

MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 12 OCTOBER 2004

- Present: The Mayor, Councillor A Ryan (Chairperson) (Gordon Ward)
Councillors A Andrew & E Malicki (Comenarra Ward)
Councillors L Bennett & T Hall (St Ives Ward)
Councillors I Cross & N Ebbeck (Wahroonga Ward)
Councillors G Innes AM & M Shelley (Roseville Ward)
Councillor M Lane (Gordon Ward)
- Staff Present: General Manager (Brian Bell)
Director Development & Regulation (Michael Miocic)
Manager Development Assessment Services (Matthew Prendergast)
Director Planning & Environment (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)
- Others Present: N Mah Chut (Spencer Steer, Chartered Accountants)

The Meeting commenced at 7.01pm

The Mayor offered the Prayer

DECLARATION OF PECUNIARY INTEREST

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

No such interest was declared.

ADDRESS THE COUNCIL

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

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CONFIRMATION OF MINUTES

472 Minutes of Ordinary Meeting of Council

File: S02131

Meeting held 21 September 2004

Minutes numbered 469 to 471

Resolved:

(Moved: Councillors Innes/Cross)

That Minutes numbered 469 to 471 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

CARRIED UNANIMOUSLY

PETITIONS

473 Petition to Request Underground Power-Lines to Save Our Wildlife - (Nineteen [19] Signatures)

File: S03121

Letter from Clare Chinchin addressed to the Mayor, Councillor A Ryan:

"I assume that this has been brought to your attention before, but I must stress that you should try to help the Ring tail possums in the St Ives area.

These possums have paid a large price because of the positioning of power lines. The poor things wobble across them just and get electrocuted, others have crossed the road only to be hit by a car. I beg of you to put the power-lines underground."

Resolved:

(Moved: Councillors Hall/Shelley)

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

CARRIED UNANIMOUSLY

474 Petition to Request Council Build Challenging Bike/BMX Courses - (Forty-Four [44] Signatures)

File: S02025

"Letter from Sam Hyman, Emile Pienaar and Jong-Dae Shin:

We have noticed that every time a challenging bike jump is built, the Ku-ring-gai Council knocks them down. If you could give reasoning for this we would be grateful.

Our group thinks that it would be good if the Ku-ring-gai Council build a safe but challenging bike/BMX course. It would get used a lot due to the fact that kids our age are into bike riding and we have nowhere to ride our bikes on a safe and fun jump course.

We are enclosing a plan for a bike track that we think everyone would like."

Resolved:

(Moved: Councillors Hall/Innes)

That the Petition be received and referred to the appropriate officer of Council for attention and consideration in Council's Draft Community Plan.

CARRIED UNANIMOUSLY

475 **Support UTS Kuring-gai being maintained as a UTS University Campus -
(Thirteen [13] Signatures)**

File: S03664

"We, the undersigned:

1. Support UTS Kuring-gai being maintained as a UTS University Campus.
2. Do not support the sale of the campus for residential or other development.
3. Recognise the environmental and heritage value of the UTS Kuring-gai campus and the value that the campus provides for the local community."

Resolved:

(Moved: Councillors Hall/Innes)

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

CARRIED UNANIMOUSLY

REPORTS FROM COMMITTEES

Minutes of Ku-ring-gai Traffic Committee

File: S02110

Meeting held 23 September 2004

Minutes numbered KTC22 to KTC24

476 **General Matter - Items under Delegated Authority**

File: S02738

Vide Minute No KTC22

Advice on matters considered under the Delegated Authority.

Resolved:

(Moved: Councillors Lane/Ebbeck)

That the information regarding traffic facilities approved in July/August 2004 under Delegated Authority, be noted.

CARRIED UNANIMOUSLY

477 **General Matter - RTA 40km/h High Pedestrian Activity Program**

File: S02171

Vide Minute No KTC23

To consider areas for possible inclusion in the Roads and Traffic Authority's 40km/h High Pedestrian Activity Program.

Resolved:

(Moved: Councillors Lane/Ebbeck)

That further consultation regarding the 40km/h High Pedestrian Activity Program for the Wahroonga, Turramurra and Lindfield areas be undertaken with the RTA and local community.

CARRIED UNANIMOUSLY

478 **Burns Road, Turramurra**

File: S03476

Ward: Wahroonga

Electorate: Ku-ring-gai

Vide Minute No KTC24

To consider the provision of an advance stop line for eastbound cyclists in Burns Road at Bobbin Head, and right turn phases on all four directions of the intersection of Burns Road and Bobbin Head Road.

Resolved:

(Moved: Councillors Lane/Ebbeck)

- A. That Council note that the provision of right turn phases on all four directions of the intersection of Burns Road and Bobbin Head Road would increase safety of right turn movements on all approaches, but would increase delays significantly at the intersection.
- B. That Council note the upgrading of the intersection, to provide right turn movements in all four directions, would involve widening of all approach roads and that the costs would be too high to justify meeting the benefit and cost criteria for future Black Spot funding.
- C. That the Roads and Traffic Authority be requested to consider installation of a marked footcrossing with pedestrian signals across the northern leg of the intersection and that this request be accompanied by pedestrian counts.
- D. That the Roads and Traffic Authority's Traffic Management Centre be consulted with regards to possible right turn phasing arrangements at this site and their potential impacts.

CARRIED UNANIMOUSLY

GENERAL BUSINESS

479 **Annual Financial Statements for the year ended 30 June 2004**

File: S03611

To present to Council the Annual Financial Statements and audit reports from Council's external auditor, Spencer Steer for the year ended 30 June 2004.

Resolved:

(Moved: Councillors Shelley/Cross)

That Council receive the 2003/2004 audited Financial Statements and the report of the external auditor, Spencer Steer.

CARRIED UNANIMOUSLY

480 **Review of Council's Investment Policy**

File: S03537

To review Council's Investment Policy to ensure that it complies with The Local Government Act (1993) and Regulations and maximises returns on Council's funds.

Resolved:

(Moved: Councillors Shelley/Ebbeck)

That Council adopt the revised Investment Policy, **attached** as Attachment A.

CARRIED UNANIMOUSLY

481 **Investment Cash Flow and Loan Liability as at 31 August 2004**

File: S02722

To present to Council the investment allocation and the performance of investment funds, monthly cash flow and details of loan liability for August 2004.

Resolved:

(Moved: Councillors Shelley/Ebbeck)

That the summary of investments, daily cash flows and loan liability for August 2004 be received and noted.

CARRIED UNANIMOUSLY

482 **Pecuniary Interest Returns Register**

File: S02167

To table Council's Pecuniary Interest Returns Register in accordance with the Local Government Act.

Resolved:

(Moved: Councillors Shelley/Cross)

That the tabling of the Pecuniary Interest Returns Register be noted.

CARRIED UNANIMOUSLY

483 **Capital Works Program for Traffic Facilities 2004 to 2009**

File: S03753

To seek Council approval for the capital works program for traffic facilities for 2004 to 2009.

Resolved:

(Moved: Councillors Shelley/Lane)

That Council adopts the 2004-05 Traffic Facilities Program and the draft 2005 to 2009 Program.

CARRIED UNANIMOUSLY

484 **Companion Animal Advisory Committee Minutes - Meeting of 12 August 2004**

File: S03449

To submit minutes of the Companion Animals Advisory Committee, held on 12 August 2004, for the information of Council.

Resolved:

(Moved: Councillors Andrew/Malicki)

A. That the minutes of the Companion Animals Advisory Committee meeting held on 12 August 2004 be received and noted.

B. That the next Council Pet's Day Out be held in late 2005.

CARRIED UNANIMOUSLY

485 **29 Stanhope Road, Killara - Subdivision of One Lot into Two Lots**

File: DA1181/03

Ward: Gordon

Applicant: W & H Mackie

Owner: W & H Mackie

To determine Development Application No DA1181/03, which seeks consent for the subdivision of one existing lot into two lots and demolition of existing outbuildings.

Resolved:

(Moved: Councillor Lane/Mayor, Councillor Ryan)

THAT Development Application No. 1181/03 for the subdivision of one lot into two lots at 29 Stanhope Road, Killara, be approved for a period of two (2) years, subject to the following conditions:

GENERAL CONDITIONS

1. The development to be in accordance with Development Application No 1181/03 and Development Application plans prepared by Hammond Smeallie & Co Pty Ltd, reference number 10403, Sheet 1 of 1, dated 12 December 2002 and lodged with Council on 30 August 2004.
2. All building works shall comply with the Building Code of Australia.
3. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.
4. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and a Occupation Certificate has been issued.
5. 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.
6. 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.
7. 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.
8. **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.

9. 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.
10. 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.
11. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
12. Access to demolition sites shall be protected as directed by the Principal Certifying Authority by the use of suitable fences or hoardings.
13. 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.
14. 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.
15. 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.

16. Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.
17. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.
 - a. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:

- i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;
 - ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
 - iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.
 - b. Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.
18. Any future fencing along the adjoining boundary of Lot 1 and Lot 2 shall be of a height no higher than 1800mm from natural ground level and shall be picket or palisade in style. Hedging should dominate any fencing in order to have minimal impact on the cartilage of the dwelling on Lot 1.
 19. The driveway for Lot2 shall be formed as a discrete entrance from Werona Avenue.
 20. The boundary fencing material where it aligns to Werona Road shall maintain the simple, solid visual barrier created by the existing paling fence.
 21. The driveway design and materials shall reflect the circular forms and visually soft materials of the existing driveways.
 22. Dividing fences shall be constructed so as to be unobtrusive to the existing landscape setting.
 23. 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. In addition all existing screen planting along the subdivision line shall be retained and protected at all times.
 24. If the Principal Certifying Authority is Council then the appropriate engineering fees contained in Councils Schedule of Fees and Charges are payable to Council prior to issue of the approved plans. A re-inspection fee per visit may be charged where remedial work is unprepared at the requested time of inspection or where remedial work is unsatisfactory and a further inspection is requested. Engineering fees must be paid prior to the final approval of the works.
 25. The provision of temporary sediment and erosion control facilities and measures are to be installed, prior to the commencement of any works on the site to minimise and/or eliminate unnecessary erosion and loss of sediment. These facilities must be maintained in working order during construction works and up

to the completion of the maintenance period. All sediment traps must be cleared on a regular basis and after each major storm, and/or as directed by the Principal Certifying Authority, with all silt being removed from the site, or to an approved location within the site.

26. The applicant shall carry out the following infrastructure works associated with the subdivision:
 - i. Construction of interallotment drainage infrastructure to carry uncontrolled runoff from proposed Lot 2 to Stanhope Road.
 - ii. Interallotment drainage infrastructure shall be constructed so that proposed Lot 2 will have a point for drainage connection (drainage pit) when future development takes place on that lot;

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

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

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

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

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

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

OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

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

28. Submission for approval by the Principal Certifying Authority (PCA), prior to issue of the Construction Certificate, full engineering design documentation for the following drainage works on the site:
- Interallotment drainage infrastructure to carry uncontrolled runoff from proposed Lot 2 to Stanhope Road;
 - Interallotment drainage infrastructure shall be designed so that proposed Lot 2 will have a point for drainage connection (drainage pit) when future development takes place on that lot;

Plans are to be prepared by a suitably qualified and experienced engineer in accordance with the requirements of Council's Water Management Plan DCP47 and the Plumbing and Drainage Code (AS3500). Pipes within the proposed interallotment easements must be sized to have adequate capacity to carry future design flowrates and uncontrolled detention system overflows, where detention systems shall be provided, from the proposed lots to the approved point of discharge. The following details must be included on the engineering plans submitted for approval:

- Plan view of the interallotment drainage system to scale showing dimensions, materials, grades, locations and reduced levels of all pits, pipes, flushing facilities and point of discharge to Council system,
 - Supporting pipe sizing and contributing catchment calculations,
 - Longitudinal section showing existing ground levels and proposed invert levels,
 - Surrounding survey detail including all trees to be retained within seven (7) metres of the proposed interallotment drainage systems,
 - Means to preserve the root systems of significant trees within seven (7) metres of the drainage system.
29. Prior to the issue of the Construction Certificate footpath and driveway levels for any fully new, reconstructed or extended sections of driveway crossings between the property boundary and road alignment must be obtained from Council. Such levels are only able to be issued by Council under the *Roads Act 1993*. All footpath crossings, laybacks and driveways are to be constructed according to Council's specifications "Construction of Gutter Crossings and Footpath Crossings" or as specified by Council. These are issued with alignment levels after completing the necessary application form at Customer Services and payment of the adopted fee.

The grading of such footpaths or driveways outside the property shall comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant and the alignment levels fixed by Council may affect these. Approval of this Development Application is for works wholly within the property. DA consent does not imply approval of footpath or driveway levels, materials or location within the road reserve regardless of whether this information is shown on the application documents.

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

Note 2: When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant Development Application drawing which indicates the position and proposed level of the proposed driveway at the boundary alignment. Failure to submit this information may delay processing.

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

30. 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.
31. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning and Assessment Act, 1979 (the 'Act') are to be complied with:
 - a. A Construction Certificate is to be obtained in accordance with Section 81A(2) of the Act.
 - b. A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
 - c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing building works, in accordance with Section 81A(2)(c) of the Act.
 - d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.

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

32. The submission of an original Plan of Subdivision plus five (6) copies suitable for endorsement by the Certifying Authority.

Note 1: The Plan of Subdivision must be lodged with Council's Standard Lodgement Form, available from Council's Customer Services.

- Note 2: The following details **must** be submitted with the Plan of Subdivision:
- a. The 88B Instrument.
 - b. Any Engineers and/or Surveyors Certification and Works-as-Executed plan required by other conditions in this consent.
 - c. The Sydney Water Section 73 Compliance Certificate.

Note 3: Council will check the consent conditions and failure to submit the required information will delay issue of the Subdivision Certificate and require payment of re-submission fees.

33. The submission of an instrument under Section 88B of the Conveyancing Act with the Plan of Subdivision, plus five (6) copies, creating any required easements, rights-of-carriageway, positive covenants, restrictions etc, with Kuring-gai Council being named as the authority whose consent is required to release, vary or modify the same.
34. Prior to issue of a Subdivision Certificate, creation of all burdens including drainage easements, service easements and rights-of-carriageway as required. A registered surveyor is to certify, prior to issue of the subdivision certificate, that all existing interallotment drainage lines, services and/or driveways are fully contained within the proposed burdens and/or that future provision of such are fully covered by the proposed burdens. Alternatively, where the surveyor is of the opinion that no interallotment easements or rights-of-carriageway are required, then certification to this effect must be submitted.
35. Creation of suitable drainage easements with minimum widths in accordance with Council's Water Management Plan DCP47 over all of the inter-allotment and Council drainage systems.
36. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to issue of the Subdivision Certificate.

37. The creation of a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the on-site stormwater detention facilities on the property. These must be created prior to issue of a Subdivision Certificate. The terms of the instruments are to be generally in accordance with the Council's

"draft terms of Section 88B instrument for protection of on-site detention facilities" (available from Council on request) and to the satisfaction of Council.

38. In order to maintain Council's database of all as-constructed infrastructure works, interallotment drainage works and on-site stormwater detention system, if the Principal Certifying Authority is not Council then a copy of the approved stormwater design, the works-as-executed drawings and the Engineer's certification of the as-constructed system is to be provided to Council, attention Development Engineer, prior to issue of a Subdivision Certificate.
39. Submission, of certification from the designing engineer and the Works-as-Executed plan from a registered surveyor, for approval by the Principal Certifying Authority that the following infrastructure works have been constructed in accordance with the approved construction plans, prior to issue of the Subdivision Certificate:
 - i. Construction of interallotment drainage infrastructure to carry uncontrolled runoff from proposed Lot 2 to Stanhope Road;
 - ii. Interallotment drainage infrastructure shall be constructed so that proposed Lot 2 will have a point for drainage connection (drainage pit) when future development takes place on that lot;
40. Construction of the interallotment drainage works in accordance with the approved construction documentation must be completed prior to issue of the subdivision certificate. The works are to be supervised by the designing engineer and certified upon completion that the as-constructed works comply with the approved construction documentation and with Council's Water Management Plan DCP47. A registered surveyor is to provide a Works-as-executed drawing of the as-constructed drainage works.

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

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

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

CARRIED UNANIMOUSLY

Ku-ring-gai Mini Wheels Training Club Inc - Proposed Five Year Licence to use Part of St Ives Showground Cycle Track and Clubhouse Building

File: S02159

For Council to consider granting a five (5) year licence to the Ku-ring-gai Mini Wheels Training Club for use of the designated Mini Wheels Club area within the Showground.

Resolved:

(Moved: Councillors Lane/Hall)

- A. That Council as Trustee of the St Ives Showground (St Ives Showground Reserve Trust) grant a 5-year licence to the Ku-ring-gai Mini Wheels Training Club Inc. for the use of the designated fenced cycle track area, commencing from the date of Council's resolution and on the terms and special conditions as outlined in this report.
- B. That the Mayor and General Manager be authorised to execute all necessary licence documents.
- C. That the Council Seal be affixed to the licence.
- D. That following the execution of the new licence, the documents are submitted to the Department of Lands for the Minister's consent.

