



Agenda

Council Meeting

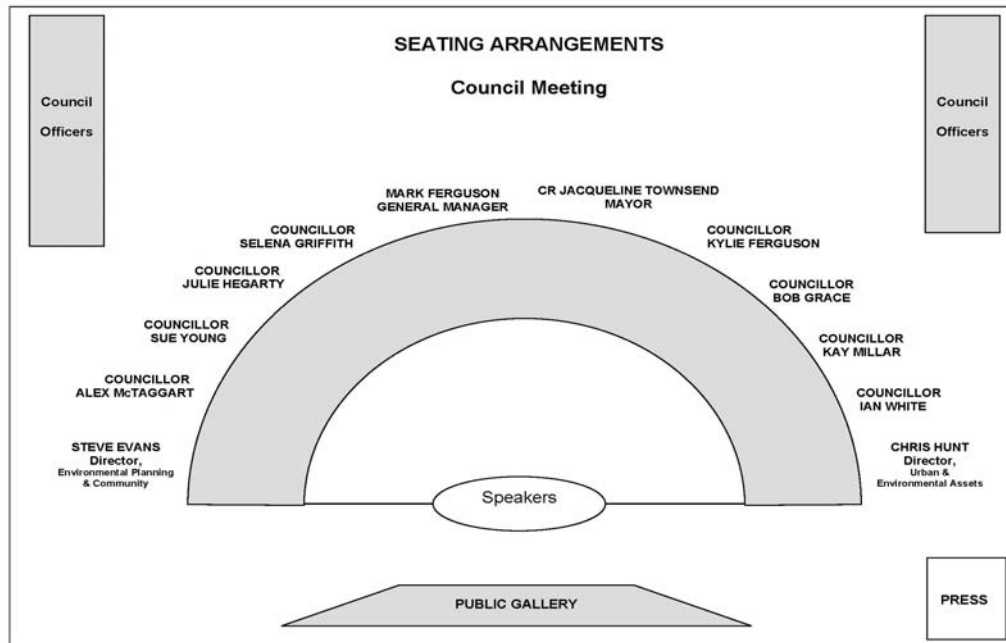
Notice is hereby given that a Council Meeting of Pittwater Council will be held at Mona Vale Memorial Hall on

19 May 2014

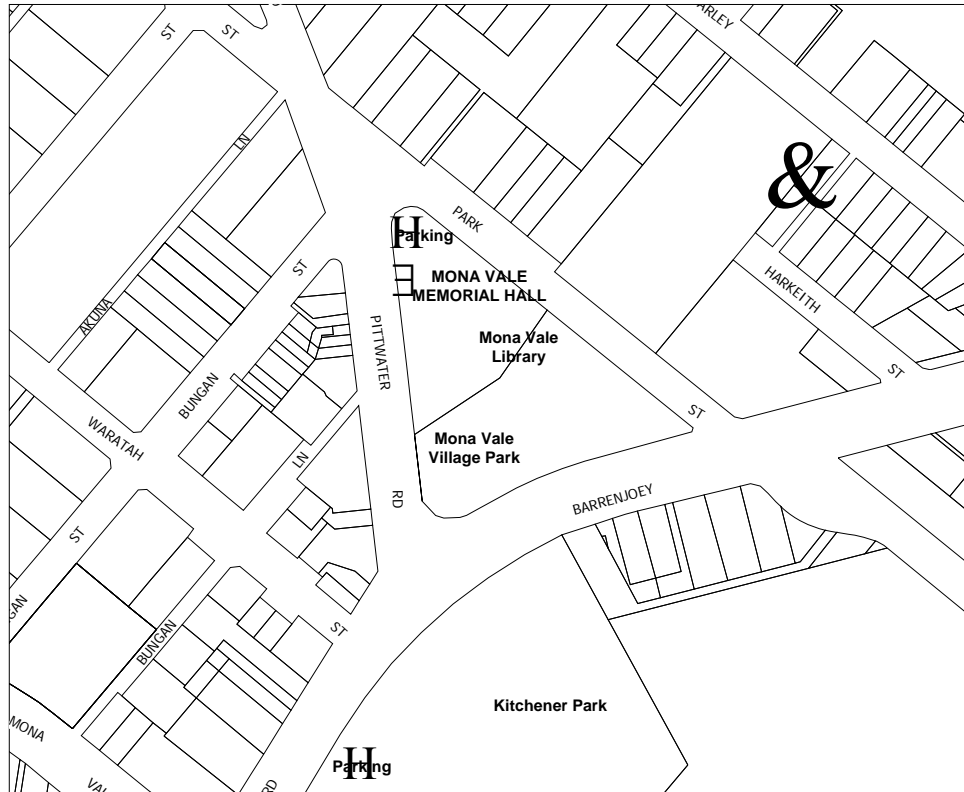
Commencing at 6.30pm for the purpose of considering the items included on the Agenda.

Mark Ferguson
GENERAL MANAGER

Seating Arrangements



Meeting Location



All Pittwater Council's Agenda and Minutes are available on the Pittwater website at www.pittwater.nsw.gov.au

Acknowledgement of Country

**Pittwater Council honours and respects the spirits of the
Guringai people.**

**Council acknowledges their traditional custodianship of
the Pittwater area.**

Statement of Respect

**Pittwater Council promotes and strives to achieve a climate of respect
for all and endeavours to inspire in our community shared civic pride by
valuing and protecting our unique environment, both natural and built,
for current and future generations.**

**We, the elected members and staff of Pittwater Council, undertake to
act with honesty and integrity, to conduct ourselves in a way that
engenders trust and confidence in the decisions we make on behalf
of the Pittwater Community.**

IMPORTANT NOTE FOR COUNCILLORS

The Council has received Confidential Advice in relation to the matters listed below which is attached as **Appendix 1 to Councillor's Agenda on yellow paper**. It is important that Councillors read these documents prior to determining the matters. Should the Council wish to consider the Confidential Advice during the course of the meeting, the following procedure should be followed:

1. Any persons wishing to address the Council are invited to address the Council in Open Session, so that the general (non-confidential) issues relating to the matter are debated in Open Session.
2. Should the Council wish to consider the Confidential Advice at any time during the debate, the Council should resolve into Committee of the Whole in Closed Session in accordance with Section 10A(2)(d) of the Local Government Act 1993, and debate the Confidential Advice and any related issues in a Closed Forum, with the Press and Public excluded. The Council does not have to make any resolution whilst in Committee of the Whole in Closed Session.
3. Following conclusion of the Confidential discussion concerning the Confidential Advice the Council should resolve back into Open Session to continue the debate as required, excluding any reference to the Confidential Advice. Once again it is noted that the debate in Open Session should centre around the general (non-confidential) issues associated with the matter.
4. The Council should then determine the matter in Open Session.

The Report on the item below is listed in Open Session in the Agenda:

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Mark Ferguson
GENERAL MANAGER

Council Meeting

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Appendix 1 - Confidential Advice		

CONFIDENTIAL CLAUSE

*This report is **CONFIDENTIAL** in accordance with Section 10A(2)(d) of the Local Government Act 1993, which permits the Council to close the meeting to the public for business relating to the following: -*

- (d) *Commercial information of a confidential nature that would, if disclosed:-*
- prejudice the commercial position of the person who supplied it; or*
 - confer a commercial advantage on a competitor of the Council; or*
 - reveal a trade secret.*

Confidential Information - Proposed Land Sales
- Orchard Street Warriewood

**The Senior Management Team
has approved the inclusion of
all reports in this agenda.**

Council Meeting

1.0 Public Forum

GUIDELINES FOR RESIDENTS - PUBLIC FORUM

Objective

The purpose of the Public Forum is to gain information or suggestions from the community on new and positive initiatives that Council can consider in order to better serve the Pittwater community.

- The Public Forum is not a decision making forum for the Council;
- Residents should not use the Public Forum to raise routine matters or complaints. Such matters should be forwarded in writing to Council's Customer Service Centres at Mona Vale or Avalon where they will be responded to by appropriate Council Officers;
- There will be no debate or questions with, or by, Councillors during/following a resident submission;
- Council's general meeting procedures apply to Public Forums, in particular, no insults or inferences of improper behaviour in relation to any other person/s is permitted;
- No defamatory or slanderous comments will be permitted. Should a resident make such a comment, their submission will be immediately terminated by the Chair of the Meeting;
- Up to 20 minutes is allocated to the Public Forum;
- A maximum of 1 submission per person per meeting is permitted, with a maximum of 4 submissions in total per meeting;
- A maximum of 5 minutes is allocated to each submission;
- Public submissions will not be permitted in relation to the following matters:
 - Matters involving current dealings with Council (eg. development applications, contractual matters, tenders, legal matters, Council matters under investigation, etc);
 - Items on the current Council Meeting agenda;
- The subject matter of a submission is not to be repeated by a subsequent submission on the same topic by the same person within a 3 month period;
- Participants are not permitted to use Council's audio visual or computer equipment as part of their submission. However, photographs, documents etc may be circulated to Councillors as part of the submission;
- Any requests to participate in the Public Forum shall be lodged with Council staff by 12 noon on the day of the Council Meeting. To register a request for a submission, please contact Warwick Lawrence, phone 9970 1112.

Mark Ferguson
GENERAL MANAGER

2.0 Resident Questions

RESIDENT QUESTION TIME

Objective

The purpose of Resident Question Time is to provide the community with a forum to ask questions of the elected Council on matters that concern or interest individual members of the community.

The following guidelines apply to any person addressing a Council / Committee meeting in relation to a Resident Question:

- 1. Residents Question Time is conducted at the commencement of the second Council Meeting of the month and prior to the handling of General Business.*
- 2. A maximum of 10 minutes is allocated to Residents Question Time.*
- 3. Each Resident is restricted to two (2) questions per meeting.*
- 4. All questions are to be in writing or made electronically and lodged with the General Manager no later than 6.15pm on the day of the Council meeting at which it is to be considered.*
- 5. Questions must be precise and succinct and free of ambiguity and not contain any comments that may be offensive, defamatory or slanderous in any way.*
- 6. A brief preamble may accompany the question to clarify the issue however only the actual question will be included in the minutes of the Council meeting.*
- 7. Responses to residents questions made at the meeting will also be included in the minutes of the Council meeting.*
- 8. Resident's questions taken on notice shall be the subject of a report to Council setting out both the question and response and shall be included in the agenda at the second meeting of the month following the resident's question.*
- 9. There will be no debate or questions with, or by, Councillors during / following a resident question and response.*

3.0 Apologies

Apologies must be received and accepted from absent Members and leave of absence from the Council Meeting must be granted.

4.0 Declarations of Pecuniary and Conflict of Interest including any Political Donations and Gifts

Councillors are advised of the following definitions of a "pecuniary" or "conflict" of interest for their assistance:

- * Section 442 of the Local Government Act, 1993 states that a "pecuniary" interest is as follows:

- "(1) **[Pecuniary interest]** A Pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person or another person with whom the person is associated.
- (2) **[Remoteness]** A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter."

Councillors should reference the Local Government Act, 1993 for detailed provisions relating to pecuniary interests.

- * Council's Code of Conduct states that a "conflict of interest" exists when you could be influenced, or a reasonable person would perceive that you could be influenced by a personal interest when carrying out your public duty.

Councillors are also reminded of their responsibility to declare any Political donation or Gift in relation to the Local Government & Planning Legislation Amendment (Political Donations) Act 2008.

- * A reportable political donation is a donation of:
- \$1,000 or more made to or for the benefit of the party, elected member, group or candidate; or
 - \$1,000 or more made by a major political donor to or for the benefit of a party, elected member, group or candidate, or made to the major political donor; or
 - Less than \$1,000 if the aggregated total of the donations made by the entity or person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) is \$1,000 or more.

5.0 Confirmation of Minutes

"Councillors are advised that when the confirmation of minutes is being considered, the only question that can arise is whether they faithfully record the proceedings at the meeting referred to. A member of a council who votes for the confirmation of the minutes does not thereby make himself a party to the resolutions recorded: **Re Lands Allotment Co (1894) 1 Ch 616, 63 LJ Ch 291.**"

Minutes of the Council Meeting held on 5 May 2014.

6.0 Public Addresses

The following guidelines apply to any person addressing a Council / Committee meeting in relation to an item on the Council / Committee meeting agenda:

1. *A member of the public may be granted leave to address a meeting of Council or a Committee, where such a request is received by the General Manager no later than 3.00pm on the day of the meeting. This is subject to:*
 - (a) *A maximum of up to six speakers may address on any one item, with a maximum of three speakers in support of the recommendation in the report, and three speakers in opposition.*
 - (b) *A limitation of three minutes is allowed for any one speaker, with no extensions.*
 - (c) *An objector/s to a development application is to speak first with the applicant always being given the right to reply.*

Exceptions to these requirements may apply where:

- (a) *The Meeting specifically requests that a person be interviewed at a meeting.*
 - (b) *The Meeting resolves that a person be heard at the meeting without having given prior notice to the General Manager*
2. *Once a public/resident speaker has completed their submission and responded to any Councillor questions, they are to return to their seat in the public gallery prior to the formal debate commencing.*
3. *No defamatory or slanderous comments will be permitted. Should a resident make such a comment, their address will be immediately terminated by the Chair of the meeting.*
4. *Council's general meeting procedures apply to Public Addresses, in particular, no insults or inferences of improper behaviour in relation to any other person is permitted.*
5. *Residents are not permitted to use Council's audio visual or computer equipment as part of their address. However, photographs, documents etc may be circulated to Councillors as part of their address.*

7.0 Councillor Questions with Notice

Nil.

8.0 Mayoral Minutes

Nil.

9.0 Business by Exception

Items that are dealt with by exception are items where the recommendations contained in the reports in the Agenda are adopted without discussion.

10.0 Council Meeting Business

Nil.

Leading and Learning Committee

11.0 Leading and Learning Committee Business

C11.1	Quarterly Budget Review Statement for the Quarter Ending 31 March 2014
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Meeting: Leading & Learning Committee

Date: 19 May 2014

STRATEGY: Business Management

ACTION: To provide quarterly and annual budgets and financial statements

PURPOSE OF REPORT

To provide Council with the financial results for the quarter ending 31 March 2014 of the 2013/2014 Financial Year, as per Local Government (General) Regulations Clause 203. These Reports are to be produced and reported, *"No later than 2 months after the end of each quarter (except the June quarter), and the Responsible Accounting Officer of a Council must prepare and submit to the council a budget review statement."*

1.0 BACKGROUND

- 1.1 The Integrated Planning and Reporting Framework as developed by the Division of Local Government requires Council to use a minimum standard of reporting that will assist in adequately disclosing its overall financial position and additionally provide sufficient information to enable informed decision making while ensuring transparency.

This reporting requirement, known as the Quarterly Budget Review Statement (QBRs) will facilitate progress reporting against the original and revised budgets at the end of a quarter. They will also provide explanations for major variations that result in budgetary changes and enable the Responsible Accounting Officer (RAO) to indicate whether the Council will be in a satisfactory financial position at the end of the Financial Year.

For the information of Council and the Community, the Original 2013/2014 Budget was adopted by Council as part of the 2013-2017 Delivery Program & Budget on 24 June 2013. The Revised 2013/14 Budget (December Quarterly Budget Review) was adopted by Council on 17 February 2014, and has been transferred to the Revised Budget column in this report.

- 1.2 Council's reporting structure undertakes a dual format of both financial and strategic information which includes:

- Budget Review Statement
- Performance Indicators
- Summary of Financial Statements
- Financial Statements (Consolidated, Operating, Cash flow, Reserve Balance, Balance Sheet),
- Total Works Program (Including Capital Budget Review Statement)
- Loan Projections
- Special Rates Variation and Stormwater Management Service Charge
- Developer Contribution Plans
- Consultancy and Legal Expenses
- Key Directions and Associated Strategies

2.0 ISSUES

2.1 Responsible Accounting Officer (RAO) Budget Review Statement

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005.

"It is my opinion as the Chief Financial Officer that the Quarterly Budget Review for Pittwater Council for the quarter ended 31/3/14 indicates that Council's financial position at 31/3/14 is sound."

Mark Jones - Chief Financial Officer (7/5/14)

"This position is summarised in the performance indicators of 2.2 of this report."

Investment Statement

The Responsible Accounting Officer (ROA) certifies that all funds including those under restriction have been invested in accordance with Section 625 of the Local Government Act, 1993 the Local Government (General) Regulations, and Council's Investment Policy (No 143).

Such restricted funds amount to \$24.916 million and form part of Council's total funds invested that amount to \$33.278 million as at 31st March 2014 (as per Council's March Investment Report).

Cash (Bank) Statement

The Responsible Accounting Officer (ROA) certifies that Council's Bank Statement has been reconciled up to and including the 31st March 2014 and the closing balance of cash of \$33.278 million forms part of Council's Current Assets on Council's Balance Sheet.

Reconciliation Statement

The Responsible Accounting Officer (ROA) certifies that the Year to Date (YTD) Cash and Investments (as per Council's Balance Sheet) have been reconciled with funds invested and those held at cash at bank. The table below outlines Council's Cash and Investment reconciliation.

Cash & Investment Reconciliation as at 31st March 2014

Total Cash on Hand	9,650
Council's Bank Account Ledger	(231,741)
Investments	33,500,000
Total Cash & Investments	33,277,910

2.2 Performance Indicators

In assessing an organisations financial position, there are a number of performance indicators that can assist to easily identify whether or not an organisation is financially sound. These indicators and their associated benchmarks, as stipulated by the Local Government Association of NSW and Shires Association of NSW are set out below.

#	Performance Indicator	2013/14 <i>Projected</i>	2012/13 Actual	2011/12 Actual	Local Government Bench Mark
1	Operating Result (before Capital amounts)	\$1.285m Surplus	\$2.407m Surplus	\$1.106m Surplus	Surplus
2	Consolidated Result	\$79,000 Surplus	\$384,000 Surplus	\$579,000 Surplus	N/A
3	Unrestricted Current Ratio	2.34:1	3.24:1	2.59:1	>100% or 1:1
4	Debt Service Ratio	3.03%	2.39%	2.06%	<10%
5	Rates and Annual Charges Coverage ratio	63.00%	54.28%	55.44%	>50%
6	Rates and Annual Charges Outstanding %	5.00%	5.26%	5.49%	<5%
7	Building and Infrastructure Renewals Ratio	110.46%	81.59%	71.98%	>100%

1. Operating Result (before Capital Contributions)

The Operating result is the Profit or Loss that Council makes from normal Operations (Excluding expenditure on Capital items). A Surplus is a positive financial indicator.

2. Consolidated Result

The Consolidated Result is the increase or call on Council funds which shows the source and application of both Operating and Capital Income and Expenditure along with transfers to and from Reserves applicable to those activities. A Surplus is a positive financial indicator.

3. Unrestricted Current Ratio

The Unrestricted Current ratio is the ratio of Unrestricted Cash Assets held that are available to meet any current liabilities. The above ratio indicates that Council currently projects to have \$2.34 (excluding externally restricted funds such as S94 and grant monies) available to service every \$1 of debt as it falls due at the end of the financial year. A ratio greater than one is a positive financial indicator.

4. Debt Service Ratio

This ratio demonstrates the cost of servicing Council's annual debt obligations (loan repayments, both principal and interest) as a portion of available Revenue from Ordinary Activities. A lower ratio is a positive financial indicator.

5. Rates and Annual Charges Coverage Ratio

This ratio indicates the dependency of Rates and Annual charges over Council's total Revenue from continuing operations. A higher ratio is a positive financial indicator.

6. Rates and Annual Charges Outstanding %

This indicates the percentage of Rates and Annual charges outstanding at the end of the financial year. A lower ratio is a positive financial indicator.

7. Building and Infrastructure Renewal Ratio

This ratio indicates the rate of renewal/replacement of existing assets as against the depreciation of the same category of Assets. A ratio greater than one is a positive financial indicator.

2.3 Summary of Financial Statements

2013-14 Statement of **Consolidated Financial Position**

Consolidated Statement shows the source and application of both Capital & Operating Income and Expenditure along with the movements in Reserves.

	(\$ '000)
Total direct income (Operating & Capital)	81,621
Total transfer from Reserves	22,848
Total income	104,469
Total direct Expenditure (Operating & Capital Expenditure)	101,367
Total transfers to Reserves	11,847
Total Expenditure	113,214
Add Back Depreciation - Non Cash	8,825
Increase in Council Funds (Includes Operating Results before Capital of \$1.285 million)	79

2013-14 **Income Statement**

Income statement shows the extent to which community equity has changed by net result of ordinary activities during year.

	(\$ '000)
Operating Income	74,495
Operating Expenditure	73,210
Operating Results before Capital	1,285
Capital Income (Grants and Contributions)	3,529
Changes in Net Assets – Resulting from Operations	4,814

2013-14 Statement of **Cashflows**

The statement of cash flows shows the nature and amount of council's cash inflows and outflows for all activities.

	(\$ '000)
Cash inflows	81,215
Cash outflows	91,063
NET Inflows/(Outflows)	-9,848
Funds Carried Forward from Prior year	35,585
Total General Fund	25,737

2013-14 **Balance Sheet**

The Balance sheet shows council's assets & liabilities which make up community equity.

	(\$ '000)
Current Assets (Includes Cash Assets of \$25,737)	29,736
Non Current Assets	1,065,423
Total Assets	1,095,159
Current Liabilities	14,245
Non Current Liabilities	14,176
Total Liabilities	28,421
Net Community Assets	1,066,738
Balance at Beginning of the year	1,061,924
Net results	4,814
TOTAL COMMUNITY EQUITY	1,066,738

2.4 Consolidated Financial Statement

<p style="text-align: center;">Pittwater Council Budget Review for the quarter ended - 31 March 2014 Consolidated Statement \$'000's</p>								
	Original Budget	Approved Changes	Sept 2013 Variations	Dec 2013 Variations	Revised Budget	*March 2014 Variations	Projected Budget	YTD Actual
Direct Income								
User Fees	13,025	0	-516	453	12,962	237	13,199	10,506
Regulatory Fees	1,367	0	45	104	1,515	63	1,579	1,301
Regulatory Fines	2,713	0	-3	-10	2,700	50	2,750	2,152
Operating Grant Transfers	3,126	0	-833	444	2,737	477	3,214	2,003
Capital Grant Transfers	980	0	1,013	-253	1,740	0	1,740	646
Capital Contributions	4,345	0	444	0	4,789	0	4,789	1,006
Operating Contributions	847	0	209	0	1,056	0	1,056	860
Rates Income	37,515	0	0	0	37,515	0	37,515	27,982
Domestic Waste Charges	11,803	0	0	0	11,803	0	11,803	8,869
Return on Investments & Other Interest Income	1,405	0	0	0	1,405	0	1,405	1,157
Rebates Income	359	0	-41	0	318	0	318	318
Other Income	451	0	12	89	552	143	694	616
Capital Sales	2,073	0	-527	0	1,546	12	1,558	995
Total Direct Income	80,009	0	-196	826	80,638	982	81,621	58,410
Reserve Transfer								
Transfer From Reserve-S94	9,249	1,058	-4,120	-265	5,921	-30	5,891	1,532
Transfer From Reserve-Other	13,528	1,759	1,119	340	16,746	210	16,956	7,947
Total Transfer From Reserves	22,777	2,817	-3,000	75	22,668	180	22,848	9,479
Direct Expenditure								
Salaries & Wages	22,843	0	-524	17	22,335	1	22,336	16,532
Other Employee Costs	7,641	0	-317	23	7,347	-197	7,149	5,257
Materials	2,829	0	-468	123	2,485	-741	1,744	1,355
Stores	180	0	-2	-1	177	-5	172	223
Minor Plant Purchases	36	0	-3	3	36	104	140	129
Plant & Equipment	2,252	0	2	132	2,386	2	2,387	1,809
Contract Services External	29,646	2,477	-1,621	-125	30,377	1,258	31,635	18,790
Depreciation Expense	8,607	0	0	217	8,825	0	8,825	4,653
Interest Expense	855	0	66	0	921	-50	871	626
Professional Expenses	4,445	0	-38	506	4,913	-135	4,778	3,320
Legal Expenses	1,000	0	100	0	1,100	2	1,102	509
Bad & Doubtful Debts	336	0	-25	0	311	0	311	218
Leases/Rentals/Hire/Licences	749	0	-32	3	720	17	737	563
Public Utilities	2,018	0	0	-33	1,986	41	2,027	1,375
Communications	632	0	1	16	650	18	668	394
Advertising	287	0	-15	1	273	40	313	284
Insurance	996	0	0	0	996	51	1,047	814
Banking	195	0	0	0	195	0	195	165
Other Expenses	520	0	-62	-26	432	42	473	300
Office Expenses	437	0	0	25	461	35	497	470
Sundry Services/Waste Disposal	4,956	0	30	96	5,082	2	5,084	4,274
Memberships	114	0	-1	0	113	-5	108	59
Levies/Contributions/Subsidies	3,642	0	-283	-240	3,119	0	3,119	2,425
Capital Purchases/Payments	4,971	340	115	102	5,528	121	5,649	3,735
Total Direct Expenditure	100,188	2,817	-3,077	838	100,766	601	101,367	68,279
Reserve Transfer								
Transfer To Reserve-S94	1,510	0	0	0	1,510	0	1,510	567
Transfer To Reserve-Other	9,635	0	-118	285	9,802	535	10,337	3,919
Total Transfer to Reserves	11,145	0	-118	285	11,312	535	11,847	4,486
Increase/(call) on Council Funds(inc Dep'n)	-8,547	0	-2	-222	-8,771	26	-8,745	-4,876
Add back Depreciation - Non Cash	8,607	0	0	217	8,825	0	8,825	4,653
Increase/(call) on Council Funds	60	0	-2	-5	53	26	79	-222

As indicated in the above columns:

1. The "Original" Budget (+/-) the "Approved" Changes equals the "Revised" Budget
2. The "Revised" Budget (+/-) the "Quarterly Variations" equals the "Projected" Year End Budget.
3. * Recommended changes to Councils Revised budget are shown below

Consolidated Financial Statement Variance analysis

As a result of the March Quarterly review, the projected financial position shows a surplus in uncommitted funds of \$79,000, an increase of \$26,000 from the previously adopted budget of \$53,000.

