE	ORMONDE ROAD	ATTUNGA ROAD	40MM AC14 OVERLAY	\$31,405	R
COLLINS ROAD	ST IVES	SHELBY ROAD	DALTON ROAD	HEAVY PATCH + 40MM OVERLAY	\$145,934	S
CRANA AVENUE	EAST LINDFIELD	NO 8 FB-9	ORMONDE ROAD	STABILISATION 200 MM + SEAL+AC	\$42,280	R
DALY AVENUE	NORTH WAHROONGA	BOUNDARY ROAD	NO 11 NB+4M	40MM AC14 OVERLAY	\$19,390	W
ELVA AVE	KILLARA	WERONA AVE	ARTHUR ST	40MM AC14 OVERLAY	\$53,236	G
FIONA AVENUE	WAHROONGA	CHERRYWOOD AVENUE	DEAD END	40MM AC14 OVERLAY	\$22,165	W
GILDA AVENUE	WAHROONGA	PACIFIC HIGHWAY	ADA AVENUE	HEAVY PATCH + 40MM OVERLAY	\$150,375	C
GREENGATE RD	KILLARA	BRUCE AVE	WERONA AVE	40MM AC14 OVERLAY	\$13,018	G
GREENGATE RD	KILLARA	WERONA AVE	NORTHCOTE AVE	STABILISATION 200MM+SEAL+AC	\$227,585	G
GROSVENOR STREET	LINDFIELD	AUSTRAL AVENUE	NO 98 FB	HEAVY PATCH+50MM AC14 OVERLAY	\$94,725	R
GROSVENOR STREET	LINDFIELD	NO 98 FB	LADY GAME DRIVE	HEAVY PATCH+50MM AC14 OVERLAY	\$120,557	R
KEITH STREET	LINDFIELD	CHELMSFORD AVENUE	MARJORIE STREET	40MM AC14 OVERLAY	\$11,095	R
MARANOA PLACE	WAHROONGA	MACLEAY AVENUE	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$16,660	W
MARSHALL AVENUE	WARRAWEE	PACIFIC HIGHWAY	NO.18	50 MM AC14 OVERLAY	\$23,500	C
MC INTYRE ST	GORDON	MEDIAN END	VALE ST	HEAVY PATCH+50MM AC14 OVERLAY	\$64,765	G
MILLEWA AVE	WAHROONGA	COONANBARRA RD	BRIDGE	HEAVY PATCH+50MM AC14 OVERLAY	\$87,360	W
MT WILLIAM STREET	GORDON	CARLOTTA AVENUE	PEARSON AVENUE	STABILISATION 200 MM + SEAL+AC	\$118,944	G
MYALL AVENUE	WAHROONGA	PACIFIC HIGHWAY	CUL-DE-SAC	40MM AC14 OVERLAY	\$23,676	C
NARELLE AVENUE	PYMBLE	NO 37 ND -11M	CUL-DE-SAC	STABILISATION 200 MM + SEAL+AC	\$110,888	G
ONslow LANE	GORDON	DARNLEY STREET	CUL-DE-SAC	40MM AC14 OVERLAY	\$11,668	G
PARK AVENUE	GORDON	BRIDGE	BRIDGE	40MM AC14 OVERLAY	\$4,595	G
PAUL AVENUE	ST IVES CHASE	CATHERINE STREET3	#32 NB	40MM AC14 OVERLAY	\$16,099	S
PENTECOST AVENUE	PYMBLE	MONA VALE ROAD	ROSEDALE ROAD	40MM AC14 OVERLAY	\$88,380	S
PENTECOST AVENUE	PYMBLE	MOORINA ROAD	MONA VALE ROAD	HEAVY PATCH + 40MM OVERLAY	\$73,373	S

POST OFFICE LANE	PYMBLE	POST OFFICE STREET	DEAD END	40MM AC14 OVERLAY	\$3,549	G
PROVINCIAL ROAD	LINDFIELD	PACIFIC HIGHWAY	COOK ROAD (RIGHT)	STABILISATION 200 MM + SEAL+AC	\$191,654	R
REDLEAF AVENUE	WAHROONGA	PACIFIC HIGHWAY	RAILWAY AVENUE	STABILISATION 200 MM + SEAL+AC	\$175,034	W
ROSEDALE ROAD	GORDON	NO 48 ND -15M	# 90 FD+4	40MM AC14 OVERLAY	\$155,573	G
SURREY ROAD	TURRAMURRA	THE MALL	SANDFORD ROAD	40MM AC14 OVERLAY	\$35,287	W
TELEGRAPH ROAD	PYMBLE	MERRIVALE ROAD	STATION ST (LEFT)	40MM AC14 OVERLAY	\$80,617	G
TELEGRAPH ROAD	PYMBLE	STATION ST (LEFT)	GANMAIN ROAD	40MM AC14 OVERLAY	\$81,419	G
TELEGRAPH ROAD	PYMBLE	GANMAIN ROAD	MONA VALE ROAD	HEAVY PATCH + 40MM OVERLAY	\$62,940	G
VALE STREET	GORDON	MERRIWA STREET	DUMARESQ	50MM AC14 OVERLAY	\$67,174	G
WERONA AVENUE	GORDON	ELVA AVENUE	POWELL STREET	STABILISATION 200 MM + SEAL+AC	\$302,000	G
WERONA AVENUE	GORDON	POWELL STREET	LOCKSLEY AVENUE	STABILISATION 200 MM + SEAL+AC	\$165,000	G
					\$3,700,000	