CARRIED UNANIMOUSLY

68 Collins Road, St Ives - Demolition of Existing Structures and Subdivision of the Site into Two Allotments

File: DA0340/04

Ward: St Ives

Applicant: Mr Grahame R Fear

Owner: S G and J Fear

To determine Development Application 340/04 that proposes demolition of the existing dwelling and subdivision of 68 Collins Road into two Torrens Title allotments.

Resolved:

(Moved: Councillors Hall/Bennett)

- A. That the Council, as the consent authority, is of the opinion that the objection under *State Environmental Planning Policy No 1 – Development Standards* to clause 58B of the Ku-ring-gai Planning Scheme Ordinance is well founded as strict compliance with the development standard is unreasonable and unnecessary in the circumstances of this case.
- B. That Development Application DA 340/04 for consent for the subdivision of the existing lot at 68 Collins Road, St Ives being lot 3 DP 598621 to create two separate lots be approved for a period of two (2) years from the date of the notice of Determination subject to the following conditions:

GENERAL CONDITIONS

1. The development to be in accordance with development Application No 340/04 lodged with council on the 7 April 2004 and subdivision plan prepared by LineaKad Pty. Ltd. dated February 2004 and received by council on the 2 September 2004.
2. The applicant shall carry out the following infrastructure works associated with the subdivision:
 - Construction of interallotment drainage infrastructure to carry uncontrolled runoff from proposed Lot 1 to Collins Road.
 - Interallotment drainage infrastructure shall be constructed so that proposed Lot 1 will have a point for drainage connection (drainage pit) when future development takes place on that lot.

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

- 2A. 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 1 ADDITIONAL LOT IS CURRENTLY \$33,057.22. The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges may vary at the time of payment in accordance with Council's Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index.

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

- | | | |
|----|--|----------|
| 1. | Preparation of New Residents Kit | \$10.98 |
| 2. | New Resident Survey | \$9.87 |
| 3. | New child care centre
(including land acquisition and construction of facility) | \$252.13 |

4.	Additions/alterations to Acron Rd child care centre for additional 20 places	\$2.41
5.	New Library bookstock	\$17.95
6.	New Public Art	\$2.93
7.	Acquisition of Open Space	
-	Roseville	\$3,931.00
-	Lindfield	\$7,851.00
-	Killara	\$7,851.00
-	Gordon	\$7,851.00
-	St Ives	\$7,851.00
-	Pymble	\$1,966.00
-	Turramurra/Warrawee	\$1,966.00
-	Wahroonga	\$7,851.00
8.	Koola Park upgrade and reconfiguration	\$143.09
9.	North Turramurra Sportsfield development	\$986.80
10.	Section 94 2000-2003 Study and Interim Plan preparation cost	\$49.34
11.	Section 94 Officer for period of Plan 2000-2003	\$118.42

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

OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

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

3. Submission for approval by the Principal Certifying Authority (PCA), prior to issue of the subdivision Certificate, full engineering design documentation for the following drainage works on the site:
 - Interallotment drainage infrastructure to carry uncontrolled runoff from proposed Lot 1 to Collins Road;
 - Interallotment drainage infrastructure shall be designed so that proposed Lot 1 will have a point for drainage connection (drainage pit) when future development takes place on that lot;

Plans are to be prepared by a suitably qualified and experienced engineer in accordance with the requirements of Council's Water Management Plan DCP47 and the Plumbing and Drainage Code (AS3500). Pipes within the proposed interallotment easements must be sized to have adequate capacity to carry future design flowrates and uncontrolled detention system overflows, where detention systems shall be provided, from the proposed lots to the approved point of discharge. The following details must be included on the engineering plans submitted for approval:

- Plan view of the interallotment drainage system to scale showing dimensions, materials, grades, locations and reduced levels of all pits, pipes, flushing facilities and point of discharge to Council system,
 - Supporting pipe sizing and contributing catchment calculations,
 - Longitudinal section showing existing ground levels and proposed invert levels,
 - Surrounding survey detail including all trees to be retained within seven (7) metres of the proposed interallotment drainage systems,
 - Means to preserve the root systems of significant trees within seven (7) metres of the drainage system.
4. The submission of an original Plan of Subdivision plus five (6) copies suitable for endorsement by the Certifying Authority.

NOTE 1: The Plan of Subdivision must be lodged with Council's Standard Lodgement Form, available from Council's Customer Services.

NOTE 2: The following details must be submitted with the Plan of Subdivision:

- The 88B Instrument.
- Any Engineers and/or Surveyors Certification and Works-as-Executed plan required by other conditions in this consent.
- The Sydney Water Section 73 Compliance Certificate.

NOTE 3: Council will check the consent conditions and failure to submit the required information will delay issue of the Subdivision Certificate and require payment of re-submission fees.

5. The submission of an instrument under Section 88B of the Conveyancing Act with the Plan of Subdivision, plus five (6) copies, creating any required easements, rights-of-carriageway, positive covenants, restrictions etc, with Kuring-gai Council being named as the authority whose consent is required to release, vary or modify the same.
6. Prior to issue of a Subdivision Certificate, creation of all burdens including drainage easements, service easements and rights-of-carriageway as required. A registered surveyor is to certify, prior to issue of the subdivision certificate, that all existing interallotment drainage lines, services and/or driveways are fully contained within the proposed burdens and/or that future provision of such are fully covered by the proposed burdens. Alternatively, where the surveyor is of the opinion that no interallotment easements or rights-of-carriageway are required, then certification to this effect must be submitted.
7. Creation of suitable drainage easements with minimum widths in accordance with Council's Water Management Plan DCP47 over all of the inter-allotment and Council drainage systems.
8. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing

Coordinator. Please refer to “Your Business” section of Sydney Water’s web site at www.sydneywater.com.au then the “e-developer” icon or telephone 13 20 92.

Following application a “Notice of Requirements” will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to issue of the Subdivision Certificate.

9. The creation of a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the on-site stormwater detention facilities on the property. These must be created prior to issue of a Subdivision Certificate. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" (available from Council on request) and to the satisfaction of Council.
10. In order to maintain Council’s database of all as-constructed infrastructure works, interallotment drainage works and on-site stormwater detention system, if the Principal Certifying Authority is not Council then a copy of the approved stormwater design, the works-as-executed drawings and the Engineer’s certification of the as-constructed system is to be provided to Council, attention Development Engineer, prior to issue of a Subdivision Certificate.
11. Submission, of certification from the designing engineer and Works-as-Executed plan from a registered surveyor, for approval by the Principal Certifying Authority that the following infrastructure works have been constructed in accordance with the approved construction plans, prior to issue of the Subdivision Certificate:
 - Construction of interallotment drainage infrastructure to carry uncontrolled runoff from proposed Lot 1 to Collins Road;
 - Interallotment drainage infrastructure shall be constructed so that proposed Lot 1 will have a point for drainage connection (drainage pit) when future development takes place on that lot;
12. Construction of the interallotment drainage works in accordance with the approved construction documentation must be completed prior to issue of the subdivision certificate. The works are to be supervised by the designing engineer and certified upon completion that the as-constructed works comply with the approved construction documentation and with Council’s Water Management Plan DCP47. A registered surveyor is to provide a Works-as-executed drawing of the as-constructed drainage works.
13. Prior to issue of the subdivision certificate, any redundant driveway crossings, pipe crossing and/or kerb laybacks on Mudies Road and Collins Road are to be reinstated as footway and kerb and/or gutter to the satisfaction of Council’s

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

CARRIED UNANIMOUSLY

488 **44 Kulgoa Road, Pymble - Demolition of the Existing Dwelling and Inground Swimming Pool and Construction of a Detached Dual Occupancy and Inground Swimming Pool**

File: DA1543/03

Ward: Gordon

Applicant: Mrs J Milledge C/- Glendinning Minto and Associates P/L

Owner: Mrs J Milledge

The following members of the public addressed Council:

I Silink

J Swann

To determine an application for the demolition of an existing dwelling and inground swimming pool and the construction of a dual occupancy and inground swimming pool.

Resolved:

(Moved: Councillor Lane/Mayor, Councillor Ryan)

Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979

THAT the Council, as the consent authority, grant development consent to DA 1543/03 for the demolition of a dwelling and an inground swimming pool on land at 44 Kulgoa Road, Pymble, and erection of a dual occupancy and inground swimming pool for a period of two (2) years, subject to the following conditions:

GENERAL CONDITIONS

1. The development to be in accordance with Development Application No 1543/03 and Development Application plans prepared by Lindsay Little & Associates Pty Ltd, reference number Job No 2802/03-1-4, dated 2 August 2004 and lodged with Council on 5 August 2004.
2. All building works shall comply with the Building Code of Australia.

3. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.
4. For the purpose of health and amenity, the disposal of backwash and/or the emptying of a swimming pool into a reserve, watercourse, easement or stormwater drainage system is prohibited. These waters are to discharge via a permanent drainage line into the Sydney Water's sewer. Permission is to be obtained from the Sydney Water prior to the emptying of any pool to the sewer.
5. To ensure compliance with the relevant standards, an effective and approved safety fence with self closing gate complying with the minimum requirements of Australian Standard 1926-1986 "Fences and Gates for Private Swimming Pools" shall be provided to the Principal Certifying Authority's satisfaction in the location indicated on the approved plans prior to any water being placed in the pool.
6. For stormwater control, provision shall be made for the collection and disposal of all run-off surface waters from paved areas, recontoured areas, pool overflow and higher levels. All collected waters are to be dispersed without causing nuisance to the adjoining properties.
7. For safety purposes, prior to the pool being filled a weather resistant poster detailing expired air resuscitation (mouth to mouth) methods shall be affixed within plain sight of the pool. A sign/notice with the words "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL" shall be erected in clear view and in close proximity to the pool.
8. All filtration equipment shall be located in the position as shown on plan, unless as varied by this consent. Where the filtration and electrical equipment is located near a boundary, such equipment shall be positioned not closer than 150mm from the boundary fencing, if any, and electrical conduits and fittings or circulation pipes shall not be attached to any part of the fencing. Filtration or other equipment shall not be installed in the area of the side boundary setback of the dwelling or outbuilding unless that side boundary setback is greater than 1500mm. For the purpose of residential amenity, the filtration motor pump unit shall be housed in a sound attenuating enclosure and located where indicated on the approved plans or as varied by this consent.
9. For the purpose of residential amenity, the exposed external surfaces below concourse level shall be treated and finished off to a smooth surface.
10. 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.
11. 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.

12. **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.

13. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.
14. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.
15. All excavations shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.
16. Any excavation of rock involving hydraulic or compressed air rock hammers or other excavation equipment shall comply with the requirements of Council's Code for the Control and Regulation of Noise on Building Sites.
17. 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.
18. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.

19. 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:
- must preserve and protect the building from damage, and
 - if necessary, must underpin and support the building in an approved manner, and
 - must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

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

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

20. 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.
21. The fence and footings shall be constructed entirely within the boundaries of the property.
22. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
23. Access to demolition sites shall be protected as directed by the Principal Certifying Authority by the use of suitable fences or hoardings.
24. 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.
25. 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.
26. 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.

27. Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.
28. 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.
29. 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.
30. 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.
31. 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.
32. Trees and vegetation on a site shall not be disturbed except with the approval of the Council.
33. 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.
34. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.
35. Stormwater runoff from all hard surfaces, or landscaped areas which are not at natural ground level, shall be piped to the street drainage system. Drainage line

connections to the kerb shall conform and comply with the detailed requirements contained within Council's Plan No82/024 ("Connections of Drainage Lines to Kerb and R.C. Pipe"). Drainage crossings of the footway area shall be a single 100mm diameter sewer grade uPVC pipe with kerb adaptor, where the total design flows from the property are within the capacity of such a pipe, otherwise suitably sized galvanised RHS shall be used. To ensure compliance with this condition, a Certificate from the installer is to be submitted to the Principal Certifying Authority prior to issue of the Final Compliance Certificate.

36. To maintain capacity of the Public drainage system, an On-site Stormwater Detention System must be provided in accordance with Council's Stormwater Management Manual. Separate detention systems are to be provided for each residence. An overflow is to be incorporated that will direct any excess flow to the downstream drainage system and subsoil drainage is to be provided from the underside of the sediment control sump to the outlet line or other approved location.

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

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

NOTE 2: Earth mounding and/or timber retaining wall will not be accepted as the storage perimeter wall. Any perimeter walls must be in masonry on a reinforced concrete footing.

NOTE 3: 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 4: 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 5: If a landscaped surface type detention system is used the storage volume required is to be increased by 20%.

NOTE 6: The standard Council On-site Stormwater Detention Calculation Sheet is to be completed and included on design drawings. This is available from Council upon request.

37. For stormwater control, driveway areas are to be drained to the main drainage system.
38. The relocation or adjustment of any utility service facilities must be carried out by the Applicant in accordance with the requirements of the utility authority at no cost to Council.
39. The public footways and roadways adjacent to the site are to be maintained in a safe condition, at all times, during the course of the works. A safe pedestrian circulation route a minimum of 1.5m wide and with a pavement free of trip hazards must be maintained at all times on or adjacent to the public footways fronting the construction site. Where the footpath is damaged, repair works must be carried when directed by Council officers and in accordance with the relevant clauses of the current edition of Council's Specification for Drainage and Road Works.

Where circulation is diverted on to the roadway clear directional signage and protective barricades must be installed in accordance with Aust AS1742-3 1996 *"Traffic Control Devices for Work on Roads"*.

If pedestrian circulation is not satisfactorily maintained, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

40. The provision of temporary sediment and erosion control facilities and measures are to be installed, prior to the commencement of any works on the site to minimise and/or eliminate unnecessary erosion and loss of sediment. These facilities must be maintained in working order during construction works and up to the completion of the maintenance period. All sediment traps must be cleared on a regular basis and after each major storm, and/or as directed by the Principal Certifying Authority, with all silt being removed from the site, or to an approved location within the site.
41. 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".
42. For the purpose of any Council inspections, the appropriate fees set out in Councils adopted Schedule of Fees and Charges are payable to Council, prior to the release of the approved plans. A re-inspection fee per visit may be charged where remedial work is unprepared at the requested time of inspection or where remedial work is unsatisfactory and a further inspection is requested. Engineering fees must be paid prior to the final approval of the works.
43. 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.

44. 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.
45. Provision of passing opportunities are to be provided within the existing driveway in accordance with AS2890.1-1993 - "Off street car parking", ie. where sight distance from one end to the other is restricted, and/or the length of driveway exceeds 30 metres.
46. To collect stormwater overflow from the swimming pool surface only, a high level overflow pipe is to be provided from the back of the skimmer box to the filter backwash line discharging to the sewer. This line must not directly vent the receiving Sydney Water sewer. A certificate from the installer indicating compliance with this condition must be submitted and approved by the Principal Certifying Authority (PCA), prior to occupation, or issue of an Occupation Certificate.
47. 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.

48. The landscape works shall be completed prior to issue of final Certificate of Compliance and maintained in a satisfactory condition at all times.
49. The screen planting shall be completed prior to the issue of the final Certificate of Compliance and be maintained in a satisfactory condition at all times.
50. Tree planting to satisfy tree retention/replenishment requirements shall be completed prior to the issue of the final Certificate of Compliance
51. All disturbed areas, which are not to be built upon or otherwise developed, shall be rehabilitated to provide permanent protection from soil erosion within fourteen (14) days of final land shaping of such areas.

52. Any imported fill material shall be restricted to material from the local soil landscape on which the site is located or be derived from sandstone geology sites.
53. Canopy and/or root pruning of the following tree/s 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

Liquidambar styraciflua (Liquidambar) / Close to the site's central eastern boundary.

Ulmus parvifolia (Chinese Elm) / Close to the site's southwestern corner.
54. Tree roots between 10mm and 50mm diameter, severed during excavation, shall be cut cleanly by hand and the tree subsequently treated with a root growth hormone and wetting agent, by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate.
55. 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.
56. On completion of the LANDSCAPE WORKS including TREE and SCREEN PLANTING, a Landscape Architect or qualified Landscape Designer shall submit a report certifying correct installation, faithful to the landscape plan to the Principal Certifying Authority with a copy to Council, prior to issue of final Certificate of Compliance.
57. The following noxious and/or undesirable plant species shall be removed from the property prior to completion of the proposed building works. Documentary evidence of compliance with this condition shall be submitted to the Principal Certifying Authority prior to the release of the final Compliance Certificate:

Plant Species

Acer negundo (Box Elder)
Asparagus densiflorus (Asparagus Fern)
Chlorophytum comosum (Spider Plant)
Cinnamomum camphora (Camphor laurel)
Erigeron karvinskianus (Seaside Daisy)
Hedera helix (English Ivy)
Hedera sp. (Ivy)
Hedychium gardnerianum (Ginger lily)
Impatiens balsamina (Impatiens)
Jasminum polyanthum (Jasminum)
Ligustrum lucidum (Large-leaved Privet)

Ligustrum sinense (Small-leaved Privet)
Nephrolepis cordifolia (Fishbone fern)
Senna pendula (Cassia)
Tradescantia albiflora (Wandering Jew)

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

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

59. 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.

60. 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).
61. 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.

62. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') are to be complied with:
 - a. A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
 - b. A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
 - c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
 - d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.
63. A contribution is to be paid for the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of development in the area.