The variance from Budget to Actual can be mainly attributed to: -

Budgeted Consolidated Result as per the Adopted Budget - Y/E 30 June 2014 Increase of Council Funds		\$	53
Recommended Changes to Revised Budget		\$000's	
INCOME			
Increased User Fees mainly relating to Parking Fee's, Cemetery and Film/Parking Permits Income	\$	237	
Increased Regulatory Fee's mainly relating to DA's and Inspection Permit Fee Income	\$	63	
Increased Regulatory Fines mainly relating to Infringement Fines Income	\$	50	
Increased Operating Grant Income mainly relating to Financial Assistance Grant	\$	472	
Increased Other Income mainly relating to additional Insurance cost recoveries, Training Allowances and Food & Wine Fair Income	\$	143	
EXPENDITURE			
Reduced Other Employee costs mainly relating to Workers Compensation costs	\$	197	
Additional Materials & Contract Services External mainly relating to costs associated with the Sydney Lakeside Cabin Upgrade, Newport Wharf Upgrade, Tree removal and maintenance, Sportsgrounds & Reserves maintenance, Bungan Head Road Upgrade, Graffiti removal and Reserves Signage	-\$	619	
Reduced Professional Expenditure mainly relating to costs associated with the Building Asbestos Inspections and the movement of Traffic Studies to onground works such as the Bungan Head Road Upgrade	\$	135	
Reduced Interest Expense mainly relating to delayed loan borrowings	\$	50	
Additional Capital Purchases mainly relating to Council Office Refurbishment	-\$	121	
Additional Other Expenditure mainly relating to Insurance, Advertising, Utilities and Printing and Stationery	-\$	226	
RESERVE MOVEMENTS			
Reduced Transfers from Reserve - S94 mainly relating to the timing in Bushland Enhancement Projects	-\$	30	
Increased Transfers from Reserve - Other mainly relating to works associated with Sydney Lakeside Upgrades	\$	210	
Additional Transfers to Reserve - Other mainly relating to additional funds transferred to General & Cemetery Reserves	-\$	535	
March Review - NET Changes	\$	26	
Projected Budget Consolidated Result year ending 30 June 2014 - Increase of Council Funds		\$	79

2.5 Operating Statement

Pittwater Council Budget Review for the quarter ended - 31 March 2014 Operating Statement Annual Budget - \$'000's								
	Original Budget	Approved Changes	Sept 2013 Variations	Dec 2013 Variations	Revised Budget	*March 2014 Variations	Projected Budget	YTD Actual
Direct Income								
User Fees	13,024	0	-515	453	12,962	237	13,199	10,506
Regulatory Fees	1,367	0	45	104	1,515	63	1,579	1,301
Regulatory Fines	2,713	0	-3	-10	2,700	50	2,750	2,152
Operating Grant Income	3,126	0	-833	444	2,737	477	3,214	2,003
Operating Contributions	847	0	209	0	1,056	0	1,056	860
Rates Income	37,515	0	0	0	37,515	0	37,515	27,982
Domestic Waste Charges	11,803	0	0	0	11,803	0	11,803	8,869
Return on Investments & Other Interest Income	1,405	0	0	0	1,405	0	1,405	1,157
Rebates Income	359	0	-41	0	318	0	318	318
Other Income	451	0	12	89	552	143	694	599
Profit / (Loss) on Sale of Assets	503	0	-216	0	287	0	287	199
Gain from Joint Venture Assets	550	0	0	0	550	0	550	0
Total Direct Income	73,663	0	-1,341	1,078	73,400	970	74,370	55,946
Internal Income								
Plant Hire/Service Agreement - Capital Works	125	0	0	0	125	0	125	192
Total Internal Income	125	0	0	0	125	0	125	192
Direct Expenditure								
Salaries & Wages	21,977	0	-524	17	21,469	1	21,470	16,045
Other Employee Costs	7,366	0	-317	23	7,072	-197	6,875	5,112
Materials	1,121	0	0	-15	1,107	-130	977	718
Stores	180	0	-2	-1	177	-5	172	175
Minor Plant Purchases	36	0	-3	3	36	104	140	128
Plant & Equipment	2,252	0	2	34	2,288	2	2,289	1,705
Contract Services External	10,280	0	420	427	11,127	338	11,465	8,576
Depreciation Expense & Ammortisation	8,747	0	0	218	8,965	0	8,965	6,669
Interest Expense	855	0	66	0	921	-50	871	632
Professional Expenses	4,031	0	13	497	4,540	-135	4,406	2,778
Legal Expenses	1,000	0	100	0	1,100	2	1,102	509
Bad & Doubtful Debts	336	0	-25	0	311	0	311	218
Leases/Rentals/Hire/Licences	749	0	-32	-22	695	17	712	439
Public Utilities	2,018	0	0	-33	1,986	41	2,027	1,374
Communications	632	0	1	16	650	18	668	393
Advertising	287	0	-15	1	273	40	313	284
Insurance	996	0	0	0	996	51	1,047	814
Banking	195	0	0	0	195	0	195	165
Other Expenses	520	0	-62	-26	432	42	473	300
Office Expenses	437	0	0	25	461	35	497	457
Sundry Services/Waste Disposal	4,956	0	30	21	5,007	2	5,009	3,886
Memberships	114	0	-1	0	113	-5	108	59
Levies/Contributions/Subsidies	3,642	0	-283	-240	3,119	0	3,119	2,397
Total Direct Expenditure	72,728	0	-633	944	73,040	170	73,210	53,833
Operating Results before Capital	1,060	0	-709	134	485	800	1,285	2,305
Grants & Contributions - Capital	2,325	1,457	-41	-212	3,529	0	3,529	1,426
Material Public Benefits - S94	0	0	0	0	0	0	0	0
Change in Net Assets - Resulting from Operations	3,385	1,457	-750	-78	4,015	800	4,814	3,731

As indicated in the above columns:

1. The "Original" Budget (+/-) the "Approved" Changes equals the "Revised" Budget
2. The "Revised" Budget (+/-) the "Quarterly Variations" equals the "Projected" Year End Budget.
3. * Recommended changes to Councils Revised budget are shown below in 2.6

2.6 Operating Financial Statement Variance analysis

The Projected Operating Result before Capital for the financial year 2013/2014 is a surplus of \$1.285 million, a variance of \$800,000 compared to the previously adopted budget of \$485,000.

The variance from Budget to Actual can be mainly attributed to: -

Budgeted Operating Results before Capital as per Adopted Budget for the year ending 30/6/14	\$	485
Recommended Changes to Revised Budget	\$000's	
INCOME		
Increased User Fees mainly relating to Parking Fee's, Cemetery and Film/Parking Permits Income	\$	237
Increased Regulatory Fees mainly relating to DA's and Inspection Permit Fee Income	\$	63
Increased Regulatory Fines mainly relating to Infringement Fines Income	\$	50
Increased Operating Grant Income mainly relating to Financial Assistance Grant	\$	472
Increased Other Income mainly relating to additional Insurance cost recoveries, Training Allowances and Food & Wine Fair Income	\$	143
EXPENDITURE		
Reduced Other Employee costs mainly relating to Workers Compensation costs	\$	197
Reduced Interest Expense mainly relating to delayed loan borrowings	\$	50
Additional Materials & Contract Services External mainly relating to Tree removal and maintenance and Sportsgrounds & Reserves maintenance	-\$	309
Reduced Professional Expenditure mainly relating to the movement of Traffic Studies to onground works	\$	135
Additional Other Expenditure mainly relating to Insurance, Advertising, Utilities and Printing & Stationery	-\$	238
March Review - NET Changes	\$	800
Projected Operating Results before Capital for the year ending 30 June 2014 Surplus	\$	1,285

2.7 Cash Flow Statement and Reserves Balances

The Projected total General Fund for the year ended 30 June 2014 stands at \$25.737 million. Compared to the previously adopted budget this amount is an increase of \$1.626 million. The increase in projected cash held at year end is mainly as a result of additional regulatory Fees & Fines, Financial Assistance Grant Funds, User Charges and a reduction in expenditure associated with contracts and the workers compensation premium.

The Actual Result for the period ended 31 March 2014 is a net inflow of \$2.307 million.

Pittwater Council Budget review for the quarter ended - 31 March 2014 Cash Flow Statement								
	\$000's							
	Original Budget	Approved Changes	Sept 2013 Variations	Dec 2013 Variations	Revised Budget	*March 2014 Variations	Projected Budget	YTD Actual
Cash Inflows								
Rates & Domestic Waste	49,190	0	0	0	49,190	0	49,190	40,234
Grants	4,105	0	-224	323	4,204	472	4,676	2,248
User Charges	13,025	0	-516	453	12,962	237	13,199	10,646
Regulatory Fees & Fines	4,079	0	42	94	4,215	114	4,329	3,393
Contributions & Donations	847	0	653	0	1,500	0	1,500	1,278
Return on Investments & Other Interest Income	1,405	0	0	0	1,405	0	1,405	1,188
Sale of Assets (Excluding Land)	2,073	0	-528	0	1,545	13	1,558	995
Sale of Land	0	0	0	0	0	0	0	0
Other	810	0	-29	89	870	143	1,013	937
S94 Contributions Received	1,345	0	0	0	1,345	0	1,345	567
Proceeds from loan	3,000	0	0	0	3,000	0	3,000	0
GST Net Inflow	0	0	0	0	0	0	0	213
Total Inflows	79,879	0	-602	959	80,236	979	81,215	61,698
Cash Outflows								
Employee Salary & Wages	22,842	0	-524	17	22,335	0	22,335	16,632
Employee Other Costs	7,255	0	-337	69	6,987	-219	6,768	5,313
Insurance Claims/Premiums	996	0	0	0	996	51	1,047	426
Levies & Contributions	3,642	0	-283	-240	3,119	0	3,119	1,608
Materials/Stores/Contracts	50,585	2,477	-2,543	206	50,725	-553	50,172	35,510
Legal Expenses	1,000	0	100	0	1,100	2	1,102	509
Loan Interest Repayments	855	0	65	0	920	-49	871	618
Loan Principal Repayments	1,184	0	0	0	1,184	0	1,184	935
Purchase Of Assets	3,788	340	115	101	4,344	121	4,465	2,454
Total Outflows	92,147	2,817	-3,407	153	91,710	-647	91,063	64,005
Net Inflows/(Outflows)	-12,268	-2,817	2,805	806	-11,474	1,626	-9,848	-2,307
Funds Carried Forward from Prior Year	31,496	4,089	0	0	35,585	0	35,585	35,585
Total General Fund	19,228	1,272	2,805	806	24,111	1,626	25,737	33,278
Less Restricted Assets	3,156	1,163	3,931	264	8,514	29	8,543	12,155
Less Unexpended Grants	700	0	0	0	700	0	700	721
Less Internal Reserves	9,915	539	-1,048	-54	9,352	324	9,676	14,282
Increase/(call) on Council Funds	5,457	-430	-78	596	5,545	1,273	6,818	6,120

The above Total Projected General Fund Results for the financial year ending 31 March 2014 are made up of Externally Restricted, Internally Restricted and Available Cash as outlined in the Reserve Balances (Cash & Investments Budget Review Statement) below:

Pittwater Council
Budget review for the quarter ended - 31 March 2014
Reserve Balances
(Cash & Investments Budget Review Statement)

	Original Budget	Approved Changes	Sept 2013 Variations	Dec 2013 Variations	Revised Budget	*March 2014 Variations	Projected Budget	YTD Actual
Externally Restricted								
Section 94	571	922	4,120	265	5,878	30	5,908	9,324
Domestic Waste Management	2,508	-92	0	0	2,548	0	2,548	2,237
Stormwater Levy	77	10	0	0	87	0	87	319
Grants	700	0	0	0	700	0	700	687
Total Externally Restricted	3,856	840	4,120	265	9,213	30	9,243	12,567
Internally Restricted								
Avalon Surf Club Loan	0	0	269	-100	169	0	169	0
Bungan Lane Car Park	0	15	-15	0	0	0	0	1,579
Capital Works Reserve	0	0	0	0	0	0	0	0
Caravan Park Capital Works	517	16	-238	0	296	-82	214	152
Caravan Park Loan	15	-15	116	0	116	-116	0	0
Cemetery Reserve	2,911	-357	80	-100	2,533	51	2,584	2,206
Church Point Carpark	654	5	0	30	690	0	690	595
Commercial Centres Outdoor Seating	368	18	-270	0	116	0	116	369
Community Centre Trusts	0	3	0	0	3	0	3	4
Election Reserve	75	0	0	0	75	0	75	0
Employee Leave Entitlement	1469	138	0	0	1607	0	1607	1607
Environmental Infrastructure Levy	79	15	0	0	94	0	94	317
Environmental Levy (Escarpment)	174	9	-30	0	152	0	152	179
General Reserve	936	632	-544	218	1,243	472	1,715	2,632
Governor Phillip Park Dunes Rest	0	160	-153	-7	0	0	0	73
Narrabeen Synthetic Sports Field	0	154	0	0	154	0	154	154
Kitchener Park Telco Tower	0	0	0	0	0	0	0	0
Lagoon Entrance Clearing	75	-75	0	55	55	0	55	0
Marine Infrastructure	94	1	40	-35	100	0	100	17
Other	928	-96	-61	-121	650	0	650	591
Plant Replacement	0	0	0	0	0	0	0	0
Restoration Reserve	0	115	0	0	115	0	115	0
RMS Contribution	556	-255	0	1	302	0	302	302
Road Reserve	306	-91	-153	-23	40	0	40	289
Special Rates Variation	24	0	0	0	146	0	146	603
Sportsfield Contributions	0	0	0	0	0	0	0	0
Strategic Property Rationalisation Reserve	81	0	0	0	81	0	81	81
Tennis Liason Trust Fund	239	-35	-90	27	141	0	141	124
Trust and Bonds (eg. Tree and Footpath)	414	60	-1	2	475	-2	473	475
Total Internally Restricted	9,915	418	-1,049	-53	9,353	323	9,676	12,349
Total Restricted	13,771	1,702	2,882	211	18,566	353	18,919	24,916
Available Cash	5,457	-430	-77	595	5,545	1,273	6,818	8,362
Total General Fund (Cash Flow Statement)	19,228	1,272	2,805	806	24,111	1,626	25,737	33,278

As indicated in the above columns:

1. The "Original" Budget (+/-) the "Approved" Changes equals the "Revised" Budget
2. The "Revised" Budget (+/-) the "Quarterly Variations" equals the "Projected" Year End Budget.
3. * Recommended changes to Councils Revised budget are shown below:

Revised Restricted Reserve Balance for the year ending 30/6/14	\$ 18,566
Recommended Changes to Revised Budget	\$000's
Additional Externally restricted Reserve - S94 mainly relating to the delay in Bushland Enhancement Projects	\$ 30
Reduced Internally Restricted Reserves - Caravan Park Capital Works mainly relating to Upgrades of the Caravan Park	-\$ 84
Reduced Internally Restricted Reserves - Caravan Park Loan mainly relating to Upgrades of the Caravan Park	-\$ 116
Additional Internally Restricted Reserves - General mainly relating to Financial Assistance Grant	\$ 472
Additional Internally Restricted Reserves - Cemetery mainly relating to Additional Income from the Cemetery	\$ 51
Projected Restricted Reserve Balance for the year ending 30/6/2014	\$ 18,919

2.8 Balance Sheet

Council's Projected total increase in equity for the year ending 30 June 2014 is \$4.814 million (net change in assets resulting from operations) the increase of Total Equity is \$1.067 billion.

Pittwater Council Balance Sheet Budget Review for quarter ended 31 March 2014			
Actual 31/03/2014 \$'000's		Projected 30/06/2014 \$'000	Actual 30/06/2013 \$'000
CURRENT ASSETS			
2,778	Cash Assets	995	4,335
30,500	Investments	24,742	31,250
3,007	Receivables	3,589	3,777
59	Inventories	60	59
390	Other	350	879
0	Non Current Assets held for sale	0	0
<u>36,734</u>	TOTAL CURRENT ASSETS	<u>29,736</u>	<u>40,300</u>
NON-CURRENT ASSETS			
0	Investments	0	0
0	Receivables	968	968
0	Inventories	0	0
1,044,306	Infrastructure Property, Plant and Equipment	1,053,055	1,035,914
1,800	Investments Accounted for using the Equity Method	6,789	6,789
6,788	Investment Property	1,800	1,800
2,847	Intangible Assets	2,811	2,952
<u>1,055,741</u>	TOTAL NON-CURRENT ASSETS	<u>1,065,423</u>	<u>1,048,423</u>
<u>1,092,475</u>	TOTAL ASSETS	<u>1,095,159</u>	<u>1,088,723</u>
CURRENT LIABILITIES			
4,397	Payables	5,166	5,131
1,712	Rates & DWM Paid in Advance	0	0
249	Interest Bearing Liabilities	1,269	1,340
8,017	Provisions	7,810	7,883
<u>14,375</u>	TOTAL CURRENT LIABILITIES	<u>14,245</u>	<u>14,354</u>
NON-CURRENT LIABILITIES			
0	Payables	0	0
12,290	Interest Bearing Liabilities	14,021	12,290
155	Provisions	155	155
<u>12,445</u>	TOTAL NON-CURRENT LIABILITIES	<u>14,176</u>	<u>12,445</u>
<u>26,820</u>	TOTAL LIABILITIES	<u>28,421</u>	<u>26,799</u>
<u>1,065,655</u>	NET ASSETS	<u>1,066,738</u>	<u>1,061,924</u>
EQUITY			
1,065,655	Accumulated Surplus/ (Deficit)	1,066,738	1,061,924
	Asset Revaluation Reserve		
<u>1,065,655</u>	TOTAL EQUITY	<u>1,066,738</u>	<u>1,061,924</u>

2.9 Total Works Program Including Capital Budget Review Statement

Council's Total Works Program including Maintenance and Capital (Renewals, Upgrades & New) projected expenditure amounts to \$36.581 million for the 2013-14 financial year. This expenditure has been categorised below in terms of budgeted expenditure by *Type*, associated *Funding* and by budgeted and actual expenditure by *Strategy* and *Key Direction*.

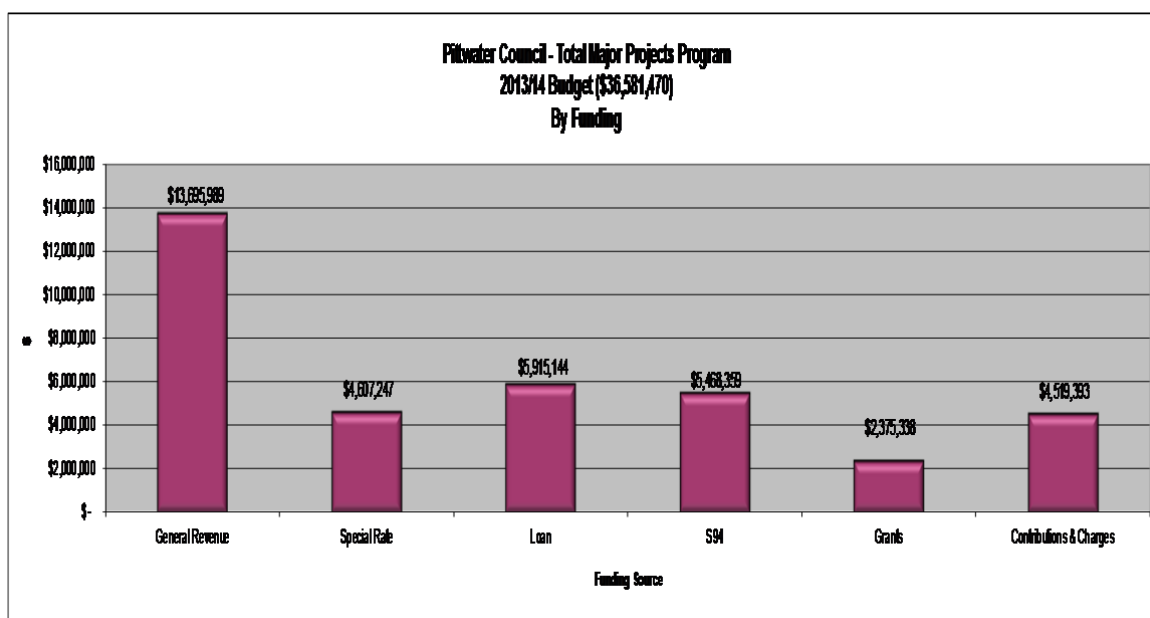
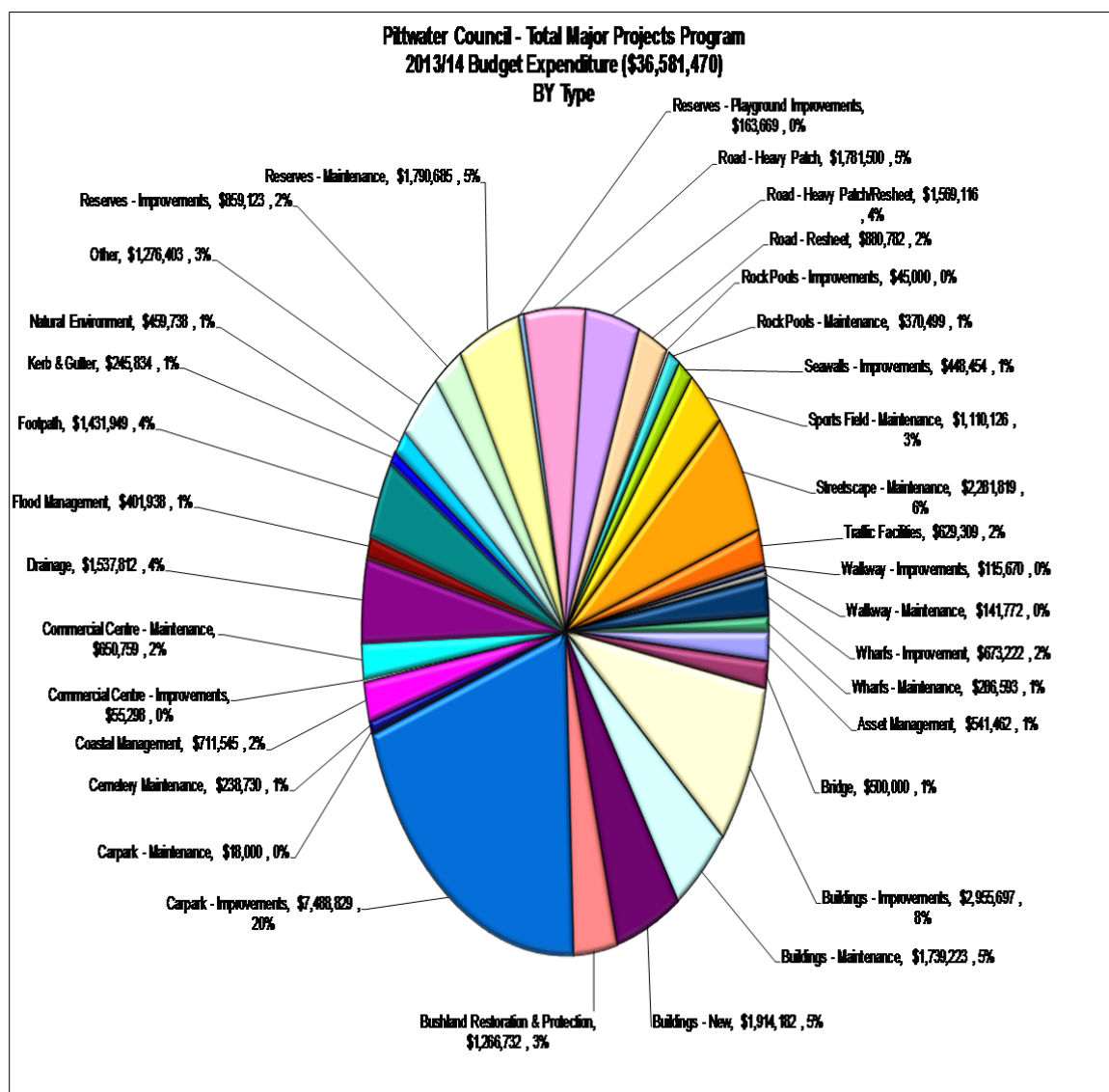
Pittwater Council Total Major Works Program - By Type of Expenditure 2013/14 March Review Budget