RTA Program 2008/09 (Indicative only subjective to RTA approval)

KISSING POINT ROAD	TURRAMURRA	BORONIA AVENUE	WATTLE PLACE	HEAVY PATCH, MILL AND RESHEET	\$176,713	C
KISSING POINT ROAD	TURRAMURRA	WATTLE PLACE	THE COMENARRA PARKWAY	HEAVY PATCH, MILL AND RESHEET	\$180,287	C
LADY GAME DRIVE	LINDFIELD	NO.37 NB CHANGE OF SURFACE	BRIDGE NE-197M, CHANGE OF SURFACE	HEAVY PATCH, MILL AND RESHEET	\$143,000	R
					\$500,000	

Total Program for 2008/09

\$4,200,000

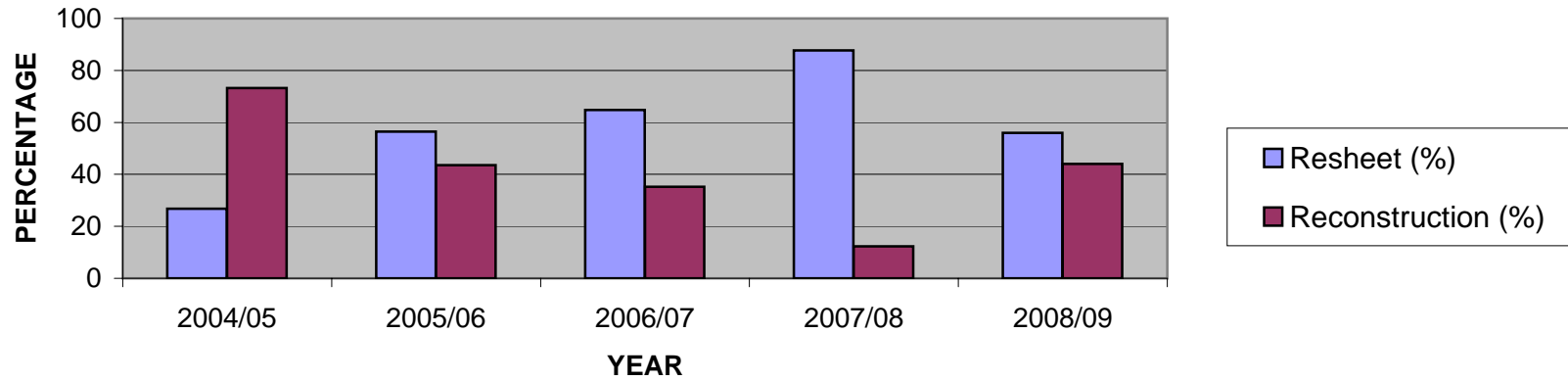
Funds Distribution

Year	Resheet (%)	Reconstruction (%)	Resheet	Reconstruction	Total	Resheet (km)	Reconst (km)
2004/05	27	73	\$1,067,550	\$2,915,450	\$3,983,000	4.48	6.23
2005/06	56	44	\$2,372,090	\$1,827,910	\$4,200,000	10.95	5.27
2006/07	65	35	\$2,722,098	\$1,477,903	\$4,200,000	10.27	2.55
2007/08	88	12	\$3,684,406	\$515,594	\$4,200,000	18.49	2.80
2008/09	56	44	\$2,350,033	\$1,849,967	\$4,200,000	10.40	4.14

Ward Distribution

	2004/05	2005/06	2006/07	2007/08	2008/09	TOTAL
Comenarra	\$718,957	\$493,221	\$932,375	\$486,722	\$748,100	\$3,379,374
Gordon	\$912,403	\$689,685	\$1,307,981	\$1,215,044	\$1,756,568	\$5,881,680
Roseville	\$598,841	\$1,224,708	\$876,032	\$850,475	\$858,776	\$4,408,831
St Ives	\$675,649	\$839,456	\$435,386	\$775,460	\$480,660	\$3,206,612
Wahroonga	\$1,167,151	\$952,930	\$648,227	\$872,299	\$355,896	\$3,996,502
Total	\$4,073,000	\$4,200,000	\$4,200,000	\$4,200,000	\$4,200,000	\$20,873,000

GRAPH OF RECONSTRUCTION AGAINST RESHEET



FUNDS DISTRIBUTION OF RESHEET AGAINST RECONSTRUCTION