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

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

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

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

OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

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

64. A complete Waste Management Plan is to be prepared in accordance with the requirements of Development Control Plan No 40 - Construction & Demolition - Waste Management. The Plan is to be submitted and approved prior to the release of the Construction Certificate.
65. Submission, for approval by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate, of design documentation for the passing bay within the existing driveway. The designing engineer is to certify that the proposed passing bay and the existing driveway is structurally adequate for design vehicles up to a fully laden concrete truck, and complies with AS2890.1-1993 – “Off-street car parking.”
66. If levels and driveway surface within the rights-of-carriageway needs to be changed, altered or relaid in any way, this work shall only be undertaken with the written approval of the owner 42A Kulgoa Avenue. This letter of authority must submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.
68. **DRIVEWAYS AND FOOTPATHS:** Approval of this Development Application is for works wholly within the property and does not imply approval of footpath or driveway levels, materials or location within the road reserve regardless of whether this information is shown on the Application.

Footpath and driveway levels at the property boundary/road alignment are to be obtained from Council prior to release of the Construction Certificate. All footpaths and driveways are to be constructed strictly in accordance with Council's specifications "Construction of Gutter Crossings and Footpath Crossings". This is issued with alignment levels after completing the necessary application form at Customer Services and payment of the appropriate fee.

The grading of such footpaths or driveways outside the property are to comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant, and this may be affected by the alignment levels fixed by Council.

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

Note 2: When completing the request for driveway levels application from Council, the applicant must attach a copy of the relevant Development Application drawing which indicates the position and proposed level (if applicable) of the proposed driveway at the boundary alignment. Failure to submit this information may delay processing.

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

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

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

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

70. The stormwater concept plan prepared by Argent Consulting, Dwg no. 0326:SW01:DA, dated 23/9/03 shall be amended, but not limited to the following:
- (i) Any piping under the slab is not to include bends/ joints but to be straight runs with inspection openings at either end;
 - (ii) All downpipe adaptors and grated drains are to be located above the Weir Level of the on-site detention system to avoid any surcharge occurs when the system is full. Any uPVC piping exposed to direct sunlight must be protected in accordance with AS3500.3.2 and AS2032;
 - (iii) The storage volume of each OSD system shall be based on the actual built-upon area.
 - (iv) The location of the proposed OSD system under House 2 is not permitted.

Full design drawings of the proposed method of achieving the requirements for on-site stormwater detention and all supporting calculations are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Council requirements. These must be submitted to and approved by the

Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.

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

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

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

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

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

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

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

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

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

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

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

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

72. 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.

73. 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.

At least 50% of the tree and shrub plantings on the landscape plan for the site shall be selected from the Blue Gum High Forest assemblage of vascular plants (included) to conserve and promote biodiversity.

Erigeron karvinskianus (Seaside Daisy) and *Ficus benjamina* (Weeping Tree) shall be deleted from the Landscape Plan due to their invasive characteristics.

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.

74. A plan detailing screen planting of the NORTHERN, EASTERN, WESTERN and SOUTHERN BOUNDARIES shall be submitted to Council prior to the release of the Construction Certificate and approved by Council's Landscape Development Officer, prior to completion of building works. The plan shall incorporate species capable of attaining a height of 3 – 4 metres.
75. The property shall support a minimum number of 7 trees that will attain 13.0 metres in height on the site, to preserve the tree canopy of Ku-ring-gai, in accordance with Council's policy of Tree Retention/Replenishment on Residential Allotments adopted 26 April 1988. The existing tree/s, and additional tree/s to be planted, shall be shown on the Landscape Plan/Site Plan. The plan shall be submitted to Council prior to release of Construction Certificate and approved by Council's Landscape Development Officer, prior to commence of work.
76. The 5 trees to be planted shall be maintained in a healthy and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.
77. A CASH BOND/BANK GUARANTEE of \$2,000 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 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.

CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

78. 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.
79. To preserve the following tree/s, no work shall commence until the area beneath the canopy of the following tree/s is fenced off at the specified radius from the trunk to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Tree/Location	Radius in Metres
Screen planting Along the site's northern and central western boundaries.	1.5m

80. To preserve the following tree/s, no work shall commence until the area beneath the canopy of the following tree/s excluding that area of the proposed HOUSE 1 and POOL FOR HOUSE 2 shall be fenced off for the specified radius from the trunk to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site:

Tree/Location	Radius From Trunk
<i>Liquidambar styraciflua</i> (Liquidambar) Close to the site's central eastern boundary.	10m
<i>Ulmus parvifolia</i> (Chinese Elm) Close to the site's southwestern corner.	8.5m

81. 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.
82. Upon completion of the installation of the required tree protection measures you are required to contact Council on telephone 9424 0888 or facsimile 9418 1117 to arrange an inspection of the site, in this regard a minimum of 24 hours notice is required. Following the carrying out of a satisfactory inspection and subject

to the payment of all relevant monies and compliance with any other conditions of approval, work may commence.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

83. Prior to the release of any occupation certificate, a compliance certificate must be obtained from an accredited certifier, certifying that the building works for the building to be occupied comply with the plans and specifications approved by this development consent; and any construction certificate associated with this consent for the buildings to be occupied. If the PCA is not the Council, then this compliance certificate must be submitted to the Council at the same time as the occupation certificate is submitted to the Council in accordance with Clause 151(2) of the E P & A Act regulations.
84. Construction of the passing bay is to be supervised and upon completion certified by a suitably qualified civil engineer that the works were carried out in accordance with the approved plans. Certification must be provided to the Principal Certifying Authority prior to occupation, or the issue of an Occupation Certificate, or the issue of a Subdivision Certificate.
85. Prior to occupation, or the issue of an Occupation Certificate or the issue of a Subdivision Certificate, all disused driveway crossings, pipe crossing and/or kerb laybacks are to be reinstated as footway and kerb and/or gutter to the satisfaction of Council's Development Engineer. Reinstatement works to generally match surrounding infrastructure. Any infrastructure within the road reserve along the frontage of the subject site or within close proximity which has been damaged as a result of construction works on the subject site is to be repaired to the satisfaction of Council's Development Engineer, at the Applicants cost.
86. The creation of a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the on-site stormwater detention facilities on the property. These must be created prior to occupation, or the issue of an Occupation Certificate, or the issue of a Subdivision Certificate. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" (available from Council on request) and to the satisfaction of Council.

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

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

provided to Council, attention Development Engineer, prior to occupation, or the issue of an Occupation Certificate or the issue of a Subdivision Certificate.

88. Construction of the property stormwater drainage works is to be supervised and upon completion certified by a suitably qualified and experienced civil/hydraulic engineer, prior to occupation, or the issue of an Occupation Certificate, or the issue of a Subdivision Certificate, that:

- a. The works were carried out and completed in accordance with the approved plans.
- b. All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

A Works-as-Executed drawing of the property stormwater drainage system is also to be furnished by the Certifier Prior to issue of the Final Compliance Certificate.

89. Construction of the On-site Stormwater Detention System is to be supervised and upon completion a Certificate and Works-as-Executed (WAE) plan is to be submitted to the Principal Certifying Authority for approval, prior to occupation, or the issue of an Occupation Certificate, or the issue of a Subdivision Certificate. Certification is to be provided by a suitably qualified civil/hydraulic engineer and the WAE plan is to be prepared by a registered surveyor. The certifying engineer must also complete and submit Council's standard On-site Stormwater Detention Certification sheet.

The Certificate is to be with respect to compliance with:

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

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

- invert levels
- surface or pavement levels
- floor levels including adjacent property floor levels
- maximum water surface level to be achieved in the storage zone

- dimensions of basin(s), tank(s), pit(s), etc.
 - location(s) of basin(s), tank(s) and distances from buildings, boundaries, and easements, etc.
 - storage volume(s) provided and supporting calculations
 - size of orifice(s)
90. Any damage to the existing driveway and/or as-constructed passing bay within the rights-of-carriageway must be fully restored to the satisfaction of the Principal Certifying Authority and the owner of 42A Kulgoa Avenue. Documentary evidence to this effect must be submitted to the Principal Certifying Authority for approval prior to occupation, or issue of an Occupation Certificate, or issue of the Subdivision Certificate

BUILDING CONDITIONS

91. The building works are to be inspected during construction by the Council, an accredited certifier or other suitably qualified person/s (as applicable) and documentary evidence of compliance with the relevant terms of the approval/standards of construction detail in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following stages:
- a. Reinforcement AND circulation lines in position prior to any concrete being poured, placed or sprayed.
 - b. Drainage lines and circulation lines outside the pool area prior to any backfilling.
 - c. Safety fences, gates and latches erected and installed - pools are not to be filled unless a satisfactory inspection of the pool fencing has been made.
 - d. Final Inspection - on completion when all conditions of approval have been met including soundproof enclosures, resuscitation posters, depth markers installed and all landscaping completed.