Carpark - Improvements	\$ 7,488,829	20%
Buildings - Improvements	\$ 2,955,697	8%
Streetscape - Maintenance	\$ 2,281,819	6%
Buildings - New	\$ 1,914,182	5%
Reserves - Maintenance	\$ 1,790,685	5%
Road - Heavy Patch	\$ 1,781,500	5%
Buildings - Maintenance	\$ 1,739,223	5%
Road - Heavy Patch/Resheet	\$ 1,569,116	4%
Drainage	\$ 1,537,812	4%
Footpath	\$ 1,431,949	4%
Other	\$ 1,276,403	3%
Bushland Restoration & Protection	\$ 1,266,732	3%
Sports Field - Maintenance	\$ 1,110,126	3%
Road - Resheet	\$ 880,782	2%
Reserves - Improvements	\$ 859,123	2%
Coastal Management	\$ 711,545	2%
Wharfs - Improvement	\$ 673,222	2%
Commercial Centre - Maintenance	\$ 650,759	2%
Traffic Facilities	\$ 629,309	2%
Asset Management	\$ 541,462	1%
Bridge	\$ 500,000	1%
Natural Environment	\$ 459,738	1%
Seawalls - Improvements	\$ 448,454	1%
Flood Management	\$ 401,938	1%
Rock Pools - Maintenance	\$ 370,499	1%
Wharfs - Maintenance	\$ 286,593	1%
Kerb & Gutter	\$ 245,834	1%
Cemetery Maintenance	\$ 238,730	1%
Reserves - Playground Improvements	\$ 163,669	0%
Walkway - Maintenance	\$ 141,772	0%
Walkway - Improvements	\$ 115,670	0%
Commercial Centre - Improvements	\$ 55,298	0%
Rock Pools - Improvements	\$ 45,000	0%
Carpark - Maintenance	\$ 18,000	0%
Total	\$ 36,581,470	100%

2013/14 Budget Expenditure - By Major Categories			
Infrastructure Based		Recreational/Environmental/Education Based	
Roads & Carparks	\$ 16,164,101	Natural Environment	\$ 1,132,585
Commercial Centres	\$ 1,876,969	Reserves & Sportsfields	\$ 4,392,665
Drainage & Flooding	\$ 2,369,058	Coastal	\$ 1,535,011
Buildings	\$ 7,289,589	Wharfs	\$ 959,815
Footpaths	\$ 401,938	Other	\$ 459,738
Other	\$ -		
Total	\$ 28,101,656	Total	\$ 8,479,814

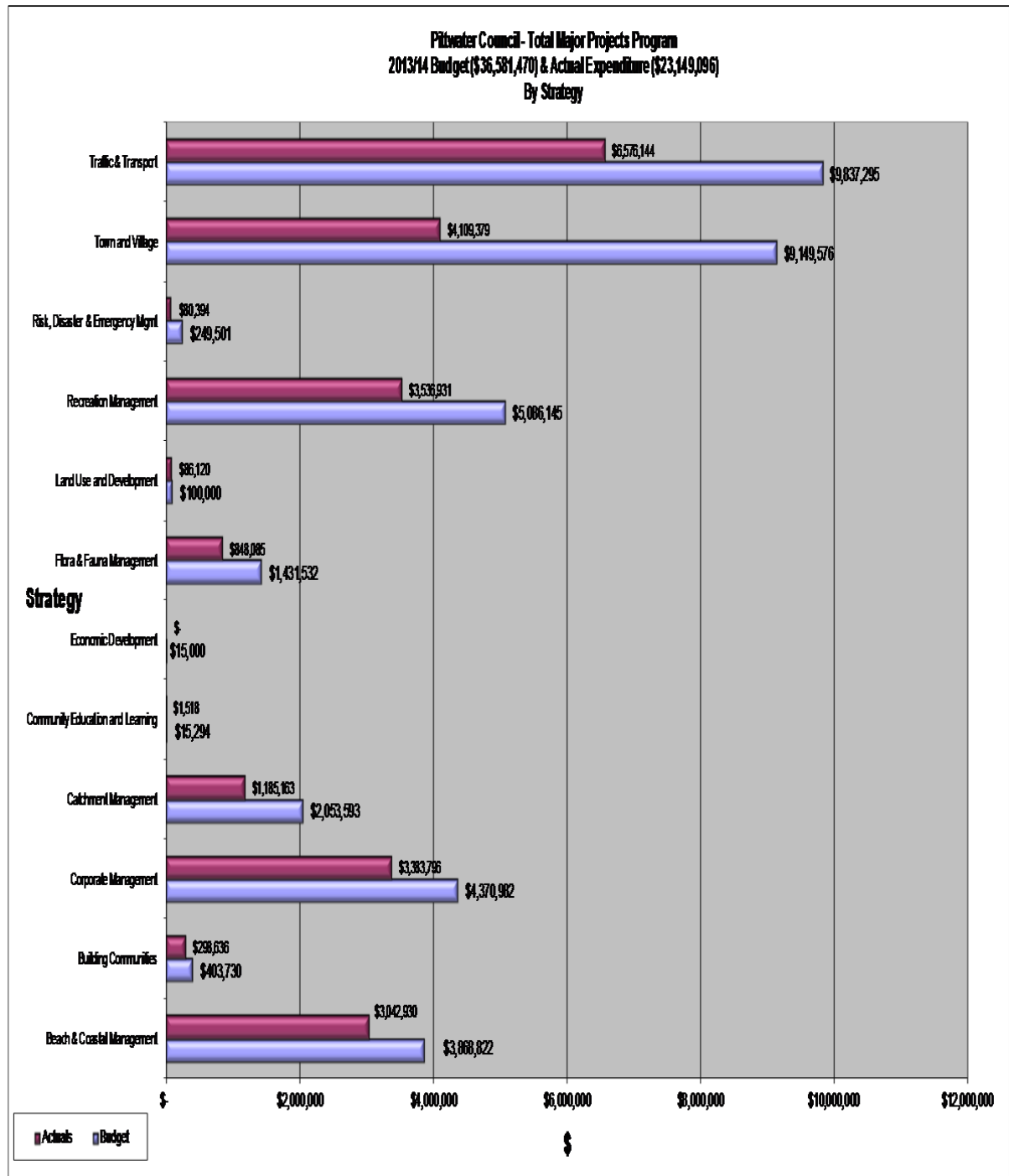
Note: Other incorporates Bridge Design,
Cycleways, Traffic Projects, Carpark Studies etc

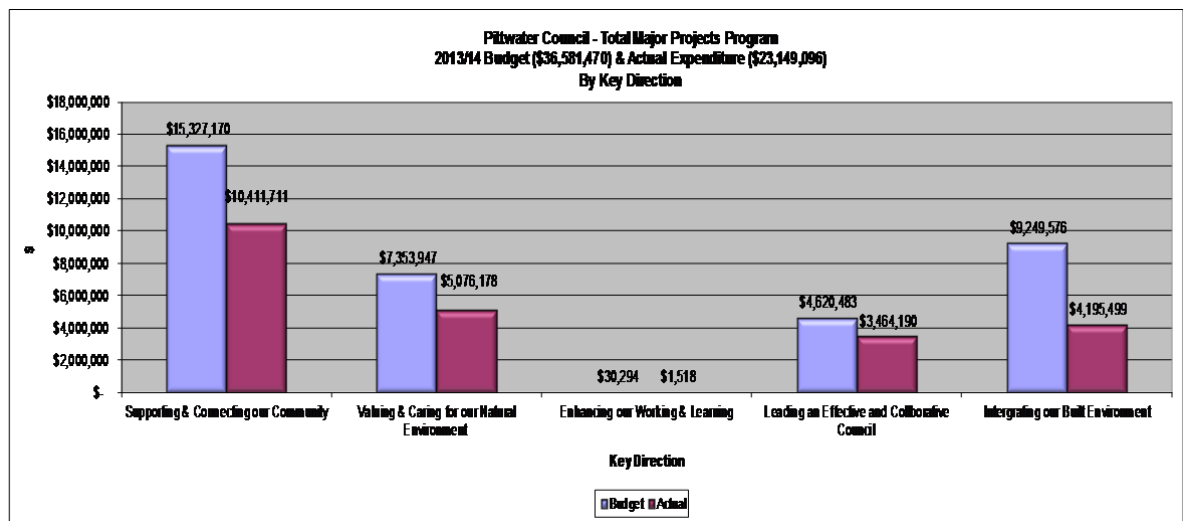
Note: Other incorporates Energy Initiatives,
Education Programs, Tree Planting, Impact Studies etc



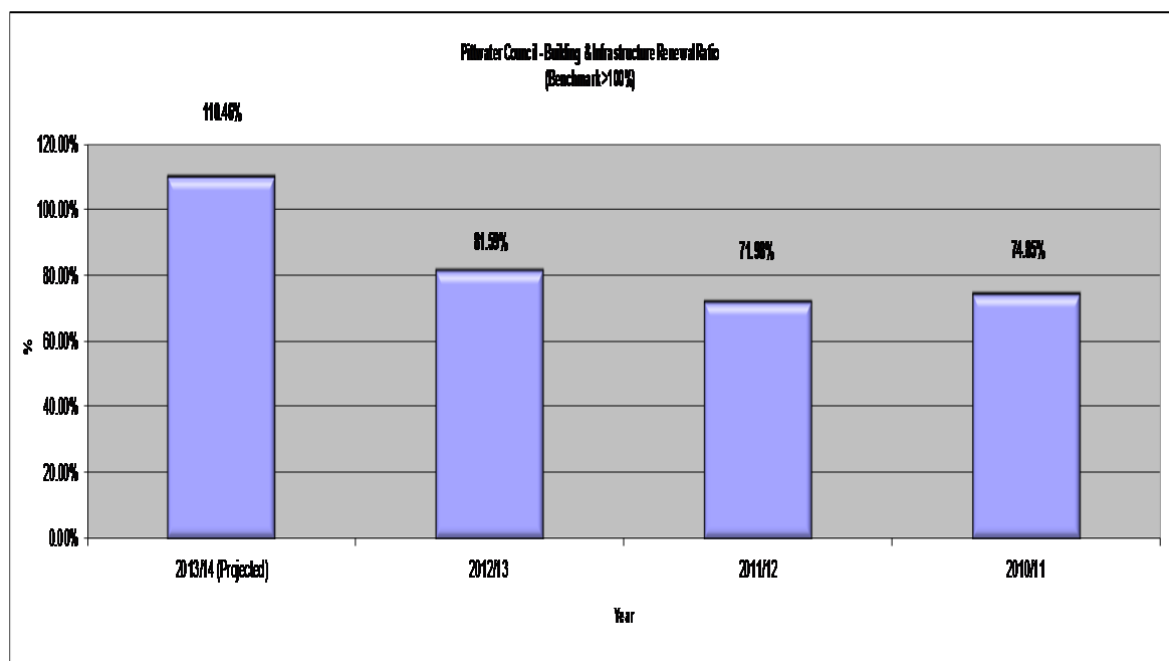
Total Major Projects Program has been categorised below by budgeted and actual expenditure in *Strategies*.

Total Major Projects Program Summary by Strategy





As a part of Council's Major Projects Program it has been recognised that more funds are required to be spent in the area of Building and Infrastructure Renewal in order for Council to achieve the industry benchmark of 100%. This benchmark reflects that for every \$1 of depreciation associated with Buildings and Infrastructure, Council's should be spending at least \$1 in renewals. Historically, Council has been below this benchmark but with the injection of funds raised via the Special Rate Variation into the area of Building and Infrastructure renewal this ratio has improved to be projected marginally above the industry benchmark at financial year end.



<p style="text-align: center;">Pittwater Council Budget review for the quarter ended - 31 March 2014 Capital Budget Review Statement</p>								
	Original Budget	Approved Changes	*Sept 2013 Variations	Dec 2013 Variations	Revised Budget	*March 2014 Variations	Projected Budget	YTD Actual
Capital Funding								
Rates & Other Untied Funding	2,582	0	890	73	3,472	219	3,691	3,506
Capital Grants & Contributions	980	0	760	-253	1,740	0	1,740	578
Reserves:								
- External Restrictions/Reserves	9,456	1,097	-4,385	-265	6,168	-10	6,158	1,132
- Internal Restrictions/Reserves	5,692	1,017	2,442	339	9,151	210	9,361	2,978
New Loans	6,900	363	-1,348	0	5,915	0	5,915	1,381
Receipts from Sale of Assets								
- Plant & Equipment	1,410	0	0	0	1,410	0	1,410	510
- Land & Buildings	664	0	-528	0	136	12	148	149
Other Funding	0	0	0	0	0	0	0	0
Total Capital Funding	27,684	2,477	-2,169	-106	27,992	431	28,423	10,234
Capital Expenditure								
New Assets								
- Plant & Equipment	0	0	0	0	0	0	0	0
- Land & Buildings	2,726	363	-1,345	-20	1,724	190	1,914	1,914
- Roads	5,145	1,078	-4,666	0	1,557	0	1,557	650
- Footpaths	0	0	30	0	30	0	30	4
- Drainage	0	0	0	0	0	0	0	0
- Foreshore Assets	261	0	70	25	356	-9	347	284
- Natural Assets	0	0	0	0	0	0	0	0
- Recreational Assets	35	0	0	-8	27	29	56	36
- Carpark	6,360	0	136	0	6,496	0	6,496	2,339
- Other	358	0	-32	2	328	0	328	70
Renewal & Upgrades of Assets								
- Land & Buildings	1,424	0	2,037	-339	3,122	19	3,141	2,385
- Roads	1,769	170	36	27	2,002	80	2,082	1,655
- Footpaths	888	0	435	0	1,323	0	1,323	684
- Drainage	1,109	39	42	-174	1,016	11	1,027	521
- Foreshore Assets	574	811	168	38	1,591	0	1,591	435
- Natural Assets	517	0	100	50	667	-10	657	414
- Recreational Assets	372	0	197	91	660	0	660	490
- Carpark	840	0	15	0	855	0	855	557
- Other	334	16	259	100	709	0	709	422
Total Capital Works	22,712	2,477	-2,518	-208	22,463	310	22,773	12,860
Other								
- Plant & Equipment Replacement	3,788	340	115	102	4,345	121	4,466	2,798
Loan Repayments (Principal)	1,184	0	0	0	1,184	0	1,184	248
Other Capital Expenditure	0	0	0	0	0	0	0	0
Total Capital Expenditure	27,684	2,817	-2,403	-106	27,992	431	28,423	15,906

As indicated in the above columns:

1. The "Original" Budget (+/-) the "Approved" Changes equals the "Revised" Budget
2. The "Revised" Budget (+/-) the "Quarterly Variations" equals the "Projected" Year End Budget.
3. * Recommended changes to Councils Revised budget are shown below

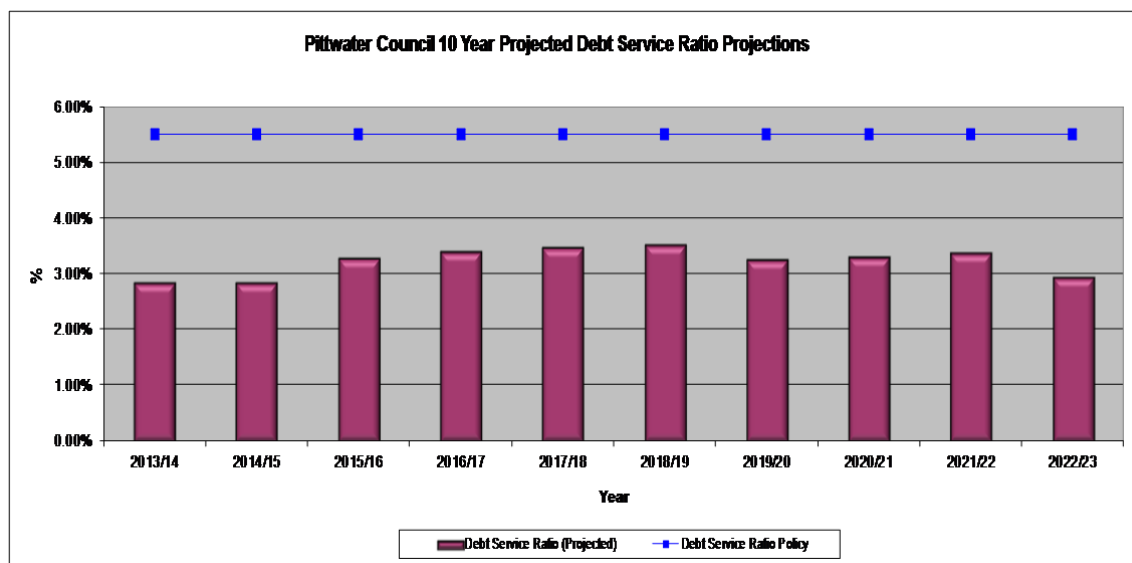
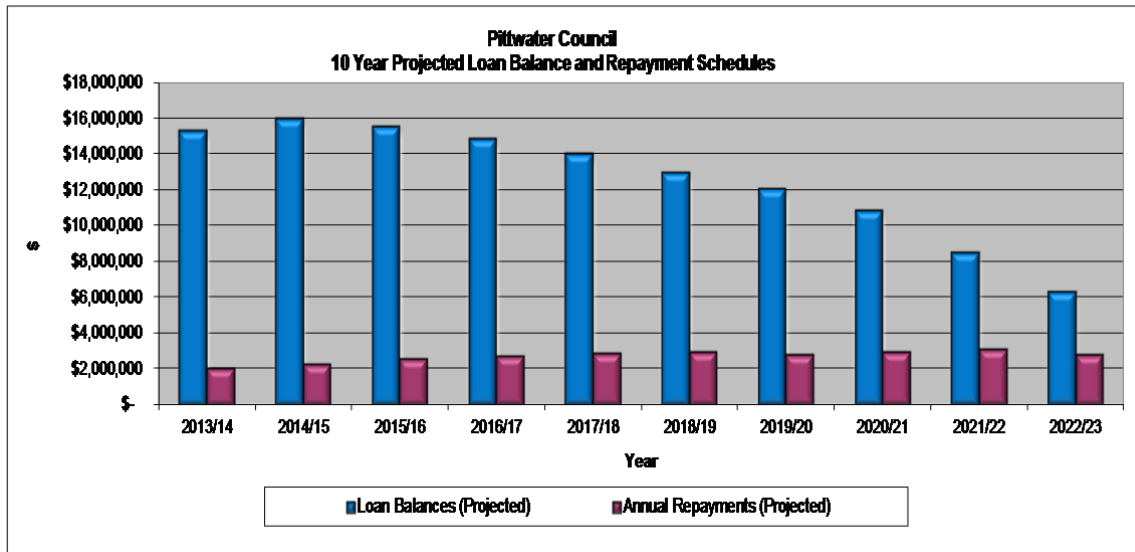
Budgeted Capital Expenditure as per Adopted Budget for the year ending 30/6/14	\$ 27,992
Recommended Changes to Revised Budget	\$000's
Increased New Capital Expenditure on Land & Buildings mainly relating to Sydney Lakeside Cabin Works	\$ 190
Increased Renewal Capital Expenditure on Road Assets mainly relating to works at Bungan Head Rd & Karloo Parade	\$ 80
Increased Capital Expenditure on Plant & Equipment Replacement mainly relating to Office Upgrades	\$ 121
Increased Other Assets Expenditure mainly relating to New Reserves Signage associated with Recreation Assets	\$ 40
Projected Capital Expenditure for the year ending 30 June 2014	\$ 28,423

2.10 Loan Projections

Council's estimated loan balances, principal and interest repayments and debt service ratio (loans only excluding finance lease) are demonstrated below for the next ten years. As indicated, Council's Loan program is increasing in order to support Council's infrastructure renewal needs and commercial opportunities. Although increasing, the debt service ratio remains well within Council's Policy and well within financially sustainable parameters.

Period	Year	New Loan Borrowings	Loan Balance at Financial Year End	Projected Principal Repayments	Projected Interest Repayments	Projected Repayment Annually	Debt Service Ratio
1	2013/14	\$ 3,000,000	\$ 15,289,568	\$ 1,183,674	\$ 843,345	\$ 2,027,019	2.82%
2	2014/15	\$ 2,000,000	\$ 16,020,137	\$ 1,269,431	\$ 970,412	\$ 2,239,843	2.84%
3	2015/16	\$ 1,000,000	\$ 15,524,865	\$ 1,495,271	\$ 1,025,870	\$ 2,521,141	3.27%
4	2016/17	\$ 1,000,000	\$ 14,864,652	\$ 1,660,214	\$ 1,005,985	\$ 2,666,199	3.38%
5	2017/18	\$ 1,000,000	\$ 14,019,018	\$ 1,845,634	\$ 959,213	\$ 2,804,847	3.45%
6	2018/19	\$ 1,000,000	\$ 12,979,365	\$ 2,039,653	\$ 902,833	\$ 2,942,487	3.52%
7	2019/20	\$ 1,000,000	\$ 12,031,405	\$ 1,947,960	\$ 840,623	\$ 2,788,582	3.24%
8	2020/21	\$ 1,000,000	\$ 10,885,950	\$ 2,145,455	\$ 782,168	\$ 2,927,623	3.30%
9	2021/22	\$ -	\$ 8,529,030	\$ 2,356,921	\$ 709,654	\$ 3,066,575	3.36%
10	2022/23	\$ -	\$ 6,339,078	\$ 2,189,951	\$ 559,875	\$ 2,749,827	2.92%

Note: The above figures do not include additional borrowings associated with the 2014 - 2018 Draft Delivery Program



2.11 Special Rates Variation Levy

In order for Pittwater Council to remain a strong, independent and sustainable Council in 2011 an application was submitted to IPART for a Special Variation to Council's rates. This application was subsequently approved in full allowing for a cumulative growth in Council's rates of 7.8% in 2011/12, 7% in 2012/13 and 6% in 2013/14 (including CPI increases).

Council's Special Rate Variation (SRV) will provide funds for a wide range of Infrastructure Works and Environmental Programs that will progressively improve both our 'urban' and 'natural' environment. The schedule of works and programs will be overseen through the Special Rate Variation (SRV) Advisory Committee.

The 2013/14 list of funds and SRV works are shown below. .

Opening Reserve Balance as at 01/07/13	840,951
Budget Income 2013/2014	3,911,809
Budget Expenditure 2013/2014 (as shown below)	4,607,247
Projected Budget Reserve Balance for the year ended 30 June 2014 (restricted)	145,513

Special Rates Variation Works	Budget	YTD Actuals
Kananook Avenue Bayview – Pittwater Rd to Tamina St	22,202	20,970
Lane Cove Road Ingleside - View Rd to Walter Rd	86,175	86,175
Loombah Street Bilgola Plateau – Prince Alfred Pde to Cooina Pl	60,000	-
Myola Road Newport – Bungan Head Rd south to Bungan Head Rd	33,671	-
Loquat Valley Road Bayview – Kookaburra Cl to Lentara Rd	78,154	78,154
Narla Road Bayview – Ilya Rd to Lentara Rd	54,653	54,653
Pacific Road Palm Beach – House 145 to house 111	70,746	60,000
Pacific Road Palm Beach – House 111 to Ralston Rd	36,364	36,364
Queens Avenue Avalon – Elvina Av to Net Rd	45,376	-
Ponderosa Parade Warriewood – Jubilee Ave roundabout to Macpherson St	40,909	40,909
Beaconsfield Street Newport – Barrenjoey Rd to Crescent Rd	112,693	112,693
Carefree Road North Narrabeen – House 24 to Woorarra Rd	28,757	28,757
Dress Circle Road Avalon – Old Barrenjoey Rd to Bellevue Ave	40,000	-
Elanora Road, Elanora Heights (Stage 1) – School program priority 1	66,065	-
Barrenjoey Road, North Avalon – east side Whale Beach Road to Careel Head Road	80,000	-
Bishop Street, Newport – east side Bardo Road to Queens Parade	100,000	-
Grandview Drive, Newport – further stage	162,753	157,140
Waratah Street, Mona Vale - north side Maxwell Street to No. 75	75,000	-
Narroy Rd Footpath Stage 3 Nareen Creek	72,084	427
Drainage projects (to be identified) - as per Council's adopted Implementation Plan	91,296	-
Survey of drainage projects (contract)	5,000	4,866
Traffic Management Plan – Stage 2	10,000	-
Walworth Avenue, Newport flood mitigation works	134,012	116,926
Sportsfield and Open Space Improvements	47,200	47,200
Avalon Surf Club Stage 1 - Upgrade 60%	909,386	909,386
Boating Infrastructure	106,296	43,681
Des Creagh Reserve, North Avalon – asphalt resurfacing, kerb & gutter construction	93,289	88,611
Newport Beach Carpark Improvement	44,896	40,000
Facilities and services at beaches (Dune Restoration)	48,015	16,670
Mona Vale Dune Restoration	64,380	23,546
Currawong Reserve Foreshore Stabilisation	58,680	-
North Avalon Beach Dune Restoration	47,616	47,372
Cleanliness of beaches and ocean pools	42,519	32,414
Bushland Risk Management	79,444	35,830
Palm Beach Wharf	451,926	-
Church Point Seawall	223,857	-
Bushland Reserves Restoration of Major Reserves	105,000	34,038
Regeneration & Enhancement of Wildlife Corridors	31,888	999
Managing natural hazards (Bushfire)	80,000	80,000
Bushfire Asset Protection Zones	13,779	11,826
Managing and protecting creeks & waterways	106,296	51,771
Bushland Reserves Restoration of Minor Reserves	70,389	25,380
Energy saving initiatives and retrofits	4,500	4,500
Avalon Rec Centre Solar PV	42,427	33,000
Avalon Surf Club Solar PV	9,437	885
CEC Pelican Path Electrical	54,135	54,135
Water saving and re-use initiatives	65,164	23,572
Keeping Villages and Surrounding Areas Beautiful	88,226	27,087
Facilities and Services at Beaches (Extension of Lifeguard Services)	106,296	94,205
Protecting Native Plants and Animals	53,148	23,567
Noxious and Environmental Weed Eradication	31,889	6,563
Community Bushcare Program	21,259	10,145
Total Special Rates Variation Works	4,607,247	2,564,417

2.12 Stormwater Management Service Charge

The Stormwater Management Service Charge Program (based on Section 496A to the Local Government Act 1993 made by the Local Government Amendment (Stormwater) Act 2005 and in accordance with clauses 125A, 125AA, 200A and 217 of the Local Government (General) Regulation 2005) is levied on rateable urban land that is categorised for rating purposes as residential or business (excludes vacant land – see definition in the Act). The charge levied is:

- \$25 for land categorised as residential
- \$12.50 per residential strata lot
- \$25 per 350 square metres (or part thereof) for land categorised as business
- Pro-rata apportionment for business strata complexes.