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

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

92. The following are required details and must be submitted to the Principal Certifying Authority *prior to issue of the Construction Certificate*. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
- a. Details prepared by a practicing structural engineer for all or any reinforced concrete, structural steel or timber framing.

- b. Retaining walls and associated drainage.
 - c. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.
93. The building works are to be inspected during construction by the Council, an accredited certifier or other suitably qualified person/s (as applicable) and a Compliance Certificate shall be issued prior to proceeding to the subsequent stages of construction, encompassing not less than the following stages:
- a. All sediment and erosion control and tree protection measures and installations in place on the site prior to the commencement of any earthworks, excavations or other work.
 - b. Any pier holes and/or foundation material.
 - c. Any steel reinforcement prior to placement of concrete. This includes all reinforcement of floors, slabs, trenches, columns, beams and stairs (if components of this structure).
 - d. Any structural components (i.e. timber framework, structural steelwork or the like) before fixing any lining or covering.
 - e. Any stormwater drainage works prior to covering.
 - f. The completed landscape works in accordance with the approved plans.
 - g. The completed structure prior to occupation.

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

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

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

94. All structural timber members subject to weather exposure shall have a durability class rating of 2 or better in accordance with Australian Standard 1684.2-1999 (National Timber Framing Code), or be preservative treated in accordance with Australian Standard 1604-1980 (Preservative Treatment for Sawn Timbers, Veneers and Plywood).
95. For the purpose of safety and convenience a balustrade of 1.0 metre minimum height shall be provided to any landing, verandah, balcony or stairway of a height exceeding 1.0 metre above finished ground level. The design may consist of vertical or horizontal bars but shall not have any opening exceeding 125mm. For floors more than 4.0 metres above the ground, any horizontal elements within the balustrade or other barrier between 150mm and 760mm above the floor must not facilitate climbing.

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

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

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

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

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

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

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

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

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

99. The following are required details and must be submitted to the Council on completion of the works. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter

complies with the relevant design Standard or Code which the Certificate must identify.

- a. Wet area waterproofing details complying with the Building Code of Australia.
- b. Mechanical ventilation details complying with Australian Standard 1684 Mechanical Ventilation & Airconditioning.
- c. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.
- d. Waterproofing of walls/floors below ground level to prevent the entry of water into the building.
- e. A Registered Surveyor's Reports confirming approved floor levels for all floors.

100. In order to achieve reasonable levels of energy efficiency, the ceiling and walls of each dwelling are to be lined with thermal insulation.

For the Resolution: The Mayor, Councillor A Ryan, Councillors Cross, Ebbeck, Hall, Innes, Lane and Shelley

Against the Resolution: Councillors Andrew, Bennett and Malicki

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

(Moved: Councillors Malicki/Bennett)

- A. *That consideration of Development Application No 1543/03 for the demolition of a dwelling and an inground swimming pool on land at 44 Kulgoa Road, Pymble, and erection of a dual occupancy and inground swimming pool be deferred pending a site inspection.*
- B. *That the applicant be requested to have the location of the proposed development pegged out on site for the inspection.*

489 **Heritage Assessment - Camellia Grove Nursery, 238 - 240 Mona Vale Road, St Ives**

File: P52812

To report back to Council following the site inspection on 25 September 2004 on the heritage assessment of Camellia Grove Nursery 238-240 Mona Vale Road, St Ives.

Resolved:

(Moved: Councillors Bennett/Hall)

- A. That the Camellia Grove Nursery 238-240 Mona Vale Road, St Ives not be listed as a heritage item under the provisions of the Ku-ring-gai Planning Scheme Ordinance.
- B. That Council request the owners to undertake an archival recording of the site before the existing nursery use change.
- C. That all significant vegetation on the site be mapped by Council's Landscape staff and, if the site is rezoned, specific controls be devised to insure maximum retention of all significant vegetation.
- D. That the owners be notified of Council's decision.

CARRIED UNANIMOUSLY

490 **Carried Forward Works - 2003/2004**

File: S02394

To seek endorsement from Council to carry forward the attached list of 2003/2004 projects into the current financial year.

Resolved:

(Moved: Councillors Lane/Shelley)

- A. That Council approve the **attached** list of carried forward works (Attachment B).
- B. That the net balance of \$428,400 be funded from Council's available working funds as at 30 June 2004.

CARRIED UNANIMOUSLY

491 **Costing for Undergrounding of Cables**

File: S02051

To identify the likely cost for undergrounding of powerlines and cables.

Resolved:

(Moved: Councillors Bennett/Shelley)

That estimates of costs for undergrounding cables in business centres covered by Stage 2 be reported to a Council meeting in 2004 with options for meeting the costs

CARRIED UNANIMOUSLY

Options for a New Voting System and Mayoral Elections

File: S03733 & S03662

For Council to consider possible options in relation to:

1. The current ward system of voting in Ku-ring-gai, and
2. Mayoral elections.

Resolved:

(Moved: Councillors Innes/Lane)

- A. That this matter be referred to the Policy Committee for consideration.
- B. That Councillors be requested to forward their questions to the General Manager so they may be answered at the Policy Committee.
- C. That the matter be reported back to Council.

CARRIED UNANIMOUSLY

Lease - 265 - 271 Pacific Highway, Lindfield

File: P55058

To consider the granting of a lease to the Rotary Club of Lindfield Inc. for the occupation of the rooms at the rear of the Lindfield Library, 265-271 Pacific Highway, Lindfield to operate a Youth Development Centre.

Resolved:

(Moved: Councillors Innes/Shelley)

- A. That a lease be granted to the Rotary Club of Lindfield Inc. for a period of 2 years, with a two year option exercisable by the club, in the terms and conditions as outlined in this report.
- B. That this approval is subject to the conditions under section 47A of the Local Government Act 1993 and that Council issue a public notice as prescribed by the Act.
- C. That a clause be inserted into the lease so that in the event of the redevelopment of the site, the interests of the lessee and the lessor are protected.
- D. That the Mayor and General Manager be authorised to execute all necessary lease documents.

E. That the Council Seal be affixed to the lease agreement.

CARRIED UNANIMOUSLY

494 **Expression of Interest - Mobile Coffee/ Refreshment Opportunity - Bicentennial Park**

File: S02373

For Council to approve an expression of interest regarding the licensing of a mobile coffee/light refreshment franchise within Bicentennial Park.

Resolved:

(Moved: Councillors Malicki/Ebbeck)

- A. 1. That an expression of interest be undertaken for the provision of a mobile coffee/light refreshment facility at the Picnic Area at Bicentennial Park as outlined in this report, and
- 2. A further report be presented to Council recommending a preferred licensee and terms of the licence for a period of 12 months.
- B. That a standard licence be prepared that sporting groups utilise for the provision of mobile refreshment facilities on community land during sporting events.

CARRIED UNANIMOUSLY

495 **Feasibility of Investing with Turramurra Community Bank**

File: S03537

To investigate the feasibility of Council investing a portion of its surplus funds with Turramurra Community Bank.

Resolved:

(Moved: Councillors Ebbeck/Cross)

That Council invest an amount of \$500,000 in the Turramurra Community Bank.

For the Resolution: The Mayor, Councillor A Ryan, Councillors Andrew, Cross, Ebbeck, Hall, Lane, Malicki

Against the Resolution: Councillors Bennett, Innes and Shelley

496 **Delegation of Authority - Deputy Mayor**

File: S02017

For Council to give consideration to granting Delegations of Authority to the Deputy Mayor.

Resolved:

(Moved: Councillors Bennett/Innes)

That the Delegations of Authority, as set out below, be granted to the Deputy Mayor, Councillor N Ebbeck:

The Deputy Mayor may exercise any function of the Mayor at the request of the Mayor or if the Mayor is prevented by illness, absence or otherwise from exercising the function or if there is a casual vacancy in the office of Mayor.

CARRIED UNANIMOUSLY

497 **Gordon Bowling Clubhouse Site - Five Year Lease with Two further Five Year Options - 4 Pennant Avenue, Gordon**

File: S02711

For Council to consider granting a five year lease with two further options of five years to the Gordon Bowling Club at 4 Pennant Avenue, Gordon

Resolved:

(Moved: Councillors Innes/Lane)

- A. That Council grant a lease to Gordon Bowling Club Inc for the use of the site known as 4 Pennant Avenue, Gordon, for a term of five years with two further options of five years, at Council's discretion, commencing on the expiration of the public notification of the proposed lease.
- B. The new Lease exclude the access handle "pathway" situated in Lot Y DP 387680 which therefore reverts to Council's responsibility for maintenance and public risk liability.
- C. That Council issues a public notice as prescribed by section 47 of the *Local Government Act (1993)*.
- D. That Council authorise the Mayor and General Manager to sign the documentation.
- E. That Council authorise the affixing of the Common Seal of Council to the lease document.

- F. That a report be brought back to Council if there are significant objections to the proposal in accordance with section 47(4-10) of the *Local Government Act (1993)*.

CARRIED UNANIMOUSLY

498

Cultural Plan

File: S02954

To provide Council with a draft Cultural Plan, which updates Council's 1997 Cultural Policy.

Resolved:

(Moved: Councillors Innes/Shelley)

- A. That the 2004 draft Cultural Plan be approved by Council for the purpose of exhibition and public comment for a period of 28 days.
- B. That any initiatives which require funding above the current operational budget would be reported to Council for consideration as part of future annual budget preparations or at quarterly reviews.

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

Against the Resolution: The Mayor, Councillor A Ryan, Councillors Bennett

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

(Moved: Councillors Bennett/Malicki)

That indicative costs by financial year be provided to the next Finance Committee for all projects identified by the plan.

499

West Lindfield Community Hall - Air Conditioning

File: P36314

To consider the proposal from Lady Game Kindergarten to contribute to the installation of air conditioning at the West Lindfield Community Hall.

Resolved:

(Moved: Councillors Innes/Shelley)

That Council agree to provide part funding for the installation of air conditioning at West Lindfield Hall for up to \$20,000 with funds being provided from the 2004/05 Building Maintenance Program and Lady Game Kindergarten fund the difference.

For the Resolution: The Mayor, Councillor A Ryan, Councillors Andrew, Bennett, Cross, Ebbeck, Hall, Innes, Lane and Shelley

Against the Resolution: Councillor Malicki

500 **Building Maintenance Program**

File: S02533

To advise Council of the proposed building maintenance program for 2004/05 and the draft 5 year program.

Resolved:

(Moved: Councillors Andrew/Innes)

That the 2004/05 building maintenance program and the draft 2005/09 building maintenance program be adopted.

CARRIED UNANIMOUSLY

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

501 **Guidelines for opening Tulkiyan**

File: P54737

Notice of Motion from Councillor G Innes dated 14 September 2004.

I move:

That in reply to the General Manager's response dated 1 September 2004 to my Question without Notice regarding the Guidelines for Opening Tulkiyan, that the Guidelines be amended to "permit children less than 12 years of age only when accompanied by an adult who undertakes to provide supervision".

Resolved:

(Moved: Councillors Innes/Shelley)

That the above Notice of Motion as amended be adopted.

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

Against the Resolution: *Councillor Bennett*

502 **Sustainability Project**

File: S02763

Notice of Motion from Councillor E Malicki dated 14 September 2004.

I move:

“A. That the General Manager prepares a report detailing an appropriate project or series of projects with the aim of increasing the long term sustainability of Council's operations through improving our water and energy efficiency and through adopting renewable energy sources.

B. That funding sources also be identified including any potential grants.”

Resolved:

(Moved: Councillors Malicki/Innes)

That the above Notice of Motion as amended be adopted.

CARRIED UNANIMOUSLY

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 14 OF MEETING REGULATION

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

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

Against the Motion: *The Mayor, Councillor A Ryan*

503 **Councillors Tours**

File: S03782

Councillor Malicki raised this matter as Business Without Notice as there is insufficient time to deal with it prior to Wednesday, 20 October 2004.

Motion:

(Moved: Councillors Malicki/Bennett)

That tours of commercial and civic areas in other Council areas be changed from 20 October and 24 November 2004 to Saturdays, on dates to be determined in consultation with Councillors.

For the Resolution: Councillors Andrew, Bennett, Malicki and Shelley

Against the Resolution: The Mayor, Councillor A Ryan, Councillors Ebbeck, Hall, Innes, Lane

*No decision was taken in respect of the above matter as
the Motion when put to the vote was LOST*

Councillor Cross departed prior to vote

PRESENTATION

Councillor Ebbeck presented Council with a 'Sponsor' plaque in recognition of being a sponsor of the 2004 Community Business Awards.

QUESTIONS WITHOUT NOTICE

504 Councillor Tours of Commercial Centres and Centres for Leisure or the Arts

File: S03782

Question Without Notice from Councillor E Malicki

Can the General Manager organise a staff member to take me (and, if necessary, any other Councillor) on the tour of commercial centres and centres for leisure or the Arts which other Councillors will be able to attend on 20 October and 24 November 2004, please?

Answer by the General Manager

Yes.

The Meeting closed at 10.36pm

The Minutes of the Ordinary Meeting of Council held on 12 October 2004 (Pages 1 - 50) were confirmed as a full and accurate record of proceedings on 19 October 2004.

General Manager

Mayor / Chairperson

Investment Policy

October 2004

Ku-ring-gai Council

Investment Policy

Minute no 480

Dated

12 October 2004

1. Policy

1.1 Objectives

The objectives of this investment policy are:

- To undertake investment of surplus funds after assessing credit risk and diversification limits.
- To maximise earnings from authorised investments and ensure the security of Council Funds.

1.2 Authority for Investment

All Council investments are to be made in accordance with:

- Local Government Act 1993 - Section 625;
- Local Government Act 1993 - Order (of the Minister) dated 24 November 2000;
- The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) &(2);
- Local Government (Financial Management) Regulation 1999 – Clause 16

1.3 Delegation of Authority

The General Manager, Director Finance & Business, Manager Business Development, Manager Revenue Accounting and Management Accountant have authority to invest surplus funds.

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

1.4 Authorised Investments

All investments must be denominated in Australian Dollars. Authorised Investments would include but not necessarily be limited to:

- Local/State/Commonwealth Government Bonds, Debentures or Securities;
- Managed funds with a minimum long term credit rating of 'A' (S&P Australian Ratings) or better, or Moody Investor Services equivalent.
- Deposits in prescribed securities that either have a minimum long term credit rating of 'A' or short term rating of 'A1' from Standard & Poors or Moody Investor Services equivalent;
- Interest bearing deposits/ securities issued by a licensed bank, building society or credit union;
- Loan Offset products with a licensed bank.
- Investments with NSW Treasury Corp/Hourglass Investment Facility; and
- Deposits with the Local Government Investment Services ("LGIS").

1.5 Credit Ratings

Ratings agencies assign credit ratings to issuers of securities according to their ability to pay interest and principal on outstanding debt. Standard and Poors (Australia) ratings are used to assist with reducing the risk of capital loss.

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

The Minister considers that any security issued by a “body” or “company” rated AAA, AA+, AA, AA-, A+ and A are authorised and may form part of Council’s portfolio. Therefore the lowest credit rating Council should purchase is A.

The Minister separately recognises the safety and security of a bank, building society or credit union and therefore allows investments in a licensed bank, building society or credit union via interest bearing deposits, bills of exchange, debentures or securities, regardless of rating.

If any of Council’s investments are downgraded such that they no longer fall within investment policy guidelines, they will be divested as soon as is practicable.

A current list of credit ratings of financial institutions will be updated and maintained every six months.

1.6 General Policy Guidelines

(A) *Approved Investments with Funds Managers would include:*

Fund Managers Credit Ratings (Via S&P or Moody’s)	Maximum Percentage With One Financial Institution	Minimum Recommended Investment Horizon	Maximum Weighting as % of Total Investment Portfolio
AAA	45%	0 – 3 months	0-100%
AA	45%	3 - 6 months	0-90%
A	40%	6 – 12 months	0-80%

The asset structure and features of the fund are to be consistent with the time horizon, risk parameters, and liquidity requirements of Council.

(B) *Council’s Direct Investments*

Short Term Rating (Standard & Poors)	Long Term Rating (Standard & Poors)	Maximum Percentage With One Financial Institution	Maximum Term to Maturity⁽¹⁾	Maximum Weighting as % of Total Investment Portfolio
A1+	AAA to AA-	15%	7 years	100%
A1	A+ to A-	10%	5 years	60%
A2	BBB+ to BBB ⁽²⁾	5%	3 years	15%

⁽¹⁾ Only a maximum of 40% of total annual average funds may be invested in securities with a maturity exceeding one year.

⁽²⁾ Investments in securities issued by institutions with a credit rating less than A2 short term or BBB+ long term must be issued by a licensed bank, building society or credit union.

(C) Accounting for Premiums and Discounts

From time to time financial assets may be acquired at a discount or premium to their face value. Any such discount or premium is to be taken into account in accordance with relevant Australian Accounting Standards. i.e. AASB 139 “Financial Instruments: Recognition and Measurement”.