The purpose of the service charge is to fund both capital projects and recurrent expenditure relating to new or additional stormwater management services to eligible land within the 23 sub-catchments within Pittwater by taking a 'global' approach to stormwater services and ensuring a reasonable equitable distribution of Stormwater Management Services over time.

The Stormwater Management Service Charge Annual Works Program is set out below;

Opening Reserve Balance as at 01/07/13	107,619
Budget Income 2013/2014	539,038
Budget Expenditure 2013/2014 (as shown below)	559,454
Projected Budget Reserve Balance for the year ended 30 June 2014 (restricted)	87,203

Stormwater Management Service Charge	Budget	YTD Actuals
S/W Infrastructure Improvements Minor Catchments	27,000	7,097
S/W Pit Improvements - General Various locations	20,000	-
S/W Hillslope Rd Newport - Drainage Pit	8,000	-
S/W Foxall/Wesley Rds Mona Vale Drainage Pits	16,000	-
S/W Cabbage Tree Rd Drainage Pit	5,000	-
S/W Prosperity Pde WW Drainage Pipe Reline	45,000	-
S/W Asset Management - CCTV condition assessment inspection	100,000	3,875
S/W Capital Works Emergency Program	34,454	-
Ky Wong Reserve Elanora Heights - Creekline Rehab	12,568	-
S/W Wanawong Drainage	20,000	-
S/W Bishop St Newport Drainage	21,040	18,000
S/W Walworth Ave Drainage	17,000	-
S/W Ruskin Rowe Drainage Channel embankment wall	25,000	9,208
S/W Elaine Ave Avalon Drainage	25,000	-
S/W System Impact Assessment	40,000	-
S/W Mapping	5,000	-
Community & Industry S/W Pollution Education	14,000	3,383
S/W Quality Treatment Device Improvements	124,392	60,279
Total Stormwater Management Service Charge	559,454	101,842

2.13 Developer Contribution Plans

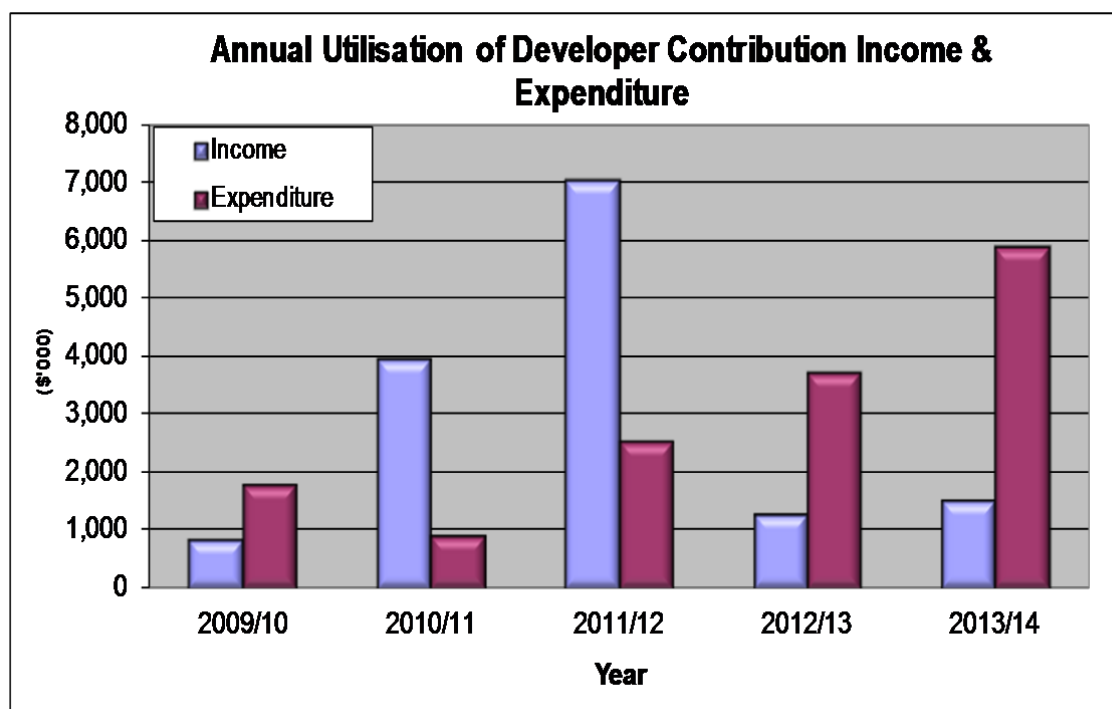
Developer Contributions are monetary contribution levied on developers at the development applications stage to pay for a proposed increase in demand for public services, such as roads and parks.

Council has a number of contribution plans, each containing income projections and work programs, enabling a financial strategy to efficiently and equitably administer the funds. A summary detailing the balances and projected income and expenditure for the current year of the various plans is contained within the table below:

DEVELOPER CONTRIBUTION PLANS	Actual				Actual
	Plan Balance as at 30/06/13	Expenditure for 2013/14	Income for 2013/14	Plan Balance as at 30/06/14	Plan Balance as at 31/3/14
Community Service Facilities	\$ 108,379	\$ 216,512	\$ 143,133	\$ 35,000	\$ 177,046
Mona Vale Car Parking	\$ 3,435,499	\$ 3,435,500	\$ 57,264	\$ 57,263	\$ 3,235,499
Newport Car Parking	\$ 96,464	\$ -	\$ 1,707	\$ 98,171	\$ 96,464
Open Space	\$ 608,675	\$ 380,000	\$ 366,460	\$ 595,135	\$ 364,994
Village Streetscape	\$ 490,724	\$ 166,810	\$ 211,062	\$ 534,976	\$ 625,012
Public Libraries	\$ 225,920	\$ 100,000	\$ 83,248	\$ 209,169	\$ 183,538
Warriewood Valley	\$ 5,323,703	\$ 1,592,561	\$ 646,987	\$ 4,378,129	\$ 4,641,947
Totals	\$ 10,289,364	\$ 5,891,383	\$ 1,509,862	\$ 5,907,843	\$ 9,324,501

Council is required to undertake financial management of developer contributions as the authority responsible for most of the communities' infrastructure and regional facilities. The timing of the capital expenditure is heavily dependent upon the levels of development and contributions received.

To demonstrate Pittwater Council's financial management of developer contributions, a comparison of income (contributions received) versus expenditure for the provision of community facilities is shown in the graph below.



2.14 Consultancy and Legal Expenses

As a part of Council's Quarterly Budget Review Statement, expenditure associated with Consultancies and Legal Expenses are to be disclosed. Accordingly, YTD expenditure associated with Consultancies and Legal Fees are as follows:

Expenditure	Expenditure YTD	Budgeted (Y/N)
Consultancies	\$3,320,157	Yes – Budget \$4,778,410
Legal Fees	\$509,011	Yes – Budget \$1,102,000

A decrease in the March Quarterly Budget Review associated with Consultancies has occurred. The budget has been decreased from \$4,912,946 to \$4,778,410.

There has been a minor change in the March Quarterly Budget Review associated with the Legal Fees. The budget has been increased by \$2,000 from \$1,100,000 to \$1,102,000.

Contracts and Other Expenses

As a part of Council's Quarterly Budget Review Statement, a list of Contracts that **exceed \$50,000** and that have been entered into during the March 2014 Quarter and have yet to be fully performed are to be disclosed (*excluding contracts selected from Council's preferred supplier list and those associated with employment*). Accordingly, a list of such Contractors is as follows:

Contracts entered into in the March 2014 Quarter (exceeding \$50,000)

Contractor	Detail & Purpose	Contract Value	Start	Duration	Budget (Y/N)
NIL					

In determining Council's Original Budget and subsequent Budget Reviews an overall budget is assigned to functions of Council that incorporate a number of contracts to fulfil projected works associated with that function of Council. Contracts that are undertaken throughout the year that give rise to an increase in the overall contractors budget assigned to a function of Council are required to be separately disclosed. Accordingly, a list of Contracts associated with a budgetary increase is listed below (*note: if no contracts are listed below, all contracts let during the Quarter have not given rise to a budgetary increase and have been facilitated with the Original or previous Quarterly Budgetary Reviews*):

Contracts entered into in the March 2014 Quarter that gave rise to a increase in the Budget.

Contractor	Detail & Purpose	Contract Value	Start	Duration	Budget (Y/N)
NIL					

3.0 KEY DIRECTIONS AND ASSOCIATED STRATEGIES

Over the last two years Pittwater Council, in collaboration with the Local Community, developed Pittwater 2020, the first of its kind. This strategic plan provides an overarching framework to proactively respond to the community aspirations and desires.

The Strategic Plan articulates the community vision for what Pittwater should be like in 2020 and outlines five interlinked and independent key directions and their associated strategies under which all planning will occur. The 12 key strategies have been developed providing the operational mechanism – vision, objectives, initiatives and measures – to achieve the inspirational goals and targets.

Accordingly, in an effort to assist Council's Strategic Plan and associated vision the 2013/14 budget, in addition to traditional financial reporting formats, has been broken down based upon the key five directions and their 12 associated strategies.

For information for the community the net consolidated position of each key direction and strategies are outlined below:

5 Key Directions - Net Budget Position:

3.1 Supporting & Connecting our Community (Social)

The net impact of the 2013/14 Budget for this key direction is a cost of \$16.015 million.

This net cost includes:	
Operating Expenditure	\$19.770 million
Capital Expenditure	\$6.825 million
Income	(\$6.114) million
Transfer from Reserve*	(\$5.501) million
Transfer to Reserve*	\$1.034 million
Net Cost to Council	\$16.015 million

3.2 Valuing & Caring for our Natural Environment (Environmental)

The net impact of the 2013/14 Budget for this key direction is a cost of \$3.839 million.

This net cost includes:	
Operating Expenditure	\$5.797 million
Capital Expenditure	\$5.650 million
Income	(\$2.555) million
Transfer from Reserve*	(\$5.648) million
Transfer to Reserve*	\$594,000
Net Cost to Council	\$3.839 million

3.3 Enhancing our Working & Learning (Economic)

The net impact of the 2013/14 Budget for this key direction is a cost of \$2.338 million.

This net cost includes:	
Operating Expenditure	\$2.966 million
Capital Expenditure	\$280,000
Income	(\$495,000)
Transfer from Reserve*	(\$492,000)
Transfer to Reserve*	\$80,000
Net Cost to Council	\$2.338 million

3.4 **Leading an Effective & Collaborative Council (Governance)**

The net impact of the 2013/14 Budget for this key direction is income of \$24.467 million.

This net income includes:	
Operating Expenditure	\$24.884 million
Capital Expenditure	\$7.735 million
Income	(\$53.324) million
Transfer from Reserve*	(\$12.071) million
Transfer to Reserve*	\$8.309 million
Net Income to Council	(\$24.467) million

3.5 **Integrating our Built Environment (Infrastructure)**

The net impact of the 2013/14 Budget for this key direction is a cost of \$2.195 million.

This net cost includes:	
Operating Expenditure	\$19.668 million
Capital Expenditure	\$7.932 million
Income	(\$19.133) million
Transfer from Reserve*	(\$8.101) million
Transfer to Reserve*	\$1.830 million
Net Cost to Council	\$2.195 million

**Note: Transfers to and from Reserve represent funds acquired in the current and/or prior financial years but are utilised or placed into reserve in the current financial year.*

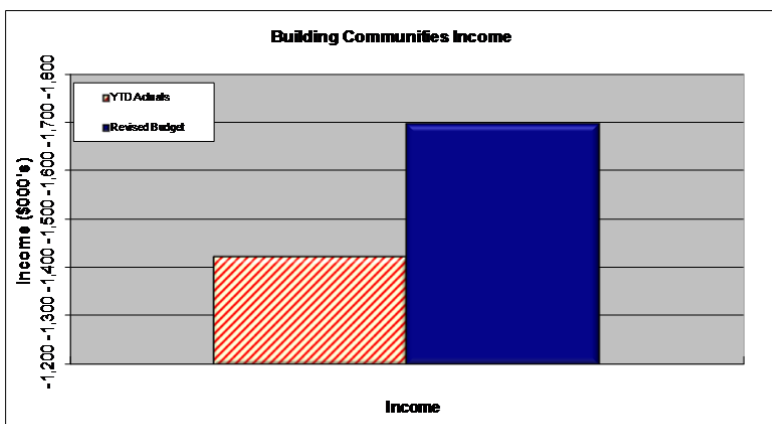
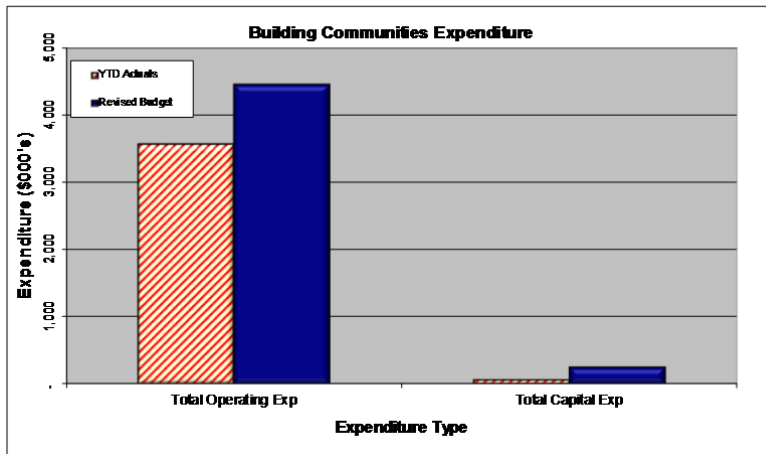
12 Strategies - Net Budget Position: BUILDING COMMUNITIES

STRATEGY

Building Communities

Operating Expenditure	YTD Actuals -\$000's	Total Projected Budget -\$000's
Salaries and Wages	1,821	2,271
Other Employee Costs	450	582
Materials and Contracts	661	862
Depreciation	0	0
Interest	0	0
Other Costs	630	731
Total Operating Exp	3,562	4,447
Capital Expenditure		
Capital Asset Acquisitions	61	81
Capital Works Programs	0	165
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	61	246
Income (Op & Cap)		
User Fees	(791)	(977)
Fees and Charges	(31)	(56)
Grant Transfers	(488)	(501)
Contributions	(98)	(140)
Rates Income	0	0
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	(14)	(25)
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(1,422)	(1,698)
Transfers from Reserves	(38)	(300)
Transfers to Reserves	98	140
Net Cost / (Income)	2,262	2,835

* Net Cost Funded By Rates



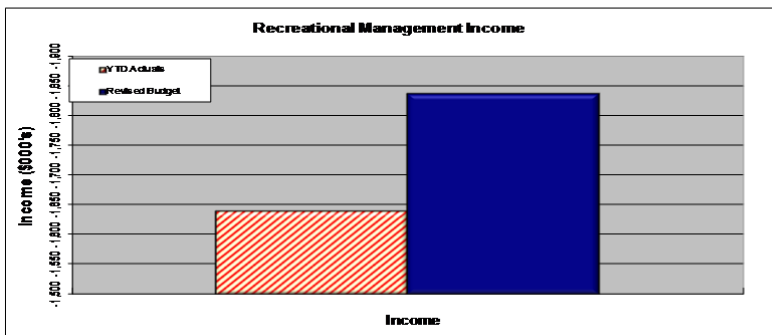
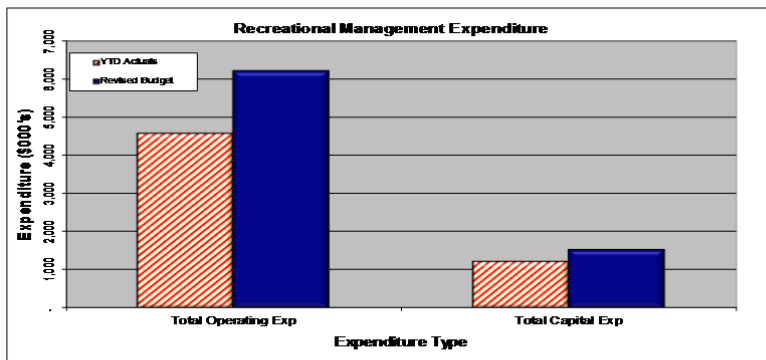
RECREATIONAL MANAGEMENT

STRATEGY

Recreational Management

Operating Expenditure	YTD Actuals -\$000's	Total Projected Budget -\$000's
Salaries and Wages	1,746	2,236
Other Employee Costs	489	665
Materials and Contracts	1,263	1,674
Depreciation	642	1,101
Interest	0	0
Other Costs	435	534
Total Operating Exp	4,576	6,209
Capital Expenditure		
Capital Asset Acquisitions	0	0
Capital Works Programs	1,207	1,512
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	1,207	1,512
Income (Op & Cap)		
User Fees	(1,446)	(1,537)
Fees and Charges	0	0
Grant Transfers	(19)	(36)
Contributions	(57)	(90)
Rates Income	0	0
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	(118)	(176)
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(1,639)	(1,839)
Transfers from Reserves	(767)	(1,412)
Transfers to Reserves	108	159
Net Cost / (Income)	3,484	4,631

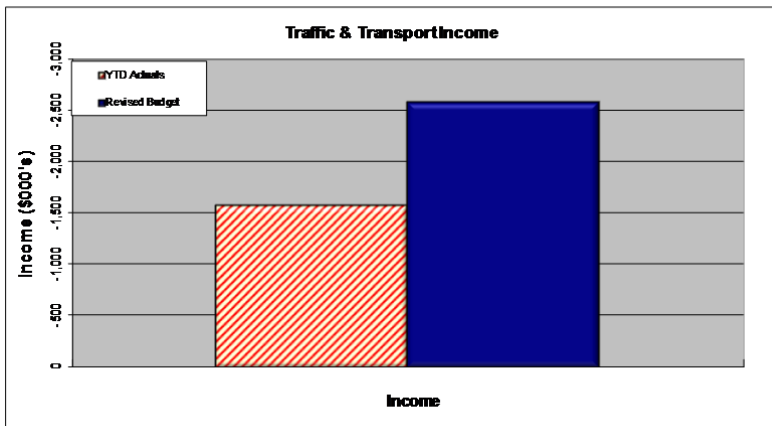
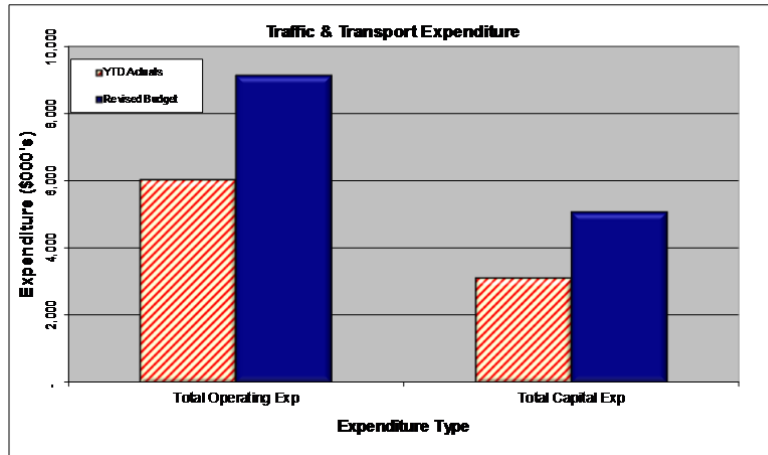
* Net Cost Funded By Rates



TRAFFIC AND TRANSPORT

STRATEGY Transport & Traffic		
Operating Expenditure	YTD Actuals -\$000's	Total Projected Budget -\$000's
Salaries and Wages	1,386	1,988
Other Employee Costs	477	694
Materials and Contracts	1,042	1,273
Depreciation	2,140	3,673
Interest	0	0
Other Costs	980	1,488
Total Operating Exp	6,025	9,115
Capital Expenditure		
Capital Asset Acquisitions	0	0
Capital Works Programs	3,081	5,068
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	3,081	5,068
Income (Op & Cap)		
User Fees	(192)	(226)
Fees and Charges	(202)	(217)
Grant Transfers	(588)	(871)
Contributions	(595)	(1,265)
Rates Income	0	0
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	0	0
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(1,577)	(2,578)
Transfers from Reserves	(1,881)	(3,789)
Transfers to Reserves	154	735
Net Cost* / (Income)	5,802	8,550

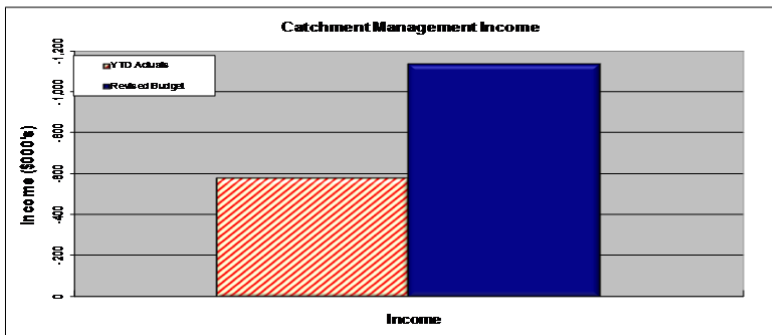
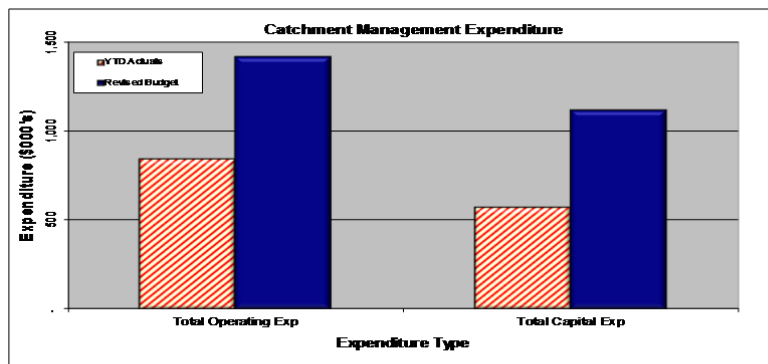
* Net Cost Funded By Rates



CATCHMENT MANAGEMENT

STRATEGY Catchment Management		
Operating Expenditure	YTD Actuals -\$000's	Total Projected Budget -\$000's
Salaries and Wages	435	443
Other Employee Costs	123	132
Materials and Contracts	116	254
Depreciation	0	0
Interest	0	0
Other Costs	165	590
Total Operating Exp	840	1,419
Capital Expenditure		
Capital Asset Acquisitions	0	0
Capital Works Programs	571	1,115
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	571	1,115
Income (Op & Cap)		
User Fees	(23)	(45)
Fees and Charges	0	0
Grant Transfers	(133)	(553)
Contributions	(17)	0
Rates Income	(404)	(539)
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	(1)	(1)
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(579)	(1,138)
Transfers from Reserves	(456)	(865)
Transfers to Reserves	405	594
Net Cost* / (Income)	781	1,125

* Net Cost Funded By Rates



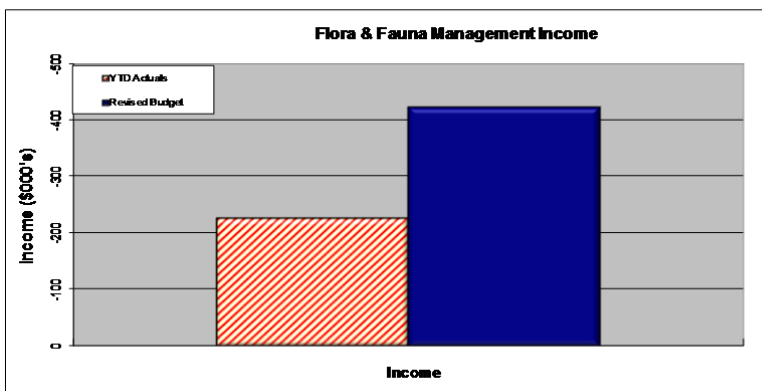
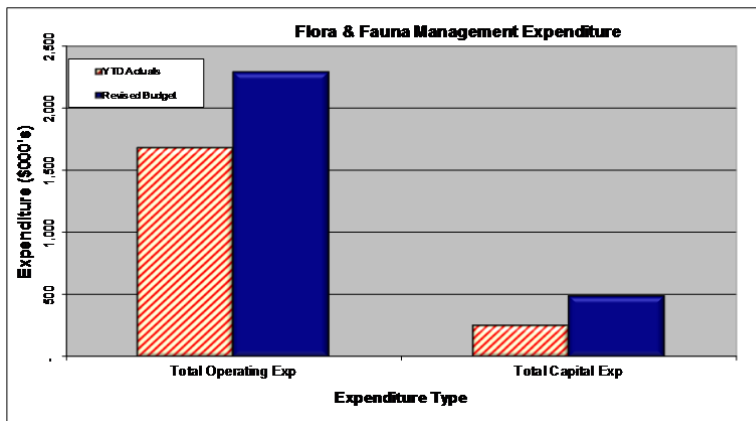
FLORA AND FAUNA MANAGEMENT

STRATEGY

Flora & Fauna Management

Operating Expenditure	YTD Actuals \$'000's	Total Projected Budget \$'000's
Salaries and Wages	672	866
Other Employee Costs	178	239
Materials and Contracts	755	996
Depreciation	0	0
Interest	0	0
Other Costs	72	192
Total Operating Exp	1,678	2,293
Capital Expenditure		
Capital Asset Acquisitions	0	0
Capital Works Programs	253	487
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	253	487
Income (Op & Cap)		
User Fees	(0)	0
Fees and Charges	(49)	(52)
Grant Transfers	(145)	(335)
Contributions	0	0
Rates Income	0	0
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	(32)	(36)
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(226)	(423)
Transfers from Reserves	(267)	(1,613)
Transfers to Reserves	0	0
Net Cost* / (Income)	1,437	745

* Net Cost Funded By Rates



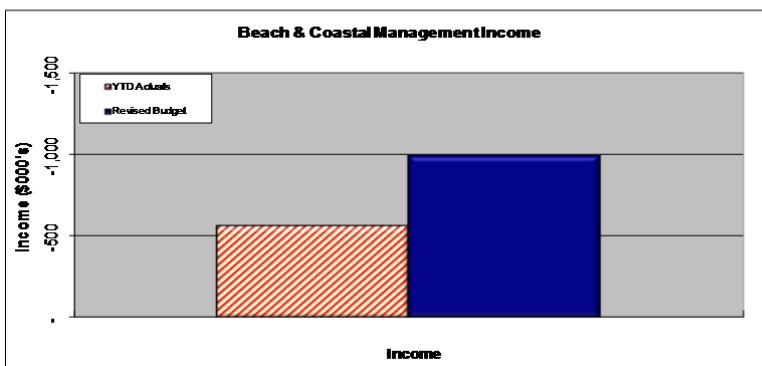
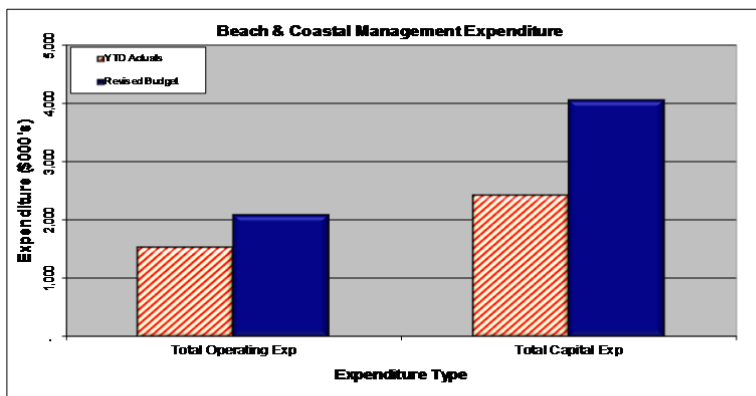
BEACH AND COASTAL MANAGEMENT

STRATEGY

Beach & Coastal Management

Operating Expenditure	YTD Actuals \$'000's	Total Projected Budget \$'000's
Salaries and Wages	387	540
Other Employee Costs	106	155
Materials and Contracts	858	1,098
Depreciation	0	0
Interest	0	0
Other Costs	180	292
Total Operating Exp	1,531	2,085
Capital Expenditure		
Capital Asset Acquisitions	0	0
Capital Works Programs	2,424	4,048
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	2,424	4,048
Income (Op & Cap)		
User Fees	0	0
Fees and Charges	0	0
Grant Transfers	(119)	(594)
Contributions	(422)	(400)
Rates Income	0	0
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	(18)	0
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(559)	(994)
Transfers from Reserves	(1,209)	(3,170)
Transfers to Reserves	0	0
Net Cost* / (Income)	2,187	1,969

* Net Cost Funded By Rates



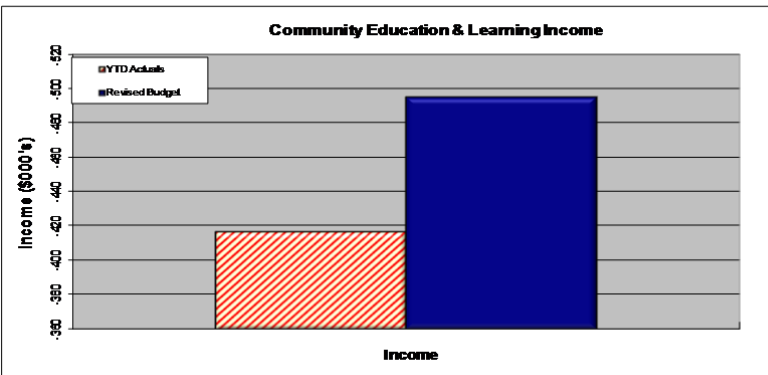
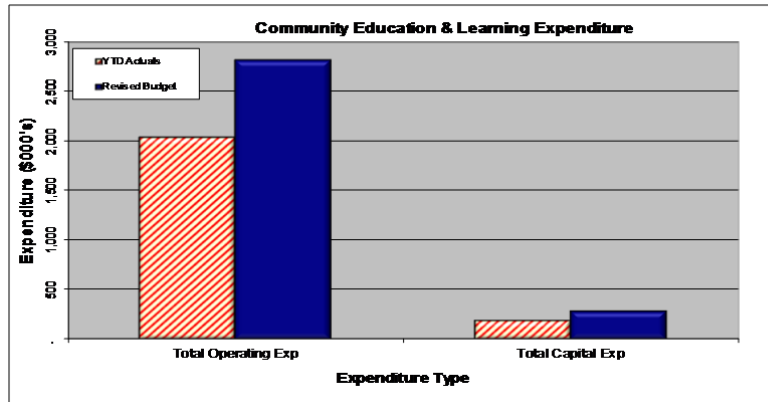
COMMUNITY EDUCATION AND LEARNING

STRATEGY

Community Education & Learning

Operating Expenditure	YTD Actuals \$000's	Total Projected Budget \$000's
Salaries and Wages	1,125	1,537
Other Employee Costs	315	445
Materials and Contracts	68	117
Depreciation	125	215
Interest	6	12
Other Costs	393	489
Total Operating Exp	2,033	2,816
Capital Expenditure		
Capital Asset Acquisitions	184	280
Capital Works Programs	1	0
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	185	280
Income (Op & Cap)		
User Fees	(169)	(170)
Fees and Charges	(20)	(25)
Grant Transfers	(164)	(215)
Contributions	(58)	(80)
Rates Income	0	0
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	(5)	(4)
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(416)	(495)
Transfers from Reserves	(100)	(492)
Transfers to Reserves	58	80
Net Cost* / (Income)	1,759	2,188

* Net Cost Funded By Rates



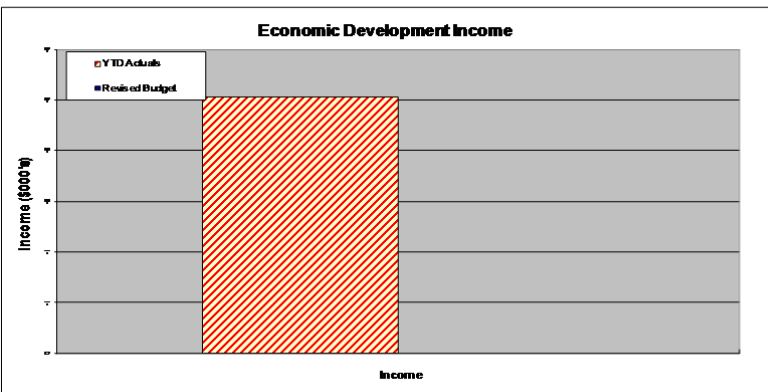
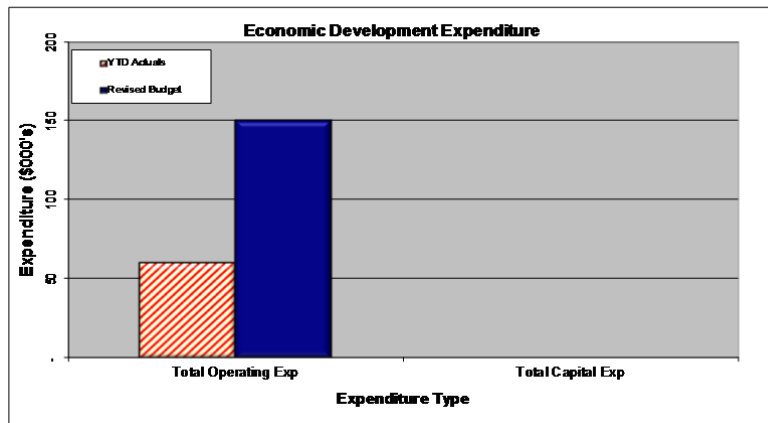
ECONOMIC DEVELOPMENT

STRATEGY

Economic Development

Operating Expenditure	YTD Actuals \$000's	Total Projected Budget \$000's
Salaries and Wages	0	8
Other Employee Costs	0	2
Materials and Contracts	0	14
Depreciation	0	0
Interest	0	0
Other Costs	60	126
Total Operating Exp	60	150
Capital Expenditure		
Capital Asset Acquisitions	0	0
Capital Works Programs	0	0
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	0	0
Income (Op & Cap)		
User Fees	(3)	0
Fees and Charges	0	0
Grant Transfers	0	0
Contributions	0	0
Rates Income	0	0
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	0	0
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(3)	0
Transfers from Reserves	0	0
Transfers to Reserves	0	0
Net Cost* / (Income)	58	150

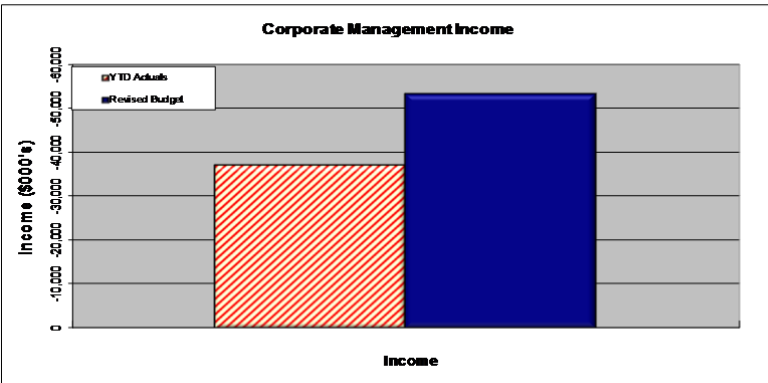
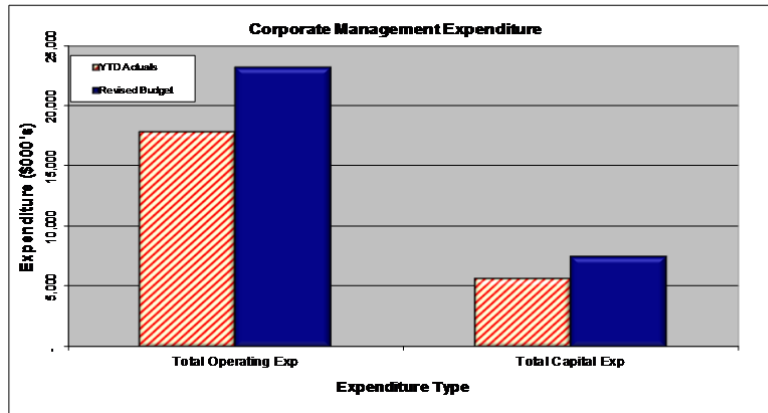
* Net Cost Funded By Rates



CORPORATE MANAGEMENT

STRATEGY Corporate Management		
Operating Expenditure	YTD Actuals -\$000's	Total Projected Budget -\$000's
Salaries and Wages	5,137	6,938
Other Employee Costs	1,870	2,370
Materials and Contracts	1,781	2,448
Depreciation	3,720	3,903
Interest	626	859
Other Costs	4,721	6,698
Total Operating Exp	17,854	23,215
Capital Expenditure		
Capital Asset Acquisitions	2,527	3,967
Capital Works Programs	2,170	2,355
Capital Material Public Benefits	0	0
Loan Repayments	937	1,184
Total Capital Exp	5,634	7,506
Income (Op & Cap)		
User Fees	(5,451)	(7,439)
Fees and Charges	(99)	(153)
Grant Transfers	(986)	(1,798)
Contributions	(125)	(3,157)
Rates Income	(27,577)	(36,976)
Domestic Waste Charge	0	0
Return on Investments & Other	(1,157)	(1,405)
Other Income	(704)	(741)
Capital Assets Disposals	(995)	(1,558)
Total Income (Op & Cap)	(37,094)	(53,228)
Transfers from Reserves	(8,345)	(11,937)
Transfers to Reserves	3,073	8,309
Net Cost* / (Income)	(18,678)	(26,136)

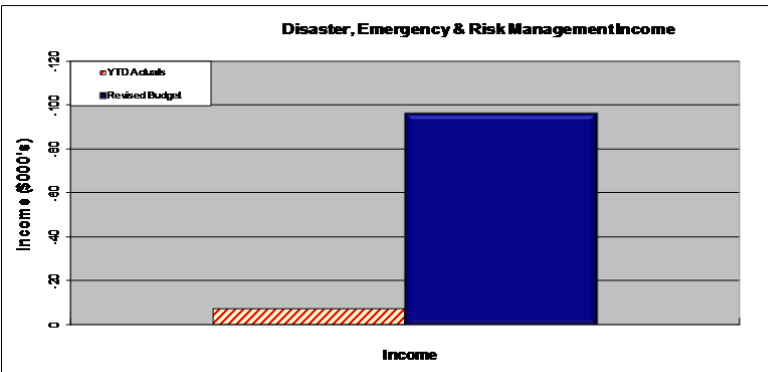
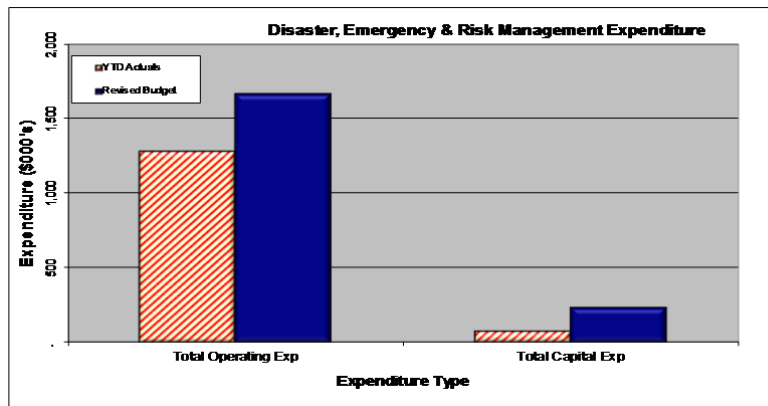
* Net Cost Funded By Rates



DISASTER, EMERGENCY AND RISK MANAGEMENT

STRATEGY Disaster, Emergency & Risk Management		
Operating Expenditure	YTD Actuals -\$000's	Total Projected Budget -\$000's
Salaries and Wages	120	122
Other Employee Costs	26	34
Materials and Contracts	0	1
Depreciation	0	0
Interest	0	0
Other Costs	1,135	1,512
Total Operating Exp	1,281	1,669
Capital Expenditure		
Capital Asset Acquisitions	0	0
Capital Works Programs	75	230
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	75	230
Income (Op & Cap)		
User Fees	0	0
Fees and Charges	0	0
Grant Transfers	(7)	(52)
Contributions	0	(44)
Rates Income	0	0
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	0	0
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(7)	(96)
Transfers from Reserves	(54)	(133)
Transfers to Reserves	0	0
Net Cost* / (Income)	1,295	1,669

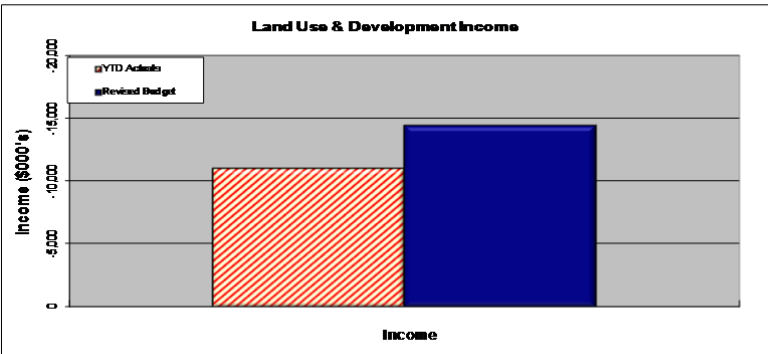
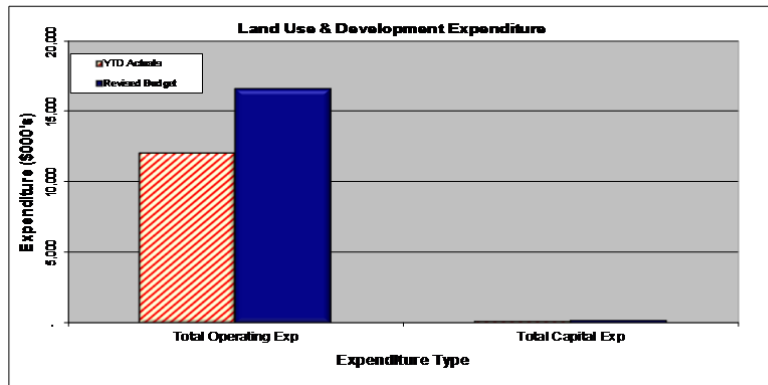
* Net Cost Funded By Rates



LAND USE AND DEVELOPMENT

STRATEGY Land Use & Development		
Operating Expenditure	YTD Actuals -\$000's	Total Projected Budget -\$000's
Salaries and Wages	2,413	3,410
Other Employee Costs	782	1,157
Materials and Contracts	4,184	5,617
Depreciation	0	0
Interest	0	0
Other Costs	4,622	6,393
Total Operating Exp	12,002	16,578
Capital Expenditure		
Capital Asset Acquisitions	25	50
Capital Works Programs	87	100
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	113	150
Income (Op & Cap)		
User Fees	(715)	(806)
Fees and Charges	(899)	(1,076)
Grant Transfers	0	0
Contributions	(493)	(669)
Rates Income	0	0
Domestic Waste Charge	(8,870)	(11,803)
Return on Investments & Other	0	0
Other Income	(39)	(30)
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(11,017)	(14,386)
Transfers from Reserves	(86)	(290)
Transfers to Reserves	412	1,511
Net Cost* / (Income)	1,423	3,563

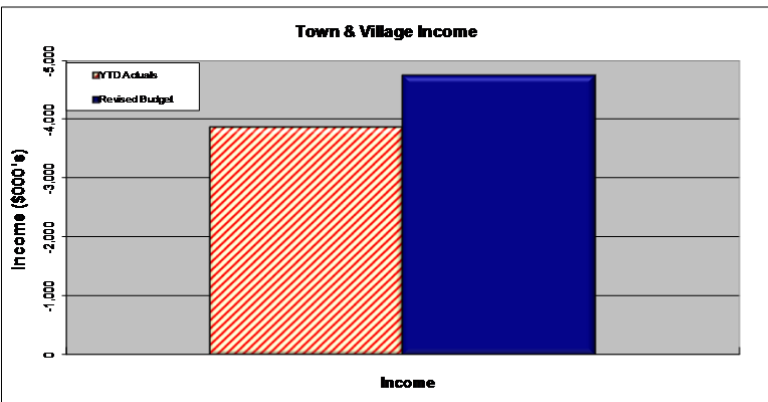
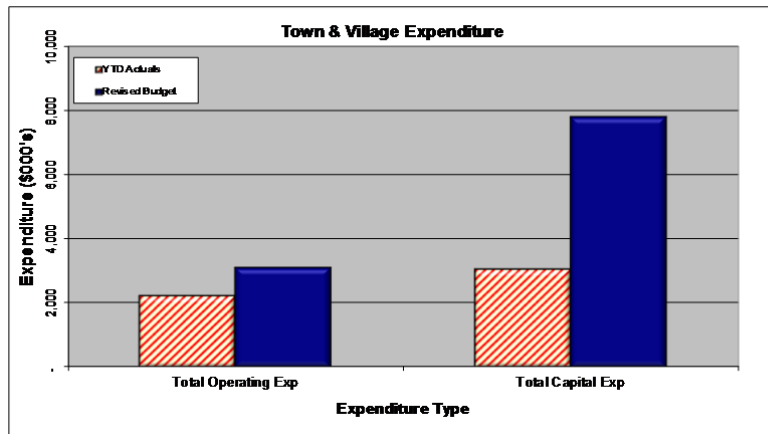
* Net Cost Funded By Rates



TOWN AND VILLAGE

STRATEGY Town & Village		
Operating Expenditure	YTD Actuals -\$000's	Total Projected Budget -\$000's
Salaries and Wages	800	1,113
Other Employee Costs	298	399
Materials and Contracts	391	565
Depreciation	43	74
Interest	0	0
Other Costs	683	940
Total Operating Exp	2,215	3,091
Capital Expenditure		
Capital Asset Acquisitions	0	87
Capital Works Programs	3,034	7,694
Capital Material Public Benefits	0	0
Loan Repayments	0	0
Total Capital Exp	3,034	7,782
Income (Op & Cap)		
User Fees	(1,716)	(1,996)
Fees and Charges	(2,153)	(2,750)
Grant Transfers	0	0
Contributions	0	0
Rates Income	0	0
Domestic Waste Charge	0	0
Return on Investments & Other	0	0
Other Income	(1)	0
Capital Assets Disposals	0	0
Total Income (Op & Cap)	(3,871)	(4,747)
Transfers from Reserves	(2,945)	(7,812)
Transfers to Reserves	178	318
Net Cost* / (Income)	(1,388)	(1,368)

* Net Cost Funded By Rates



4.0 EXECUTIVE SUMMARY

4.1 In providing the Council with the financial results for the period ending 31 March 2014 the following information should be noted:

- The Projected Consolidated financial result for the year ending 30 June 2014 is an increase on Council funds of \$79,000. Compared to the previously adopted budget of \$53,000 this amounts to an increase of \$26,000.
- The Projected Operating result before capital for the year ending 30 June 2014 is a surplus of \$1.285 million. Compared to the previously adopted budget of \$485,000 surplus this amounts to an increase of \$800,000.
- The Projected Total Capital Expenditure stands at \$28.423 million for 2013/14. Compared to the previously adopted budget figure of \$27.992 million this amounts to an increase of \$431,000.
- The Projected cash and investment position at 30 June 2014 is \$25.737 million. Compared to the previously adopted budget figure of \$24.111 million this amounts to an increase of \$1.626 million.

RECOMMENDATION

1. That the financial results for the period ending 31 March 2014 be noted.
2. That the Projected Budget incorporating all amendments as detailed in this report be adopted.

Report prepared by
Myles Thana, Management Accountant

Mark Jones
CHIEF FINANCIAL OFFICER

C11.2 Investment Balances as at 30 April 2014

Meeting: Leading and Learning Committee

Date: 19 May 2014

STRATEGY: Business Management

ACTION: To Provide Effective Investment of Council's Funds

PURPOSE OF REPORT

To advise on the status of Council's Investment Balances as at 30 April 2014.

1.0 BACKGROUND

- 1.1 As provided for in Regulation 212 of the Local Government (General) Regulation, 2005, a report listing Council's investments (**see Attachment 1**) must be presented.

2.0 ISSUES

2.1 MONTHLY RETURN

Investment return for the month of March 2014:

Term deposits interest income:	<u>\$103,808</u>
Net investment return for March 2014:	\$103,808

Investment return for the month of April 2014:

Term deposits interest income:	<u>\$90,776</u>
Net investment return for April 2014:	\$90,776

YEAR TO DATE RETURN

Investment return year to date April 2014:

Term deposits interest income:	<u>\$1,139,899</u>
Net investment return year to date:	\$1,139,899

Projected investment return budget for financial year:	\$1,225,000
--	-------------

2.2 PERFORMANCE OF COUNCIL'S PORTFOLIO FOR THE LAST FIVE YEARS

Annual returns of Council's portfolio for the last five years:

Year to	Net Return	Return on average funds invested
June 2010	\$ 1,364,315	6.1%
June 2011	\$ 1,521,223	5.9%
June 2012	\$ 1,679,693	6.4%
June 2013	\$ 1,656,908	4.8%
April 2014	\$ 1,139,899	3.8%
Projected Budget	\$ 1,225,000	3.5%

Note: Net investment return includes interest income and capital movements.

3.0 RESPONSIBLE ACCOUNTING OFFICER CERTIFICATION

- 3.1 The Responsible Accounting Officer certifies that all investments have been made in accordance with Section 625 of the Local Government Act, 1993, the Local Government (General) Regulations, and Council's Investment Policy (No 143).

4.0 SUSTAINABILITY ASSESSMENT

This report does not require a sustainability assessment.

5.0 EXECUTIVE SUMMARY

- 5.1 The net investment return as at 30 April 2014 is \$1,139,899.

RECOMMENDATION

That the information provided in the report be noted.