An example of these securities include:

- **Government Bonds** - debt securities issued by the government that pay interest twice a year at a fixed rate for the life of the bond.
- **Floating Rate Securities** - longer dated debt securities that pay interest at a variable rate adjusted periodically in line with a benchmark rate.
- **Collateralised Debt Obligations** - a bond with a fixed maturity date and a credit rating that may have either a fixed or variable rate.

(D) Safe Custody Arrangements

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

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

(E) Performance Benchmarks

Investment	Performance Benchmark
Cash	11am Cash Rate
Cash Enhanced / Direct Investments	UBSWA Bank Bill Index
Fixed Interest Funds/Securities	UBSWA Composite Bond Index

(F) Reporting

- (i) A monthly report should be provided to Council, detailing the investment portfolio in terms of performance and counterparty percentage exposure of total portfolio.

All direct securities held within the portfolio are to be marked to market in this report.

The report should also detail investment income earned versus budget year to date.

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

(G) Variation to Policy

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

All changes to this policy are to be reported to Council within 28 days.

CARRIED FORWARD WORKS - 2003/2004

Departments	Request to Carry Forward		
	Expenditure	Revenue	Net
	\$	\$	\$
Community Services	39,200	39,200	0
Open Space	614,400	505,000	109,400
Planning & Environment	252,900	25,000	227,900
Technical Services	776,300	685,200	91,100
Finance & Business Development	25,000	25,000	0
Total Carried Forwards	1,707,800	1,279,400	428,400

COMMUNITY SERVICES					
Project	Source of Funding	Expense \$	Revenue \$	Net \$	Comments
5815 - Library Self-checkers	Unexpended Grant	39,200	39,200	0	Projected deferred until new computer system is in place
Total Projects		39,200	39,200	0	

OPEN SPACE					
Project	Source of Funding	Expense \$	Revenue \$	Net \$	Comments
5616 - North Turrumurra Recreation Area	Section 94	10,000	10,000	0	To engage consultants to undertake site master plan.
5753 - Catchment Analysis	General	79,500	0	79,500	Necessary to contribute to Lane Cove Catchment Analysis
5782 - Stormwater Trust Strategic Grant	Unexpended Grant	48,800	48,800	0	Funds will be needed for next stage of project as per grant conditions
5286 - Cowan Catchment Riparian Weed Control	Unexpended Grant	8,100	8,100	0	Required to complete grant as per grant conditions.
5320 - Rehabilitation Works Echo Point Part	Grant	35,000	35,000	0	Required to complete works as resolved by Council on 24/8/2004.
5504 - Blackbutt Creek Stormwater & CEP	Grant	40,900	40,900	0	Required for next stage.

OPEN SPACE					
Project	Source of Funding	Expense \$	Revenue \$	Net \$	Comments
5508 - Native Seed Stock Gardens	Unexpended Grant	4,700	4,700	0	Required to meet expenses for services provided.
6024 - Moores Creek Stormwater Treatment	Unexpended Grant	11,300	11,300	0	Required to complete rehabilitation works as part of the grant projects.
5601 - Open Space Amenities/ Buildings	Building Reserve	15,000	15,000	0	Required as contribution toward completion of Bicentennial Park upgrade stage 2 which included upgrade of amenity to meet access requirements.
5755 - Greenwood Quarry	General	25,000	0	25,000	Will allow initial exploration of site capacity to aid future planning.
5758 - Sportsfield Refurbishment	Section 94, Loan Reduction Reserve, Sportsfield Reserve	209,600	209,600	0	Required to complete Barra Brui oval reconstruction & water harvesting projects.
5760 - Tennis Court Refurbishment	General	4,900	0	4,900	Required to complete Council component of grant funded project (lights at Alan Small Park Tennis Court)
5756 - Park Development	Section 94	26,000	26,000	0	Required as carry forward to complete Bicentennial Park project as per resolution on 25/8/2004.
5761 - Tree Planting	Loan Reduction Reserve	2,200	2,200	0	Will allow for establishment of plantings from 2003/2004 planting program.
5809 - St Ives Tree Planting - Simhilt Settlement	Grant	23,800	23,800	0	Funds form part of settlement conditioned in regards to agreement with Simhilt
5817 - Echo Point 2003 Access Program	Grant	40,500	40,500	0	Required to complete works as resolved by Council on 24/8/2004.
5683 - Restoration of Riparian Zone	Unexpended Grant	1,600	1,600	0	Funds will be used to complete grant works.
5813 - Bee Pro-active	Unexpended Grant	4,700	4,700	0	Grant received late in 2003/2004 financial year. Funds required to meet grant requirements.
5818 - Noxious Weeds 2003/2004	Unexpended Grant	13,500	13,500	0	Grant funds received in February 2004. Funds planned to be expended prior to the end of 2004/2005 financial year.
5819 - Backyard Buddies	Unexpended Grants	5,800	5,800	0	Funds required to complete projects.
5821 - Water Wise Garden	Unexpended Grant	3,500	3,500	0	Funds required to complete projects.
Total Projects		614,400	505,000	109,400	

PLANNING & ENVIRONMENT					
Project	Source of Funding	Expense \$	Revenue \$	Net \$	Comments
RDS Stage 2 - Retail Study	General	60,000	0	60,000	Projects deferred to 2004/2005 as a result of the State Government's decision on the RDS.
5618 - Ecological Endangered Community	Contingency Reserve	20,000	20,000	0	Projects deferred to 2004/2005 as a result of the State Government's decision on the RDS.
5671 - Queen Elizabeth Reserve	General	7,600	0	7,600	Works to be certified & finalised.
5810 - St Ives Conservation - 100 to 102 Rosedale Road	Natural Area Reserve	5,000	5,000	0	Ongoing consultation & negotiations needed.
5621 - Heritage DCP	General	43,000	0	43,000	Projects deferred to 2004/2005 as a result of the State Government's decision on the RDS.
5762 - Heritage UCA - Stage III	General	28,500	0	28,500	Projects deferred to 2004/2005 as a result of the State Government's decision on the RDS.
5763 - Mixed Use Commercial LEP	General	27,200	0	27,200	Projects deferred to 2004/2005 as a result of the State Government's decision on the RDS.
5766 - SEPP 65 Design Panel	General	30,000	0	30,000	Projects deferred to 2004/2005 as a result of the State Government's decision on the RDS.
5767 - Special Area Studies & Consultation	General	31,600	0	31,600	Projects deferred to 2004/2005 as a result of the State Government's decision on the RDS.
Total Projects		252,900	25,000	227,900	

TECHNICAL SERVICES					
Project	Source of Funding	Expense \$	Revenue \$	Net \$	Comments
5776 - SES Power Supply	General	10,000	0	10,000	Work still to be organised.
5372 - West Lindfield Traffic Scheme - Fiddens Wharf Road	General	47,300	0	47,300	Awaiting advice from RTA regarding Council power.
5469 - Wahroonga Shopping Centre Footpaths	General	8,900	0	8,900	Plans prepared & awaiting further consultation.
5477 - 30 Warragal Road Implementation Kerb Gutter & W-beam	General	10,000	0	10,000	New design currently being finalised.
5639 - Railway Avenue North Side, Wahroonga - Footpath	General	12,500	0	12,500	Plans prepared & awaiting further consultation.
5679 - C.A.R.E.S St Ives	General	2,400	0	2,400	Funds required to assist with minor works.
5769 - Access Works Council Chambers	Loan Reduction Reserve	15,000	15,000	0	Awaiting heritage impact statement & revised plans.
5771 - Business Centres Improvement Program	Loan Reduction Reserve & Cash	51,800	51,800	0	Required for Wahroonga Shopping Centre.
5772 - Depot Relocation - DA Preparation	Building Reserve	172,000	172,000	0	DA & master plan currently being prepared.
5773 - Depot Relocation - Contamination Investigation	Building Reserve	30,000	30,000	0	Currently being prepared.
5777 - Traffic Facilities	Loan Reduction Reserve	98,500	98,500	0	A number of projects deferred for further consultation.
Footpath Program 2003/2004	Footpath Reserve & Loan Reduction Reserve	217,000	217,000	0	As reported to Council on 24/8/2004.
5646 - Burns Road, Wahroonga - Lovers Jump Creek	Loan Reduction Reserve	7,900	7,900	0	Work currently being carried out.
5692 - Firs Estate Cottage	Property Reserve	93,000	93,000	0	Works to be done in November & December 2004
Total Projects		776,300	685,200	91,100	

FINANCE & BUSINESS DEVELOPMENT					
Project	Expense \$	TOTAL REVENUE \$	Revenue \$	Net \$	Comments
5649 - Corporate Information System Replacement	25,000	27	25,000	0	To fund final payment of contractual obligations for system implementation 1/7/2004.
Total Projects	25,000	27	25,000	0	