Report prepared by
Renae Wilde, Senior Project Accountant

Mark Jones
CHIEF FINANCIAL OFFICER



PITTWATER COUNCIL

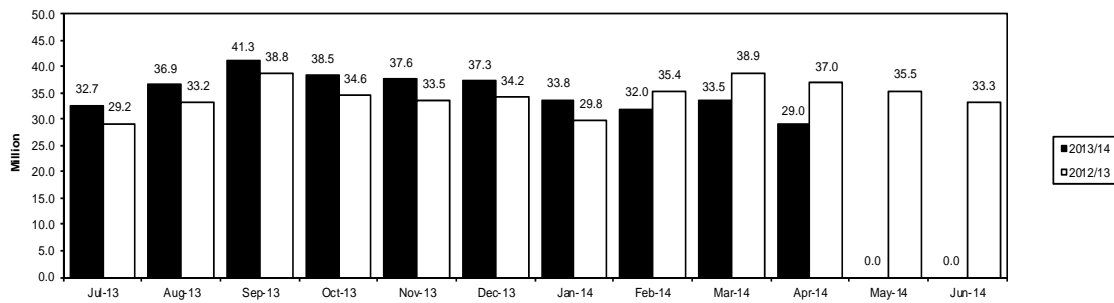
INVESTMENT BALANCES

As at 30th April 2014

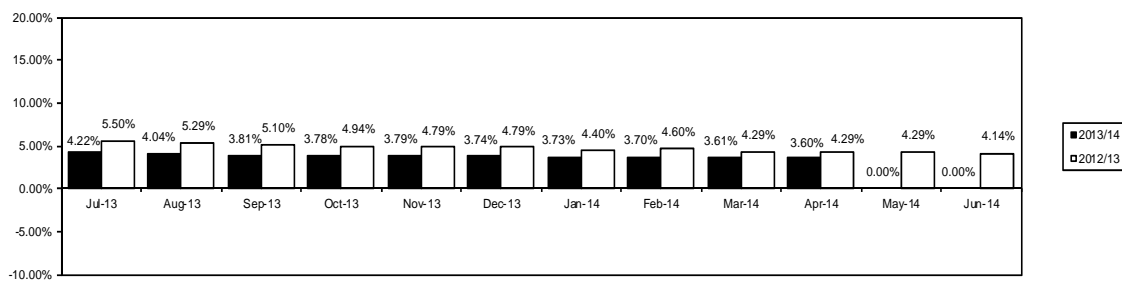
TYPE	INSTITUTION	Rating	AMOUNT \$	DATE INVESTED	MATURITY DATE	TERM (DAYS)	INTEREST RATE
At Call	NAB	AA-	2,000,000.00 *	At Call	At Call	1	3.00%
At Call Total			2,000,000.00				
Term Dep	IMB Society	BBB	1,000,000.00	9-Dec-13	11-Jun-14	184	3.60%
Term Dep	IMB Society	BBB	1,000,000.00	17-Dec-13	19-May-14	153	3.60%
Term Dep	IMB Society	BBB	750,000.00	27-Feb-14	16-Jun-14	109	3.50%
Term Dep	IMB Society	BBB	1,000,000.00	4-Mar-14	23-Jun-14	111	3.50%
Term Dep	IMB Society	BBB	1,000,000.00	28-Apr-14	28-Jul-14	91	3.50%
Investee Total			4,750,000.00				
Term Dep	Suncorp-Metway	A+	1,000,000.00	3-Sep-13	2-Jun-14	272	3.80%
Term Dep	Suncorp-Metway	A+	1,000,000.00	3-Sep-13	10-Jun-14	280	3.80%
Term Dep	Suncorp-Metway	A+	1,000,000.00	3-Dec-13	12-May-14	160	3.65%
Term Dep	Suncorp-Metway	A+	500,000.00	20-Jan-14	16-Jun-14	147	3.40%
Term Dep	Suncorp-Metway	A+	750,000.00	28-Apr-14	25-Aug-14	119	3.50%
Investee Total			4,250,000.00				
Term Dep	Bankwest	AA-	1,000,000.00	25-Feb-14	27-May-14	91	3.55%
Term Dep	Bankwest	AA-	1,000,000.00	27-Feb-14	2-Jun-14	95	3.55%
Term Dep	Bankwest	AA-	1,000,000.00	11-Mar-14	7-Jul-14	118	3.50%
Term Dep	Bankwest	AA-	1,000,000.00	11-Mar-14	5-Aug-14	147	3.50%
Investee Total			4,000,000.00				
Term Dep	Westpac	AA-	1,000,000.00	10-Mar-14	12-May-14	63	3.23%
Investee Total			1,000,000.00				
Term Dep	Newcastle Permanent	BBB+	1,000,000.00	3-Dec-13	5-May-14	153	3.60%
Term Dep	Newcastle Permanent	BBB+	1,000,000.00	11-Mar-14	30-Jun-14	111	3.50%
Term Dep	Newcastle Permanent	BBB+	1,000,000.00	12-Mar-14	14-Jul-14	124	3.45%
Investee Total			3,000,000.00				
Term Dep	ING Bank	A-	500,000.00	8-Jan-13	27-Jun-14	535	4.47%
Term Dep	ING Bank	A-	500,000.00	2-Dec-13	9-Jun-14	189	3.80%
Term Dep	ING Bank	A-	1,000,000.00	9-Dec-13	11-Jun-14	184	3.80%
Term Dep	ING Bank	A-	1,000,000.00	17-Feb-14	11-Aug-14	175	3.70%
Term Dep	ING Bank	A-	1,000,000.00	3-Mar-14	7-Oct-14	218	3.80%
Term Dep	ING Bank	A-	1,000,000.00	17-Mar-14	15-Sep-14	182	3.67%
Term Dep	ING Bank	A-	1,000,000.00	31-Mar-14	28-Jul-14	119	3.56%
Investee Total			6,000,000.00				
Term Dep	NAB	AA-	1,000,000.00	28-Aug-13	1-Sep-14	369	3.90%
Term Dep	NAB	AA-	1,000,000.00	3-Sep-13	3-Jun-14	273	3.84%
Term Dep	NAB	AA-	500,000.00	23-Sep-13	26-May-14	245	3.79%
Term Dep	NAB	AA-	1,000,000.00	13-Jan-14	26-May-14	133	3.68%
Term Dep	NAB	AA-	500,000.00	24-Mar-14	14-Jul-14	112	3.60%
Investee Total			4,000,000.00				
April BBSW Close							2.68%
TOTAL INVESTMENTS			\$29,000,000.00				

*Note: Investments denoted with an * are held in Cash and Cash Equivalents in Council's Balance Sheet along with Cash at Bank and Floats.
All other investments are held as Investment Securities in Council's Balance Sheet*

Investments On Hand - Month End

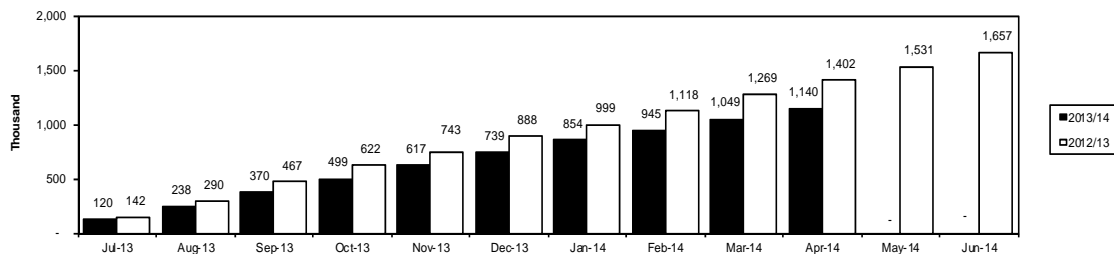


Average Interest Rate

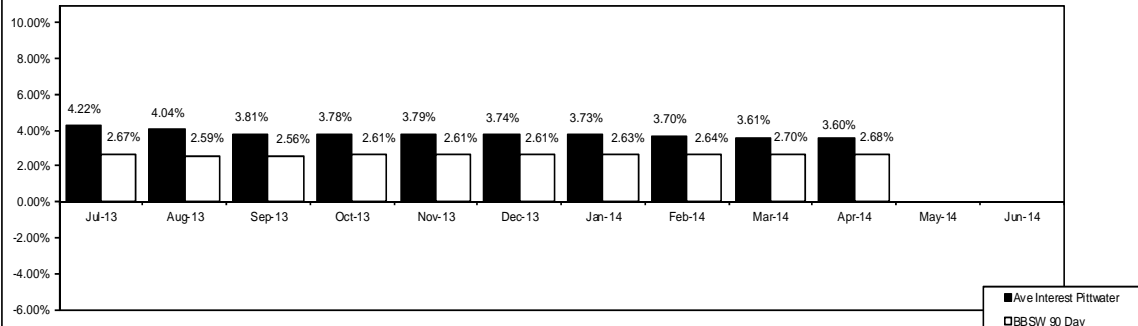


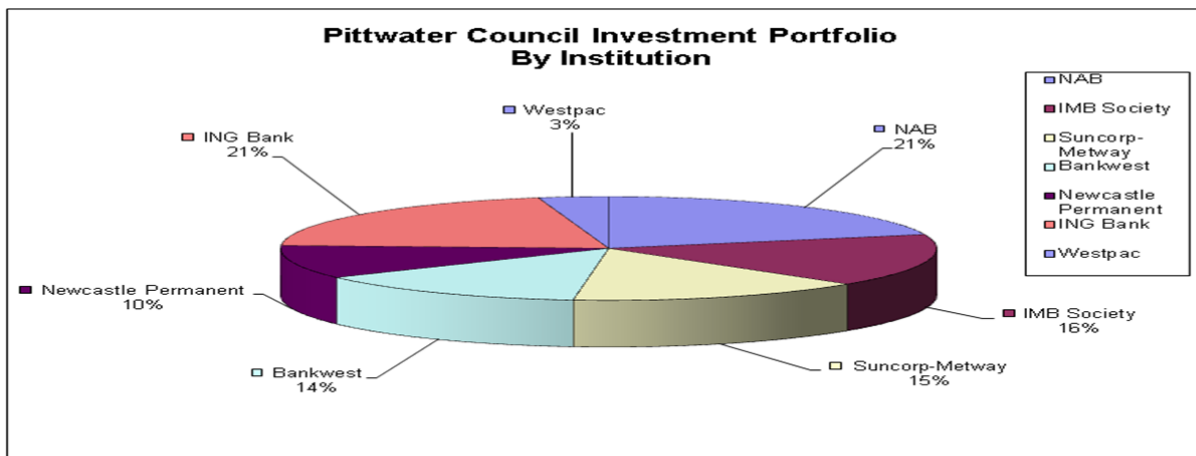
Total Return Y.T.D.

Budget 1,225

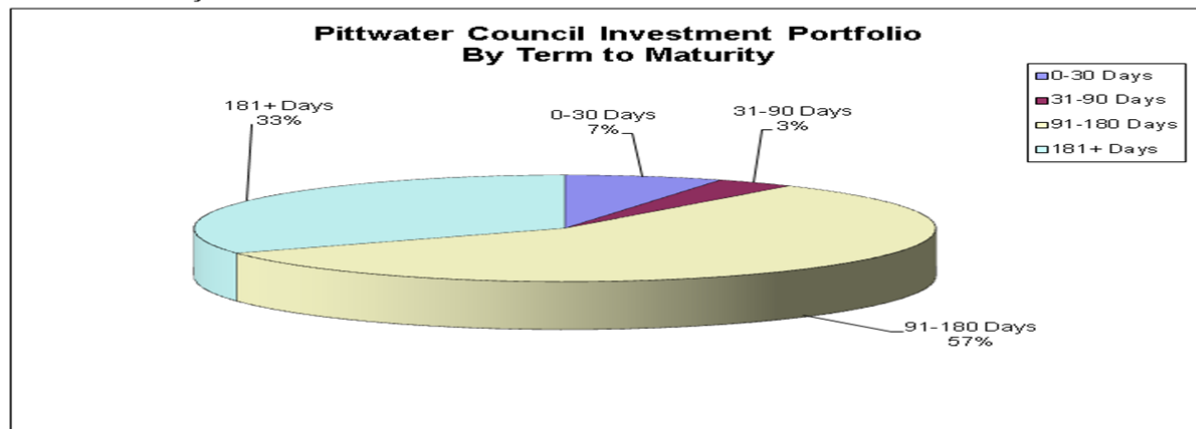


Rate of Return vs Benchmark

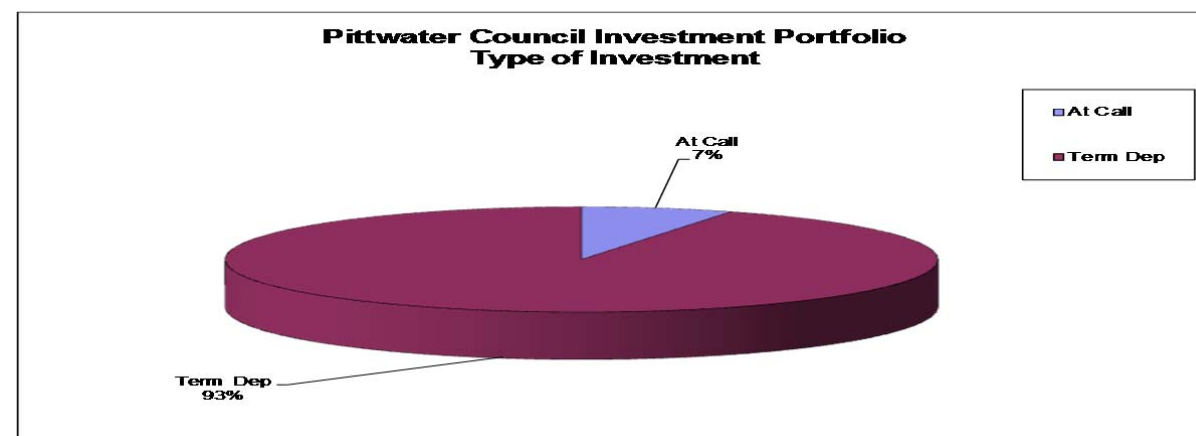
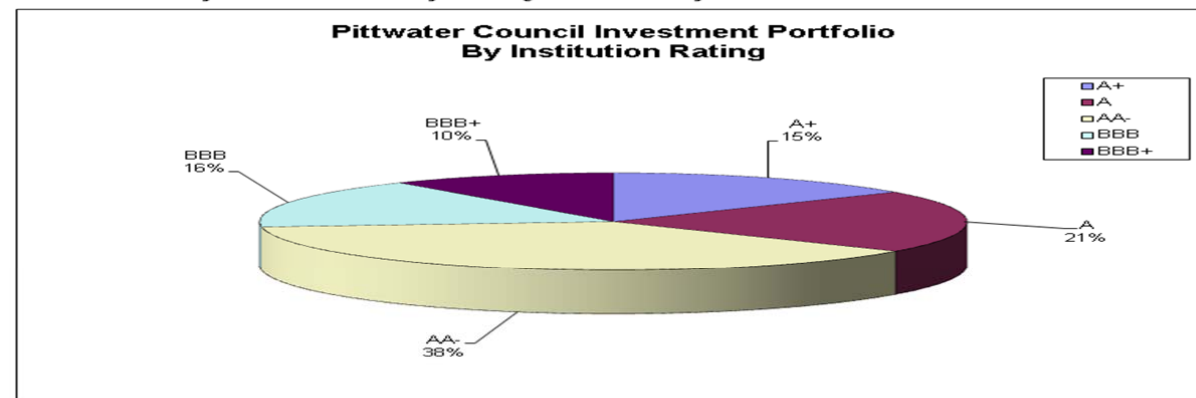




Note: Council Policy - No Institution can hold more than 25% of Council's Total Portfolio



Note: Council Policy - No Term to Maturity can be greater than two years



Investment Information:

Types of Investments -

At Call refers to funds held at a financial institution and can be recalled by Council either same day or on an overnight basis.

A **Term Deposit** is a short term deposit held at a financial institution for a fixed term and attracting interest at a deemed rate.

Credit Rating Information -

Credit ratings are generally a statement as to the institutions credit quality.

Ratings ranging from BBB- to AAA (long term) are considered investment grade.

A general guide as to the meaning of each credit rating is as follows:

AAA	<i>Extremely strong capacity to meet financial commitments (highest rating)</i>
AA	<i>Very strong capacity to meet financial commitments</i>
A	<i>Strong capacity to meet financial commitments, but somewhat more susceptible to adverse economic conditions and changes in circumstances</i>
BBB	<i>Adequate capacity to meet financial commitments with adverse economic conditions or changing circumstances more likely to lead to a weakened capacity of the obligor to meet its financial commitments</i>
BB	<i>Less vulnerable in the near term, but faces major ongoing uncertainties and exposures to adverse business, financial, and economic conditions</i>
B	<i>More vulnerable to non-payment than obligations rated 'BB', but the obligor currently has the capacity to meet its financial commitment on the obligation</i>
CCC	<i>Currently vulnerable, and is dependent upon favourable business, financial, and economic conditions to meet its financial commitments</i>
CC	<i>Currently highly vulnerable</i>
C	<i>Highly likely to default</i>
D	<i>Defaulted</i>

The **Bank Bill Swap Rate (BBSW)** is the average mid rate, for Australian Dollar bills of exchange, accepted by an approved bank, having regard to a designated maturity.

C11.3 Loan Borrowings

Meeting: Leading and Learning Committee

Date: 19 May 2014

STRATEGY: **Corporate Management**

ACTION: To provide the necessary funding source for Council's Capital Improvements Program, Capital Upgrades at Sydney Lakeside Holiday Park and Renovations to Avalon Beach Community and Surf Life Saving Club.

PURPOSE OF REPORT

To seek Council's approval to borrow funds as per the adopted 2013 - 2017 Delivery Program and Budget and to seek Delegated Authority for the General Manager to finalise the proposed borrowings.

1.0 BACKGROUND

- 1.1 Within Council's 2013 – 2017 Delivery Program and Budget, it was proposed to borrow a total of \$3,000,000 for Capital Works, with \$2,000,000 being allocated towards improvements at Sydney Lakeside Tourist Park and \$1,000,000 for Council's Capital Improvements Program.

Through the 2013-14 Budget Review period it became evident that due to changes in the Capital Upgrade Program at the Sydney Lakeside Tourist Park that only \$1,000,000 borrowings would be required for remaining Park upgrades in 2013-14. Further to this, it also became evident through the 2013-14 Budget Review period that the Avalon Beach Community and Surf Life Saving Club Capital Project would require an injection of loan funds to complete the works.

Accordingly, in line with Council's 2013 – 2017 Delivery Program and subsequent Budget Reviews, Council is to borrow \$3,000,000 to assist with the funding of expenditure on Council's Asset and Infrastructure Programs. The funds will now be utilised for Council's Capital Improvements Program (\$1,000,000), Capital Upgrades at Sydney Lakeside Holiday Park (\$1,000,000) and for renovations to Avalon Beach Community and Surf Life Saving Club (\$1,000,000).

2.0 ISSUES

2.1 Funding Requirements

Council's Capital Improvements Program

\$1,000,000

As a part of Council's forward planning of its Capital Improvements Program which includes the renewal, upgrade and acquisition of Council assets, an annual rolling loan program of \$1,000,000 is required as a part of the funding process. The use of loan funds as a part of Council's asset funding mix is to maintain a level of inter-generational equity regarding the cost and utilisation of Council assets and to maintain an adequate level of capital works within the current and future budget process.

Overall, Council's 2013/14 Revised Budget for its Capital Improvements Program amounts to \$22.773 million which is funded by sources including Borrowings, Developer Contributions, Grants, SRV funds, Storm Water Management Service Charge and Council funds.

Sydney Lakeside Holiday Park

\$1,000,000

Council has developed a Masterplan for improvements to Sydney Lakeside Holiday Park at Narrabeen in order to generate greater returns from the facility. To continue this improvement process, \$1,000,000 is to be borrowed in the 2013-14 financial year for the completion of the capital upgrade of the facility.

Renovations to Avalon Beach Community and Surf Life Saving Club

\$1,000,000

As a part of Council's Avalon Beach Plan of Management, renovations to the Avalon Beach Community and Surf Life Saving Club were required in order to improve the buildings poor condition and halt increasing costs associated with maintenance and repairs. Council budgets to date have allowed for \$2.9 million for expenditure associated with the Capital Project with funding drawn from loans, SRV funds, grants and contributions, however, recent information indicates that the projected expenditure will now exceed budget with an estimated completion cost of \$3.2 million.

Accordingly, it is proposed to borrow \$1,000,000 to assist with the funding of the Project.

The final Project costs and associated funding will be incorporated in Council's June 2014 Budget Review Report to Council.

2.2 Financial Information

Council sought quotes for all loan borrowings (as above) from the Banking and Finance Sector. These quotes were to be issued to Council on 7 May 2014 in order for Council's Finance Department to compare and determine the most cost effective loans. Seven institutions were invited to quote. Of the seven, four formally responded with indicative quotes. Indicative borrowing rates range from the mid to high 5% range for a 10 year fixed rate loan on a semi-annual repayment cycle. Based on the indicative market quotes, it is envisaged that the total cost (principal and interest) to Council over the 10 year period would be approximately \$3.922 million with associated semi-annual principal and interest repayments of approximately \$196,100.

2.3 Policy Implications

All proposed borrowings in the Report comply with Council's Policy 115 - Loan Borrowing – Infrastructure Replacement and Creation.

3.0 SUSTAINABILITY ASSESSMENT

A sustainability assessment is not required for this Report.

4.0 EXECUTIVE SUMMARY

- 4.1 Approval is being sought from Council to borrow funds for the purposes of funding the Council's Capital Improvements Program (\$1,000,000), Capital Upgrades at Sydney Lakeside Holiday Park (\$1,000,000) and for Renovations to Avalon Beach Community and Surf Life Saving Club (\$1,000,000).

- 4.2 In order to facilitate the borrowings, Delegated Authority for the General Manager is sought to finalise quotes and accept the most financially advantageous loans from the lending market.
- 4.3 In facilitating such borrowings, Council has complied with Loan Policy No. 115 in that funds are sought for the purposes of Infrastructure Replacement and Creation and that the debt service ratio still remains within the Policy limit of 5.5%.

RECOMMENDATION

1. That in accordance with Council's 2013 - 2017 Delivery Program and Budget and subsequent Budget Reviews, Council authorises borrowings totalling \$3,000,000 in order to fund the following:

a. Council's Capital Improvements Program	\$1,000,000
b. Sydney Lakeside Holiday Park Capital Program	\$1,000,000
c. Renovations to Avalon Beach Community and Surf Life Saving Club	\$1,000,000
2. That the General Manager be authorised to finalise quotes and accept the most financially advantageous loan/s from the lending market.
3. That the Seal of Council be affixed to all relevant documentation if necessary.

Report prepared by

Mark Jones

CHIEF FINANCIAL OFFICER

C11.4	Warringah Rugby Club - Result of Public Exhibition Deed of Licence for Pittwater Rugby Park
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Meeting: Leading & Learning Committee

Date: 19 May 2014

STRATEGY: Corporate Management

ACTION: Managing Council's Lease Portfolio

PURPOSE OF REPORT

As per the Council Resolution of 7 April 2014 to provide Council with the outcome of the Public Exhibition of the proposed Deed of Licence between Pittwater Council and Warringah Rugby Club for their use of Pittwater Rugby Park.

1.0 BACKGROUND

- 1.1 Warringah Rugby Club has been a long term Agreement holder at Pittwater Rugby Park.
- 1.2 The club recently approached Council to review the existing Hire Agreement that started in December 2001.
- 1.3 At the Council Meeting of the 7 April 2014 it was resolved that a new Deed of Licence be placed on Public Exhibition and a report be provided advising of the outcome of the Public Exhibition.

2.0 ISSUES

2.1 Existing Hire Agreement

The existing Hire Agreement is for a 20 year period that would expire in 2021. The existing Agreement provides very little detail on the day to day operation of the site as a whole and in turn has led to a range of management and operational difficulties. This Agreement limits Council's ability to open the facility to the broader public for a greater community benefit. The Agreement is very limited in assigning roles and responsibilities and other Agreement based obligations.

2.2 New Deed of Licence

The new Licence provides Warringah Rugby Club more flexibility in the raising of much needed funds for the survival of the club as a whole into the future. Council staff have worked closely with the club over the last 12 months to achieve the outcomes contained in this Licence. The details of the Licence are listed below, with the full Deed of Licence appended as **Attachment 1**.

The new Deed of Licence allows for the following;

- Two year + one year option (Commencing 2014)
- Warringah Rugby Club pay Council \$20,000 (excl GST) per annum (CPI adjusted) for the term of Licence.
- Warringah Rugby Club are authorised to sell their own food and drink and collect parking and gate entry fees on the site on nominated game days
- The existing Hire Agreement is superceded by this new Licence

- The new Licence provides operational clarification on the day to day running of the facility. The Licence clearly outlines the roles and responsibilities of Council and Warringah Rugby Club over the next three years
- 2.3 The proposed Deed of Licence was placed on Public Exhibition from the 19 April 2014 to 5 May 2014.
- 2.4 Council has not received any submissions in regard to the proposed Deed of Licence.
- 2.5 The proposed Deed of Licence, as previously reported to Council and attached at **Attachment 1**, is therefore presented to Council for approval.
-

3.0 SUSTAINABILITY ASSESSMENT

3.1 Supporting & Connecting our Community (Social)

- 3.1.1 The granting of a new Licence will provide additional opportunities for Warringah Rugby Club to raise money for the ongoing management of the club as a whole.
- 3.1.2 The Council will receive some additional community access to the site during the playing season of Warringah Rugby Club under the new Licence.

3.2 Valuing & Caring for our Natural Environment (Environmental)

There is no environmental impact to the site as a whole; the site currently uses bore water and collected rainwater for the majority of its irrigation purposes. Council has recently added solar panels to the site in order to further reduce mains energy consumption and reduce greenhouse gas emissions.

3.3 Enhancing our Working & Learning (Economic)

This new Licence will provide broader community access and thus will create a vibrant sporting and leisure precinct that can be serviced by local food and beverage vendors.

3.4 Leading an Effective & Collaborative Council (Governance)

- 3.4.1 The new Licence will provide a better governance framework for both the Warringah Rugby Club and Council to operate under, in particular the roles and responsibilities in relation to the day to day operation of the site.
- 3.4.2 Council will receive an annual licence fee of \$20,000 (excluding GST) from Warringah Rugby Club for the next three years including CPI adjustments.

3.5 Integrating our Built Environment (Infrastructure)

The income derived from the Licence will go towards the overall infrastructure maintenance at the site.

4.0 EXECUTIVE SUMMARY

- 4.1 The proposed Deed of Licence between Pittwater Council and the Warringah Rugby Club was placed on Public Exhibition from 19 April 2014 to 5 May 2014.
- 4.2 Council has not received any submissions in regard to the proposed Deed of Licence.
- 4.3 The proposed Deed of Licence, as previously reported to Council and as at **Attachment 1** to this report, is therefore presented to Council for approval.

RECOMMENDATION

1. That the Deed of Licence between Pittwater Council and Warringah Rugby Club for the use of Pittwater Rugby Park from the date of signing this Deed of Licence until 2016, including the option of an additional 1 year until 2017, be approved.
2. That the General Manager be authorised to sign the Deed of Licence.

Report prepared by
Linda Ward – Facilities Manager, North Narrabeen Reserve

Paul Reid
MANAGER, COMMERCIAL PROPERTY & PROJECTS

DEED OF LICENCE

BETWEEN

PITTWATER COUNCIL

(the "Licensor")

AND

WARRINGAH RUGBY CLUB LTD A.C.N. 000 497 398

(the "Licensee")

DATED this

day of

2014

BETWEEN Pittwater Council of Vuko Place, Warriewood, New South Wales
of the first part (called the "Licensor" in this Agreement)

AND Warringah Rugby Club LTD A.C.N 000 497 398, of PO Box 303, Narrabeen, New
South Wales of the second part (called the "Licensee" in this Agreement)

WHEREAS:-

- A. The Licensor is the registered proprietor of Lot 1 in Deposited Plan 1064208 (called the "Land" in this Agreement).
- B. On part of the Land identified in the aerial photograph annexed and marked **Item 1** by the area within the broken lines is:-

- a main stadium with grandstand to the east of the training ground
- a gymnasium
- 5 storage areas currently used, including the storage behind the gymnasium
- an office area;
- function room & BBQ area
- toilets and change rooms (training and nominated game days)
- Canteen
- Team Room

(collectively called the "Areas" in this Agreement) and more fully defined at Item 2 of this Agreement;

- C. The Licensor has agreed at the request of the Licensee, to grant a licence of the Areas to the Licensee, subject to the terms and conditions of this Agreement as summarized at Item 3.
- D. The parties agree that this Agreement represents a reasonable arrangement and in good faith between them given the particular circumstances of the Licensor's responsibilities in regard to the Areas and to grow Rugby Union as a leading sport within the Pittwater Community.

NOW THIS DEED WITNESSES and in consideration of the mutual promises it is agreed and declared as follows:-

1. The parties acknowledge that the agreed use of the Areas is for training, playing, and the related uses concerning the Licensee's rugby games in accordance with the schedule in Item 3. The Licensee's use of the Areas must always conform with Council resolutions, any legislation and regulations in force from time to time, and the terms of this Agreement. The Licensee will be allocated training grounds after agreement with Council representatives. The Main Ground (No.1) can be booked through Council, if available, for access other than the nominated game days & training nights.
2. Access will be permitted to change rooms after nominated training sessions and nominated game days. The responsibility of cleaning the change rooms will be that of the Licensee after all training and nominated game days. If cleaning is not conducted by the Licensee, the Licensor has the right to invoice the Licensee for cleaning as per Council's approved Fees & Charges.
3. The term of this Agreement is for two years commencing on the date of signing this Deed with an option of renewal for a further one year only.

4. The Licensee may apply to the Licensor for a further one year term, to commence at the expiry of this Agreement, provided that:-
 - a. the Licensee is not in breach of the terms of this Licence Agreement at the time the request for a further one year term is made by the Licensee; and
 - b. the Licensee serves written notice on the Licensor of its request for a further one year term , six months prior to the expiry of this Agreement; and
 - c. the Licensor and the Licensee agree to annual review of the working success of the arrangements as contemplated and herein and further agree to conduct a comprehensive review of the terms of the new licence at the discretion of the Licensor.

5. The annual fees payable by the Licensee to the Licensor are:
 - a. \$20,000 Exl. GST (CPI adjusted on the anniversary of this license) payable by 6 equal monthly instalments commencing on the 1st of February each year; and
 - b. All other charges will be invoiced as per Councils adopted Fees & Charges Schedule.

6. Game Days & Training
 - a. The Licensor will provide the No1 Field & No. 2 Field for all 9 nominated game days for Men's Grade
 - b. The Licensor provide the No. 1 Field & No. 2 Field for all 9 nominated game days for Colts.
 - c. The Licensor will provide either No. 1 Field or No. 2 Field for nominated game days for Women.
 - d. The Licensee to provide all game dates to the Licensor
 - e. The Licensee's 1st Grade Squad will be permitted to train on No. 1 field on the Thursday preceding a men's grade home game at no charge.
 - f. The Licensor will provide fields 2, 3 & 4 on a Tuesday and Thursday nights 6pm – 8.30pm for the period 1st March to 31st August. The Licensee will be required to pay Council's Sports User fee for all registered players and floodlight charges for Fields 3 & 4 as per Council's adopted Fees & Charges.
 - g. The Licensor reserves the right to close fields for use, either training or game days, due to wet weather. This will be done in consultation with the Licensee.
 - h. The Licensor reserves the right to close fields for use, due to maintenance.
 - i. Pre Season Use of Fields - Will be done in consultation with Council. Fees will be applicable as per Council's adopted Fees & Charges.
 - j. The Licensee will carry out car parking service on nominated Men's grade match days only in the area as highlighted in ITEM1 and are to comply with Council's requirements in regard to signage, security of site, safety. Council to supply requirements for signage, parking location and safety issues
 - k. The Licensee is responsible for all damage to the facility on nominated game days, it is understood that general wear and tear will occur.

7. Cleaning Requirements
 - a. The Licensee will carry out the cleaning of change rooms, toilets, referees room and grandstand, corporate boxes, team room as per Council specifications after grade, colts & women's games. The areas are to be cleaned immediately after the games (if facility is being used the following day) or the following day after the matches.
 - b. Licensor to supply cleaning specifications to the Licensee
 - c. Licensor will provide clean facilities on the Friday prior to the Licensee's nominated match days.
 - d. If the Licensee does not fulfil their obligations for cleaning of the facility, to Council Specifications after nominated Match Days and Licensor's Staff are required to carry out these duties the Licensee will be charged the appropriate fee as per Council's adopted Fees & Charges.

8. Canteen
 - a. The Licensee will be permitted to use canteen on nominated Match Days.
 - b. The Licensee is required to obtain a Food Notify Number (Council regulations). A copy of this document is to be provided to Council
 - c. The Licensee shall be responsible for the cleaning of the canteen as per Council Specifications immediately after use. If Licensors Staff are required to carry out these duties the Licensee will be charged the appropriate fee as per Council's adopted Fees & Charges.
 - d. The Licensee to pay for one Steam Cleaning & Sanitizing Service in June, to be carried out by Council's approved Contractor.
 - e. The Licensee will be responsible for the repair of equipment, which is not normal wear & tear.
 - f. The Licensee shall pay for Council's Plumber to unblock grease arrestor if the Licensee has not followed the displayed instructions for the cleaning/flushing of sink at the conclusion of the day.
 - g. The Licensee is to remove waste from the canteen. Where possible recycling is to be carried out by The Licensee. Waste bins are to be placed at the front of the facility in the designated area for collection by Council Waste Contractor.
 - h. Council will provide two cash registers for the Licensee's use in the Canteen. The Licensee is responsible for the provision of appropriate register rolls for these machines.
9. Ticket Box
 - a. The Licensors will provide the ticket box for the use of the Licensors on nominated Grade Games.
 - b. The Licensors will provide a cash register for use by the Licensee. The Licensee is responsible for the provision of appropriate register rolls for this machine.
 - c. The Licensee is to ensure that the ticket box is secured at the conclusion of the day.
10. Function Room, Bar Area, BBQ & Courtyard Area, Preparation Area
 - a. The Licensee will be permitted to use the Function Room, Bar Area & Preparation Area on nominated Match Days.
 - b. The Licensee shall be responsible for the cleaning of these areas as per Council Specifications immediately after use. If Licensors Staff are required to carry out these duties the Licensee will be charged the appropriate fee as per Council's adopted Fees & Charges.
 - c. The Licensee will be responsible for the repair of equipment, which is not normal wear & tear.
 - d. The Licensee is to remove waste from these areas. Where possible recycling is to be carried out by the Licensee. Waste & Recycling bins are to be placed at the front of the facility in the designated area for collection by Council's Waste Contractor.
 - e. Council will provide two cash registers for the Licensee's use in the Canteen. The Licensee is responsible for the provision of appropriate register rolls for these machines.
11. Team Room
 - a. The Licensors will provide the Licensee, free of charge, with the area located under the northern end of the grandstand known as the "team room".
 - b. The Licensee is responsible for the cleaning of this area and to ensure that the area is secured at the conclusion of the day/night.

12. Alcohol
 - a. Council to relinquish their Liquor Licence
 - b. The Licensee to apply for a temporary functions Licence. A copy of this Licence is to be provided to Council prior to the commencement of the 1st nominated game day.
 - c. The Licensee to inspect bags on entry to prevent glass bottles entering the facility and they are not to supply/sell beer/mixed drinks in glass bottles. Bottles of wine are allowed in the corporate boxes.
13. General Provisions
 - a. **Parking in Main Facility – Nominated Men’s Grade Match Days**
Parking within the main facility is restricted to vehicles providing support for teams & ABC Network vehicles, on nominated men’s grade match days. The Licensee must provide a person on the gate to ensure that entry is restricted to authorised vehicles and that due diligence is taken if an authorised vehicle is entering or exiting the facility during/after games.
 - b. **Vehicle Entry into Main Facility – Other Times**
Vehicle entry is restricted to vehicles loading or unloading & tradespersons’ vehicles.
 - c. **Work/Improvements**
The Licensee is to seek permission of the Licensor before any proposed work, improvements etc., is carried out by the Licensee.
 - d. **Mobile Food Vendors**
If The Licensee proposes to utilise Mobile Food Vendors (eg coffee van), the Licensee must notify Council prior to any type of mobile food vendor operating within the facility on nominated match days. Full details of the vendor together with relevant documentation must be provided to Council prior to the Vendor operating.
 - e. **Amusements**
If The Licensee propose to provide entertainment, other than normal football activities, e.g. rides, amusements. Council must be advised in writing prior to the event full details of the type of ride or amusement together with the relevant documentation.
 - f. **Marquees**
If The Licensee proposes to erect a marquee/s at the facility, Council must be advised in writing prior to the event with full details of the Company providing the marquee together with relevant documentation and the location for the marquee.
 - g. **Security of the Facility**
The Licensee is required to extinguish all lights, lock and secure all doors and activate alarms at the conclusion of their use of the facility.
 - h. **Field 2 – Match Days & Training Sessions**
The Licensee is to ensure that this area is left clean & tidy and all litter removed after match days & training sessions.
The Licensee is required to obtain waste bins from the main facility for use on Match Days & Training Sessions. At the conclusion of field being used the bins are to be returned to the front of the main facility to the designated area for collection by Council’s Waste Contractor.

- i. **Penalty Rates**
In the event of the Licensee not complying with the security obligations and/or obligations to switch off field lighting after use, the Licensor will charge the licensee for both security call out fees as well as lighting charges per hour as per Councils adopted Fees & Charges schedule.
 - j. **Non-Payment of Fees Due to Pittwater Council**
The \$10,000 from St Augustine's will be held by Pittwater Council as a bond. This bond cannot be used by the Licensee to offset booking fees for fields, facilities or such like. All bookings made by the Licensee will be paid for upfront before use. Payment in full will confirm bookings. If payment is not received before the date of use the field or facility can be booked by other community users. The bond held by Pittwater Council will not be released to the Licensee until all monies owed by the Licensee to Pittwater Council are paid in full.
14. **Gymnasium**
- a. The Licensee will manage the gymnasium on a day to day basis and will provide a qualified manager for the site.
 - b. The Licensee will operate the gymnasium for the use of the Licensee members only.
 - c. The Licensee will operate the gymnasium between 06h00 and 21h00
 - d. The Licensee will pay for all electricity usage for the gymnasium. The Licensor to assess the electricity usage and charge the electricity fee appropriate to the usage
 - e. The Licensee is responsible for all the maintenance of the gymnasium.
 - f. The Licensee indemnifies Pittwater Council from all claims and legal action associated with the operation and management of the gymnasium.
15. **Saint Augustines College Sydney - Agreement & Arrangements**
- a. The existing St Augustines agreement with Pittwater Council is still valid for the term of the agreement as previously agreed to by both parties
 - b. The Licensee must liaise with the St Augustine's representative when the draft Draw has been released by the Licensee's Governing Body to ascertain any clashes. Every endeavour is to be made by the Licensee to change the draw to avoid clashes with St Augustines nominated game days.
 - c. If there is a clash between Men's Grade Games & Colts games. St Augustines will be permitted to play a minimum of two games on the main field, one of these games to be the XV of St Augustines. Times for these games to be determined by liaising with the St Augustine's Representative.
 - d. The Licensee will make available the Function Room on nominated Match days if there is a clash with the Licensee's nominated match days.
 - e. The Licensee will operate and provide a canteen for all St Augustines game days.
 - f. The Licensee to provide St Augustines with appropriate levels of catering for all nominated St Augustines games.
 - g. The Licensee will provide change room facilities for St Augustine game days.
 - h. If the Licensee does not comply in full or part of this Clause, The Licensor reserves the right to reduce/withdraw the payment to the Licensee for non compliance. The Licensee will be notified in writing by the Licensor of any non compliance.
16. **Applicable Fees to this License**
- a. Field Hire & Floodlighting fees for Training & Games other than specified in the Deed
 - b. Function Room – other than on nominated Match Days.
 - c. All applicable fees as per Council's adopted Fees & Charges, for additional matches not listed in the Grade, Colts & Women's Draw, as provided by The Licensee.
 - d. Line marking, as per Council's adopted Fees & Charges, for additional matches not listed in the Grade, Colts & Women's Draw, as provided by The Licensee.

- e. The Licensee will pay for all electricity usage for the gymnasium. The Licensors to access the electricity usage and charge the electricity fee appropriate to the usage.
 - f. Sports Users Fee for Licensee's registered players (all teams) as per Council's adopted Fees & Charges.
 - g. Floodlight fee for Fields 3 & 4 as per Council's adopted Fees & Charges.
 - h. The Licensee shall pay 75% of LPG charges for Pittwater Rugby Park. Invoiced at the conclusion of the season.
17. Conflict Resolution & Operational Review
- a. The Licensee and Pittwater Council establish a Board of Review
 - b. That the Board of Review meet quarterly to discuss the day to day operation of the facility. The Board of Review are able to meeting more frequently in order to deal with urgent matters.
 - c. The Board of Review will consist of the following members:-
 - i. Manager Reserve & Recreation (Chair)
 - ii. Pittwater Rugby Park Facilities Manager
 - iii. Pittwater Council Property Officer
 - iv. WRC General Manager
 - v. WRC Independent Designate
 - vi. WRC Club President
18. Signage & Advertising
- a. The Licensors shall be permitted to install permanent signage in the grandstand, spectator hills, eastern bar tower & scoreboard.
 - b. The Licensors is permitted to install temporary signage on the main field perimeter fence for the period of the Winter Playing Season. The temporary signage must be removed by the Licensors at the conclusion of the Winter Playing Season.
 - c. Signage is not permitted to advertise alcohol or tobacco products.
 - d. The Licensors is responsible for the installation, removal and maintenance of the signage.
 - e. The Licensee will not be held responsible for any maintenance or damage to permanent or temporary signage.
 - f. The Licensee reserves the right to place signage over any temporary or permanent signage on days other than Club nominate match days. The Licensee shall be responsible for the installation of removal of any such signage.
 - g. The Licensee reserves the right to separately seek sponsorship/advertising signage at the facility to provide financial assistance to Council to help maintain the facility.
19. Each party will meet their own legal fees associated with this Agreement.
20. At all times during the term of this Agreement, the Areas must be kept in a clean and tidy condition to the reasonable satisfaction of the Licensors. The Licensee agrees to return the Areas to the Licensors at the expiry of the term in substantially the same condition as they were at the commencement of this Agreement, fair wear and tear excepted.
21. Any notice to be given under this Agreement by one of the parties to the other must be in writing and is given for all purposes by delivery in person, (in the case of the Licensee, to the person for the time being responsible for legal matters on behalf of the Licensee, or by pre-paid post or by facsimile addressed to the receiving party at the addresses of the Licensors and the Licensee respectively, as set out in this Agreement. The party may at any time change its address, postal address, by giving written notice to the other party of the change.

22. If any part of this Agreement is rendered unenforceable or invalid or the operation of it becomes excluded by operation of law or otherwise, the remaining provisions of this Agreement will not be affected but will remain in full force and effect and will be valid and enforceable to the fullest extent permitted by law.
23. It is fundamentally understood by the parties that on and from the date of this Agreement and in accordance with its terms, the Licensor shall permit the Licensee to occupy the Areas provided always that such occupancy shall in no way be to the exclusion of authorised representatives of the Licensor upon reasonable notice being given.
24. The Licensee shall not enter into a sub-licence, assign or otherwise deal in a similar manner with the Areas without the written consent of the Licensor, such assignment not to be unreasonably withheld.
25. The Licensee shall not do anything in the Areas which would constitute a nuisance or annoyance to other users of the Areas or the Land or neighbouring properties to the Land.
26. The Licensee shall indemnify and keep indemnified the Licensor from and against all suits, damages, costs, actions, claims, debts, demands and other liabilities during the continuance of this Agreement and the Licensee shall take out and maintain a public risk insurance policy with a reputable insurer in the names of the Licensor insuring Council against such matters in the sum of not less than twenty million dollars (\$20,000,000.00) and shall produce at any time when required by the Licensor the last renewal receipt for the payment of the premium for the policy.
27. No provision of this Agreement shall be deemed to have been waived either in whole or in part by the Licensor unless such waiver is in writing and signed on behalf of the Licensor. Any such waiver shall not affect or prejudice the rights or remedies of the Licensor in respect of any future or other breach and (unless expressly stated) shall not amount to a general waiver of any provision of this Agreement.
28. Nothing in this Agreement is intended to or shall confer on the Licensee any right as tenant of the Areas or create the relationship of landlord and tenant between the parties.

Any such implication or inference is hereby expressly negated.

It is further expressly agreed and declared that this Agreement shall be conclusive evidence that the relationship between the parties is at all times during the initial term and any further agreed period shall be that of Licensor and Licensee and that the rights of the Licensee are fully set out in this Agreement.

The Licensee acknowledges that no representation or warranty contrary to or inconsistent with the terms of this Agreement has been given by any servant or agent of the Licensor to the Licensee.

The Licensee further acknowledges that this Agreement will terminate prior to the agreed date in the case of the Licensee ceasing to be a participant in a Sydney or wider competition of rugby related activities.

29. In consideration of the promises by the Licensee contained in this Agreement, the Licensor agrees to:-
 - a. provide playing surfaces consistent with the requirements of a playing surface for a premier rugby competition (The Licensee to provide this information to Pittwater Council); and

- b. maintain and present the facility to a standard that meets the reasonable expectations of the patrons of the facility; and
 - c. ensure that Council equipment and facilities (excluding gymnasium) are in working order prior to training/games; and
 - d. carry out line marking to meet the requirements of the rugby union code, such requirements to be provided by the Licensee to the Licensor in writing.
- 30. The following clauses are essential terms of this Agreement:-

Clauses 1, 2, 3, 4, 9, 10, 11, 12, 14 and 15.
- 31. Whereas Council has an agreement with Saint Augustines College Sydney for the use of the subject grounds it is agreed that Council will remit \$10,000.00 (incl GST) per annum of the income flowing from that agreement to the Licensee provided Clause 13 is complied with by the Licensee. Pittwater Council will treat this amount as an annual bond that will be paid to The Licensee at year end minus any outstanding amounts from the 12 months prior.
- 32. It is expressly agreed between the parties that this Agreement supersedes all and any previous and existing Agreements between the parties in relation to the use of Pittwater Rugby Park and that upon execution of this Agreement all and any such Agreements will terminate.
- 33. The Licensor acknowledges that the Licensee will apply to the Liquor Administration Board for all relevant licensing authority to conduct the sale of alcoholic beverages. The Licensor will not unreasonably withhold consent to such Licensing Application or Applications provided the Licensee can or will satisfy all of the reasonable requirements of the Liquor Administration Board and a duly acceptable Licensee is managing and responsible for the sale of the alcoholic beverages. The Licensee shall be entitled to sell alcoholic beverages on nominated match days only. The Licensee is to provide the Licensor with a copy of the current Licence.
- 34. The Licensee shall be entitled to conduct its own catering and other marketing activities on nominated match days.
- 35. The Licensee shall be entitled to manage and receive revenue from gate entry and car parking on nominated men's grade game days.
- 36. All such further use of the areas by the Licensee shall be the subject of further commercial agreement, for example the use of the Function Room for after training activities or other Club functions that the Licensee may propose to hold. For such use the Licensee will be required to book this through Council.
- 37. The Licensee may conduct one Annual General Meeting of the Licensee at the Function Room within the area without fee provided two months' notice is given to the Licensor.
- 38. The Licensee, its servants or agents may have access to the gymnasium and office area and storage area at all reasonable times. Any damage to property and/or infrastructure sustained during this these times to the Area, as nominated in Part (B) is the responsibility of the Licensee to make good.

39. EXECUTED AS A DEED

SIGNED by a duly
authorised officer of
Pittwater Council
in the presence of :

.....
Witness

.....

.....
Name of Witness

SIGNED by the directors of the
Licensee pursuant to Section 127
of the Corporations Act in the
presence of :

.....
Director

.....
Director

ITEM 1



ITEM 2

Pittwater Rugby Park

**Field 1,2,3,4
Grandstand & Surrounds
Change Rooms
Toilets
Team Room
Medical Room
Referees Room
Ice Room
Function Room (excluding canteen) – Nominated Match Days Only
Secure Storage – various locations
Gymnasium
Office Area
Main Canteen**

Note: The use of the Gymnasium is exclusive to Warringah Rugby Club and the Licensor may inspect same on reasonable notice.

C11.5	Local Government Managers Association National Congress - Melbourne Victoria - 30 April to 2 May 2014
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Meeting: Leading & Learning Committee

Date: 19 May 2014

STRATEGY: Corporate Management

ACTION: To report on Councillor attendance at the Local Government Managers Association National Congress held in Melbourne, Victoria from 30 April to 2 May 2014.

PURPOSE OF REPORT

To advise Council of Councillor Townsend's report following her attendance at the Local Government Managers Association National Congress held in Melbourne Victoria from 30 April to 2 May 2014.

1.0 BACKGROUND

- 1.1 Council's Policy No 145 – Policy for the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors - provides that:

'Conference Reporting:

Following attendance at a Conference authorised under this Policy, the relevant Councillor is required to submit a report of approximately one page in length to the community via the Council's Agenda papers on the outcomes of the Conference, with particular emphasis as to any outcomes affecting Pittwater.'

- 1.2 The General Manager, under delegated authority, authorised Councillor Townsend's attendance at the Local Government Managers Association National Congress in Melbourne from 30 April to 2 May 2014.
- 1.3 Councillor Townsend's Report (**Attachment 1**) is attached for Council information.

2.0 ISSUES

- 2.1 Reporting on attendance at conferences

3.0 SUSTAINABILITY ASSESSMENT

3.1 Supporting & Connecting our Community (Social)

This report will have no impact on this Strategy

3.2 Valuing & Caring for our Natural Environment (Environmental)

This report will have no impact on this Strategy

3.3 Enhancing our Working & Learning (Economic)

This report will have no impact on this Strategy

3.4 **Leading an Effective & Collaborative Council (Governance)**

This report is in response to Council's Policy 145 – Policy for the Payment of expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors – Conference Reporting.

3.5 **Integrating our Built Environment (Infrastructure)**

This report will have no impact on this Strategy

4.0 **EXECUTIVE SUMMARY**

- 4.1 Council's Policy No 145 - Policy for the Payment of Expenses and Provision of Facilities to the Mayor, Deputy Mayor and Councillors - provides that following attendance at a Conference authorised under this Policy the relevant Councillor is required to submit a report of approximately one page in length to the community via the Council's Agenda papers on the outcomes of the Conference, with particular emphasis as to any outcomes affecting Pittwater.
- 4.2 Councillor Townsend's report, her attendance at the Local Government Managers Association National Congress held in Melbourne, Victoria from 30 April to 2 May 2014 is attached for Council's information.

RECOMMENDATION

That Councillor Townsend's report on the LGMA National Congress (**Attachment 1**) be noted.

Report prepared by
Kim Reading - Executive Assistant, Mayor & Councillors

Warwick Lawrence
MANAGER – ADMINISTRATION & GOVERNANCE

Report of Local Government Managers Association National Congress, Melbourne, 30 April to 2 May 2014

I was pleased to have the opportunity of attending the 2014 LGMA National Congress and Business Expo held in Melbourne.

I attended with the General Manager who handed over the National Presidency at the conclusion of the conference. Also attending from Pittwater council was Phillip Gray, Landscape Architect from the Reserves and Recreation team and Melinda Hewitt, Manager - Place Management.

The Congress focus was on Productivity "Breaking Down the Big Issues" on technology, infrastructure, workforce, place making, urban design and innovation. All of these issues considered to play a pivotal role in boosting productivity.

The speakers came from near and far. Dr Nicholas Gruen from Adelaide told us why we should care about productivity. He explained how local government does not grow our national economy but is very important because it holds the economy together. The tasks local government perform are more important. His message was to minimise inputs where you can but that maximising the work we do is many times more important. Don't compromise local governments mission by trying to increase productivity.

Mark Hynes shared his experience of the austerity measures that have changed the face of local government in the UK. Mark is the Director of Corporate Affairs, London Borough of Lambeth Council UK. His council had £90million funding stripped from its budget and all council services were under threat. He said there was no better way to engage the community than by the threat of cutting services. Lambeth has made an astounding change in the way it delivers services now operating as a co-op commission rather than a traditional council.

The City Manager & ICMA President, Simon Farbrother, is based in Canada and considered one of Local Government's great innovators. Building capacity in the municipal workforce is paramount to a good administrative structure. He said Strategic alliance, Communication, Continuous improvement and Culture were important to enable productive communities. Simon told us we have got to do the day to day stuff really well. How we do it is really critical and it doesn't matter who, councillors and/or staff, it just has to be done well.

On Friday we heard from Prof Roy Green, Dean of the UTS Business School who stated "Local Government is not a high cost economy so it cannot compete on that level. Local Government must look at competing on innovation."

Speaking on productivity Prof Green said it is about what you can do in an hour, not working more hours. Investment in our management and instilling a talent mindset will increase innovation, productivity and create a modern public service. To do this you need resources behind the staff and to provide incentives and a rewards structure to bring it to fruition. For public sector innovation the organisation needs policy innovation, services innovation and organisation innovation. You measure progress with innovation through cost effectiveness, customer experience, innovation and learning and people management.

Jane Frances Kelly is the Cities Program Director at the Grattan Institute. She spoke on "productivity and people" talking to her paper *The Housing we'd Choose* - Grattan Institute 2011. I have provided the Councillors with a copy of the paper as it is incredibly interesting in identifying the housing our community wish to live in. It is readily available on the internet and I recommend it to all interested in housing stock for our community.

Ms Kelly said her research found that not everyone wants to live in a detached home with four bedrooms. She also found that employers want to access maximum knowledge to help them find the best person so position themselves in that location. The economy is not, she said, something you can move around. Service providers grow naturally within a community, but knowledge intensive jobs needs to coexist. If looking in your own area, look at where the money goes ie on what product or service. This is the starting point to building a local economy.

The diversity in housing stock comes with the diversity of the community. Potts Point is the second highest density suburb of Sydney. It is also one of the closest to the knowledge intensive jobs ie. Sydney CBD. Interestingly, she said the reasons for not building what we want to live in is usually due to the developer profits. It is this that drives the houses we live in.

There were a couple of breakout sessions. The one I attended was on the use of technology and I was pleased to say that at Pittwater Council we have implemented most of the initiatives. The most impressive being free WIFI in our village centres.

It was also nice to have Melinda Hewitt, Manager Place Management, presenting on the Enliven Program. Whilst I couldn't stay for her presentation, I believe there was a lot of interest around the program with much amazement at how much has been achieved in such a short period of time.

Thank you for the opportunity to attend this conference.

Cr Jacqueline Townsend
MAYOR

Sustainable Towns and Villages Committee

12.0 Sustainable Towns and Villages Committee Business

C12.1 9 Fern Creek Road Warriewood - Proposed Land Swap

Meeting: Sustainable Towns & Villages Committee

Date: 19 May 2014

STRATEGY: Corporate Management

ACTION: Manage Council's Commercial Activities

PURPOSE OF REPORT

To seek Councils approval to enter into formal negotiations with Australand for a proposed land swap of 9 Fern Creek Road Warriewood.

1.0 BACKGROUND

- 1.1 Council at its meeting on 21 April 2008 endorsed the acquisition of 9 Fern Creek Road Warriewood for the purpose of establishing a Large Local Park (refer **Attachment 1**).
- 1.2 The total area of the land is 1.155ha which includes the creekline component (see **Attachment 2**)
- 1.3 The acquisition price of the land in 2008 was \$4,000,000 and was funded from the Warriewood Valley Section 94 Plan
- 1.4 The acquisition of one hectare of land for the purpose of establishing a Large Local Park within Sector 9 of the Warriewood Valley Urban Release area was in accordance with the Council's adopted Section 94 Contributions Plan for Warriewood Valley, at the time, and was a key element of the pre-planning for the Warriewood Valley land release for many years.
- 1.5 The land was rezoned in line with its intended use as a Large Local Park, and it was appropriate that the land be classified as "Operational" land under the Local Government Act, 1993 upon acquisition, so as to not pre-empt the outcome of any future rezoning application.
- 1.6 The sector required some flexibility of land use depending upon the outcome of the master planning process for the Sector and how the park would fit into other developments. For this reason the "operational" classification provides the necessary flexibility required.
- 1.7 The 1ha Large Local Park is highlighted for 'future design to be carried out' in the current review of the Warriewood Valley Section 94 Plan that is currently on public exhibition.

2.0 ISSUES

- 2.1 In the interest of finalising the development of Sector 9 in Warriewood Valley, Council staff have taken a proactive role in helping to provide a better planning outcome. To this end Councils has engaged in discussions with all landowners that neighbour 9 Fern Creek Road, these properties include;
 - 11 Fern Creek Road (Australand)
 - 12 Fern Creek Road (Australand)
 - 13 Fern Creek Road (Australand)
 - 6 Orchard Street (Dragon Eye Properties)
- 2.2 In October 2013 Australand formally put a proposal to Council which would involve land swaps associated with Australand held lots in Warriewood Sector 9 and Councils Lot 5 DP 736961.

The proposal put forward would create an equivalent 1HA of public open space but more importantly also deliver this space as per Council's master-plan and vision for large public areas that links the creek into sector 8 (which was also developed by Australand) and provide the best possible urban design outcome for the community. Australand have been involved in development in Warriewood area for a number of years with the most recent development completed in 2009 which was sector 8. Australand are envisaging a 28 home development (subject to DA applications), which would be in line with the other completed sectors by Australand. The proposal is in **Attachment 3**. This proposed land swap would include the following aspects;

- Undergrounding of electrical cables
- Road, parking, stormwater & footpath construction
- A pedestrian bridge be built to connect to the playground in Sector 8
- Includes bike and walking paths as well as shade structures and bbq's

2.3 Since the approach by Australand, Dragoneye Properties (6 Fern Creek Road) have had a pre-lodgement meeting with Council's planning department. In order to facilitate a better planning outcome with respect to vehicular access from Garden Street to Fern Creek Road discussion have been held with Dragoneye Properties in order to properly locate a connection between these two roads. This connection is crucial to the overall future development of 2,4 & 6 Orchard Road including Australand owned land across Sector 9. **Attachment 4** provides an overview of the proposed layout by the adjoining land owners.

2.4 After these discussions, council's property, landscape design and planning assessment teams have been working together on a new concept design for the Large Local Park (**Attachment 3**).

2.5 Comments on Proposed Concept Plan by Planning & Assessment

The Concept Plan proposes a revised open space arrangement, with a more linear open space configuration on the southern side of Fern Creek. This proposal will be similar to the existing arrangement on the northern side of Fern Creek (within Sector 8), thereby achieving a more integrated and cohesive open space arrangement with the existing park. This arrangement will benefit both the quality of the open space and the future residential development, which will front onto it. The revised open space layout will also facilitate the improvement of the existing biodiversity connection between the Fern Creek corridor and Ingleside Chase Escarpment.

In adopting the *Warriewood Valley Strategic Review Report 2012* in June 2013, Council relinquished the 'sector-based' requirement for development within the Release Area, allowing the remaining undeveloped areas to be developed as separate land parcels.

Although this decision enables development of the majority of properties within the Release Area proceeding in a timely manner, it also has the potential to hinder the development of certain land parcels which, due to their lot layout and the configuration of the current road network, need to be developed with neighbouring properties to achieve access or necessary setbacks from environmentally sensitive land or hazards.

The current lot and road layout within Sector 9 makes any future development of 11, 12 and 13 Fern Creek Road difficult; these properties being landlocked with no frontage onto Fern Creek Road. Access for maintenance to these properties is currently via 9 Fern Creek Road through an arrangement with Council.

Based on the current layout, any development of 11, 12 and 13 Fern Creek Road would be reliant on a legal agreement (in the form of an easement) being reached with adjoining landowners who have a frontage onto this road. The development potential of 11 Fern Creek Road and 13 Fern Creek Road is also limited not only by their lot configuration but also flooding and bushfire affectation and biodiversity constraints.

Sector 9 is currently served by vehicular access from Garden Street, Orchard Street and Fern Creek Road. The existing properties at 6 and 4 Orchard Street are long narrow lots that currently only have road access at their southern ends, therefore making them awkward to develop in isolation. The revised open space arrangement and subsequent improved road network will also result in improved access arrangements for these properties (**Attachment 4**).

The concept plan, in reconfiguring the open space provision along the creek line, will facilitate a better open space and development outcome for the northern part of Sector 9 by integrating the open space with the existing park in Sector 8 and unlocking the development opportunity of the remaining portion of 9 Fern Creek Road and allowing development to be more appropriately positioned on surrounding properties.

2.6 Section 94 Requirements

As the existing 1ha (9 Fern Creek Road) was funded out of Section 94 funds Council is obliged to provide the equivalent and/or more land area in any land swap proposal. Any and all financial gain from the land swap would also be put back into the Warriewood Valley Section 94 Plan to fund additional parts of the plan

2.7 Way Forward

Due to the complex nature of the land holdings in question and the future development potential, the proposed negotiation process would include the following:

- Finalisation of the new layout of the Large Local Park
- The proposed landswap lots to be surveyed to assess future lot sizes and land transfers – to ensure that Council does not lose recreation area within the existing 1ha
- The appointment of a qualified valuer to assess and value the entire land swap taking all lots and future transfers into consideration
- Negotiations to be formally started with Australand
- Report to Council on the outcome of negotiations

3.0 SUSTAINABILITY ASSESSMENT

3.1 Supporting & Connecting our Community (Social)

The proposed landswap will create a better public amenity by providing a park that is aligned to the creek. The park will also provide further parking for the popular playground opposite in Sector 8.

3.2 Valuing & Caring for our Natural Environment (Environmental)

This proposed Large Local Park will create a large creek buffer of up to 50m wide to which the community will have access. Creekline works will also be carried out in the vicinity.

3.3 Enhancing our Working & Learning (Economic)

There is a potential economic benefit to this land swap taking place; this will be dependent on the valuation obtained and subsequent negotiations.

3.4 Leading an Effective & Collaborative Council (Governance)

The fact that the Council owned land was purchased using Section 94 funds means that any changes to the current ownership and/or layout needs to come out neutral and that the Warriewood community receives back an equal or greater benefit from the land swap.

3.5 Integrating our Built Environment (Infrastructure)

The concept plan, in reconfiguring the open space provision along the creek line, will facilitate a better open space and development outcome for the northern part of Sector 9.

4.0 EXECUTIVE SUMMARY

- Council at its meeting on 21 April 2008 endorsed the acquisition of 9 Fern Creek Road, Warriewood for the purpose of establishing a Large Local Park.
- The total area of the land is 1.155ha which includes the creekline component.
- The acquisition price of the land in 2008 was \$4,000,000 and was funded from the Warriewood Valley Section 94 Plan.
- The acquisition of one hectare of land for the purpose of establishing a Large Local Park within Sector 9 of the Warriewood Valley Urban Release area was in accordance with the Council's adopted Section 94 Contributions Plan for Warriewood Valley, at the time, and was a key element of the pre-planning for the Warriewood Valley land release for many years.
- In October 2013 Australand formally put a proposal to Council which would involve land swaps associated with Australand held lots in Warriewood Sector 9 and part of Council's Lot 5 DP 736961. The proposal put forward would create an equivalent 1HA of public open space but more importantly also deliver this space as per Councils master-plan and vision for large public areas that links the creek into sector 8.
- The concept plan, in reconfiguring the open space provision along the creek line, will facilitate a better open space and development outcome for the northern part of Sector 9 by integrating the open space with the existing park in Sector 8 and unlocking the development opportunity of the remaining portion of 9 Fern Creek Road and allowing development to be more appropriately positioned on surrounding properties.

RECOMMENDATION

1. That the General Manager be authorised to enter into negotiations with Australand relating to the proposed land swap and realignment of the Large Local Park (9 Fern Creek Road, Warriewood).
2. So that Council will not lose any existing benefit and community use from the land swap, the overriding principle of negotiations will be on an 'area for area' basis.
3. That a report be brought back to Council detailing the negotiation process and proposed transfer of lands.

Report prepared by

Paul Reid
MANAGER - COMMERCIAL, PROPERTY & PROJECTS

SUBJECT: Acquisition of land for District Park – Sector 9, Warriewood Valley Land Release**Meeting:** Council**Date:** 21 April 2008

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To seek the Council's endorsement for the acquisition of land from Sector 9 of the Warriewood Land Release area for the purpose of establishing a District Park.

BACKGROUND

The pre-planning for the Warriewood Valley Urban Land Release has required the acquisition of one hectare of land in Sector 9 for the purpose of establishing a district park for many years.

ISSUES

- Identification of Suitable Land for Acquisition
- Acquisition Process & Classification of Land

FINANCIAL IMPLICATIONS

The Warriewood Valley Section 94 Plan has set aside funds for the acquisition of land within Sector 9 for the purpose of establishing a district park. For the financial sustainability of the Section 94 Plan, it is important that the acquisition process be completed in the short term given the increase in land values in the Warriewood Valley and the corresponding cost to the Plan if acquisition of the open space is unnecessarily delayed.

POLICY IMPLICATIONS

The acquisition of one hectare of land for the purpose of establishing a District Park within Sector 9 of the Warriewood Valley Urban Release area is in accordance with the Council's adopted Section 94 Contributions Plan for Warriewood Valley and has been a key element of the pre-planning for the Warriewood Valley land release for many years.

SUMMARY OF RECOMMENDATION

That the General Manager be authorised to complete the acquisition of land at 9 Fern Creek Road, Warriewood for the purpose of establishing a District Park in Sector 9 of the Warriewood Valley Urban Release area.

1.0 BACKGROUND

The pre-planning for the Warriewood Valley Urban Land Release has required the acquisition of one hectare of land in Sector 9 for the purpose of establishing a district park for many years.

2.0 ISSUES**2.1 Identification of Suitable land for Acquisition**

The Council's Warriewood Valley Team has assessed the suitability of a number of land parcels in Sector 9 of the Warriewood Valley Urban Release area that may be appropriate for acquisition by Council for the purpose of establishing a District Park. The location of a site for a district park has been a major impediment to the progression of the draft Masterplan within Sector 9 of the Land Release area.

The Team has concluded that the land at 9 Fern Creek Road, Warriewood, currently owned by Stockland Development Pty Ltd, is the most appropriate available land in Sector 9 for that purpose.

The subject vacant land is currently zoned 1(b)(Non-Urban "B"). It has an area of 1.155ha. A survey and aerial photograph of the site is attached to the report.

2.2 Acquisition Process & Classification of Land

The Council engaged an independent valuation firm to assess the value of the subject land for the purpose of negotiating its acquisition from Stocklands. Negotiations have been held with Stocklands, who have indicated a willingness to dispose of the land. A confidential memorandum on the status of those negotiations is included as a confidential attachment to this Agenda.

As the subject land will need to be rezoned in line with its intended use as a district park, it is appropriate that the land be classified as "Operational" land under the Local Government Act, 1993 upon acquisition, so as to not pre-empt the outcome of any future rezoning application.

Similarly, the Sector needs to retain some flexibility of land use depending upon the outcome of the master planning process for the Sector which is currently underway. For this reason an "operational" classification provides the necessary flexibility.

3.0 FINANCIAL IMPLICATIONS

The Warriewood Valley Section 94 Plan has set aside funds for the acquisition of land within Sector 9 for the purpose of establishing a district park. For the financial sustainability of the Section 94 Plan, it is important that the acquisition process be completed in the short term given the increase in land values in the Warriewood Valley and the corresponding cost to the Plan if acquisition of the open space is unnecessarily delayed.

4.0 POLICY IMPLICATIONS

The acquisition of one hectare of land for the purpose of establishing a District Park within Sector 9 of the Warriewood Valley Urban Release area is in accordance with the Council's adopted Section 94 Contributions Plan for Warriewood Valley and has been a key element of the pre-planning for the Warriewood Valley land release for many years.

RECOMMENDATION

1. That the General Manager be authorised to complete the acquisition of land at 9 Fern Creek Road, Warriewood (Lot 5 DP 7369613) for the purpose of establishing a District Park in Sector 9 of the Warriewood Valley Urban Release area.
2. That the subject land be classified as Operational land under the Local Government Act, 1993 upon acquisition.
3. That the General Manager be authorised to sign and affix the Seal of Council to all relevant documentation.

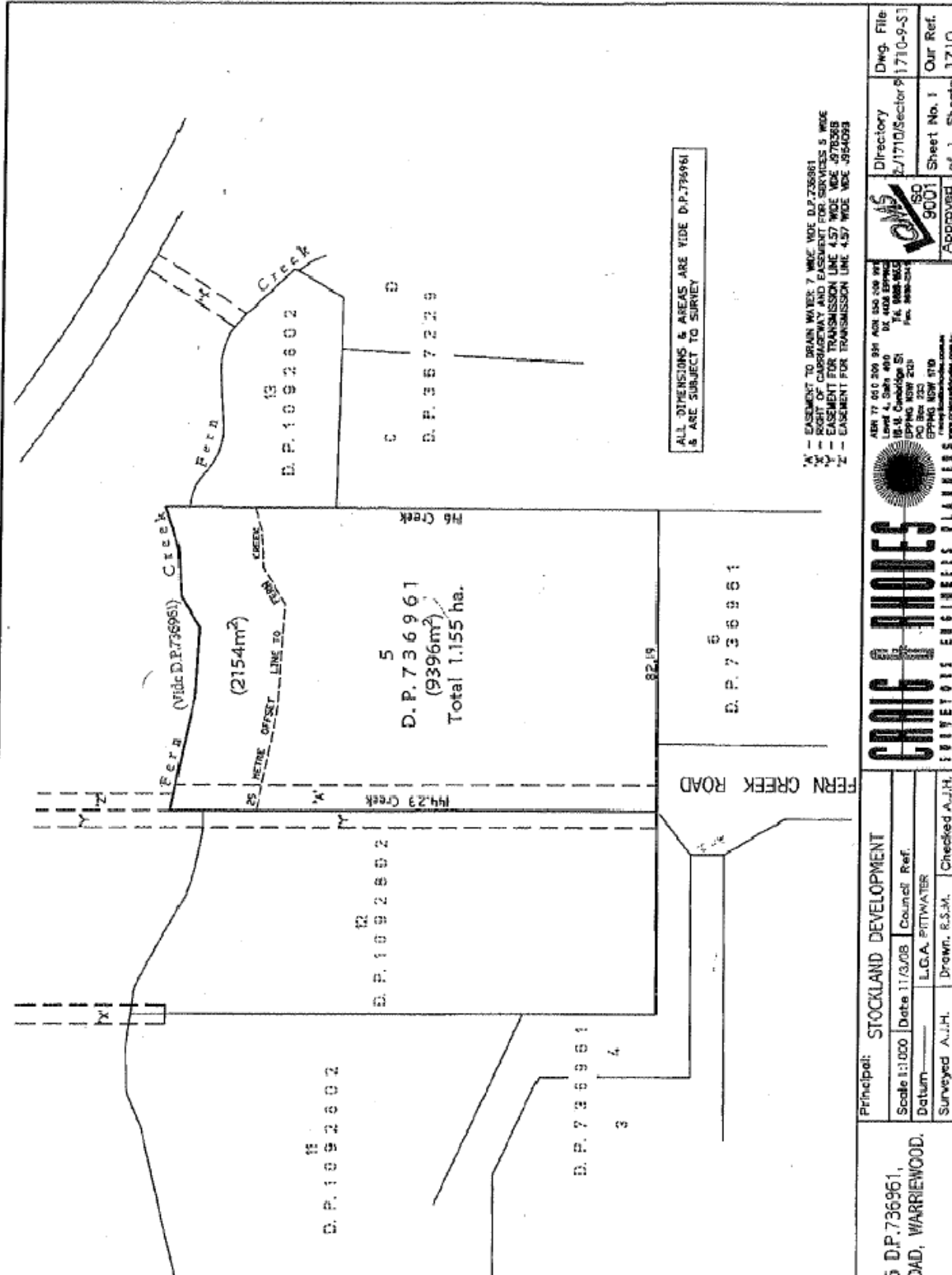
Report prepared by

Steve Rawe

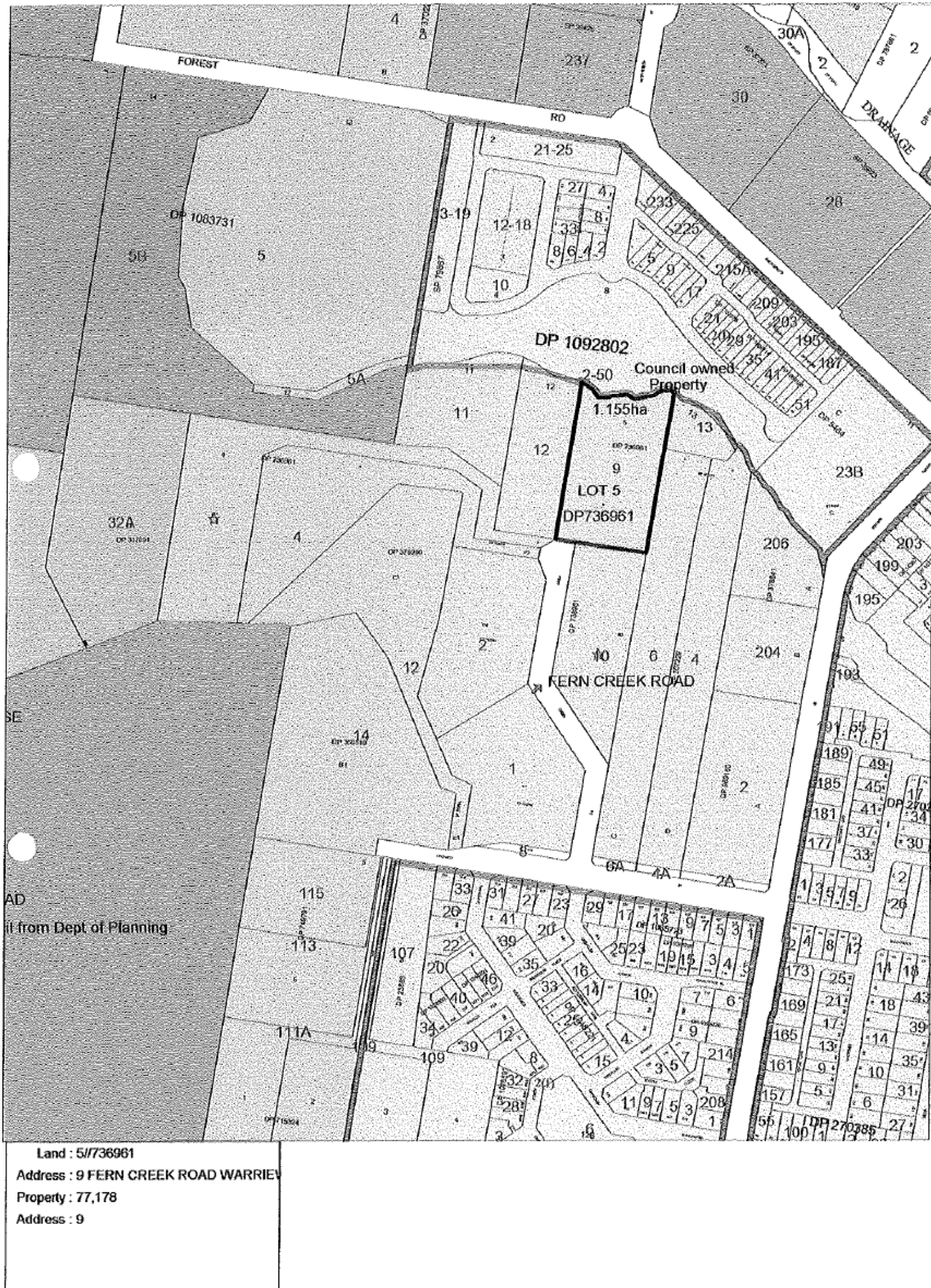
PROJECT MANAGER, COMMERCIAL

Attachment 1 (to 21.4.08 report)

Survey Plan of Lot 5, DP 736961 (9 Fern Creek Road, Warriewood)



LOCALITY MAP 9 FERN CREEK ROAD WARRIEWOOD

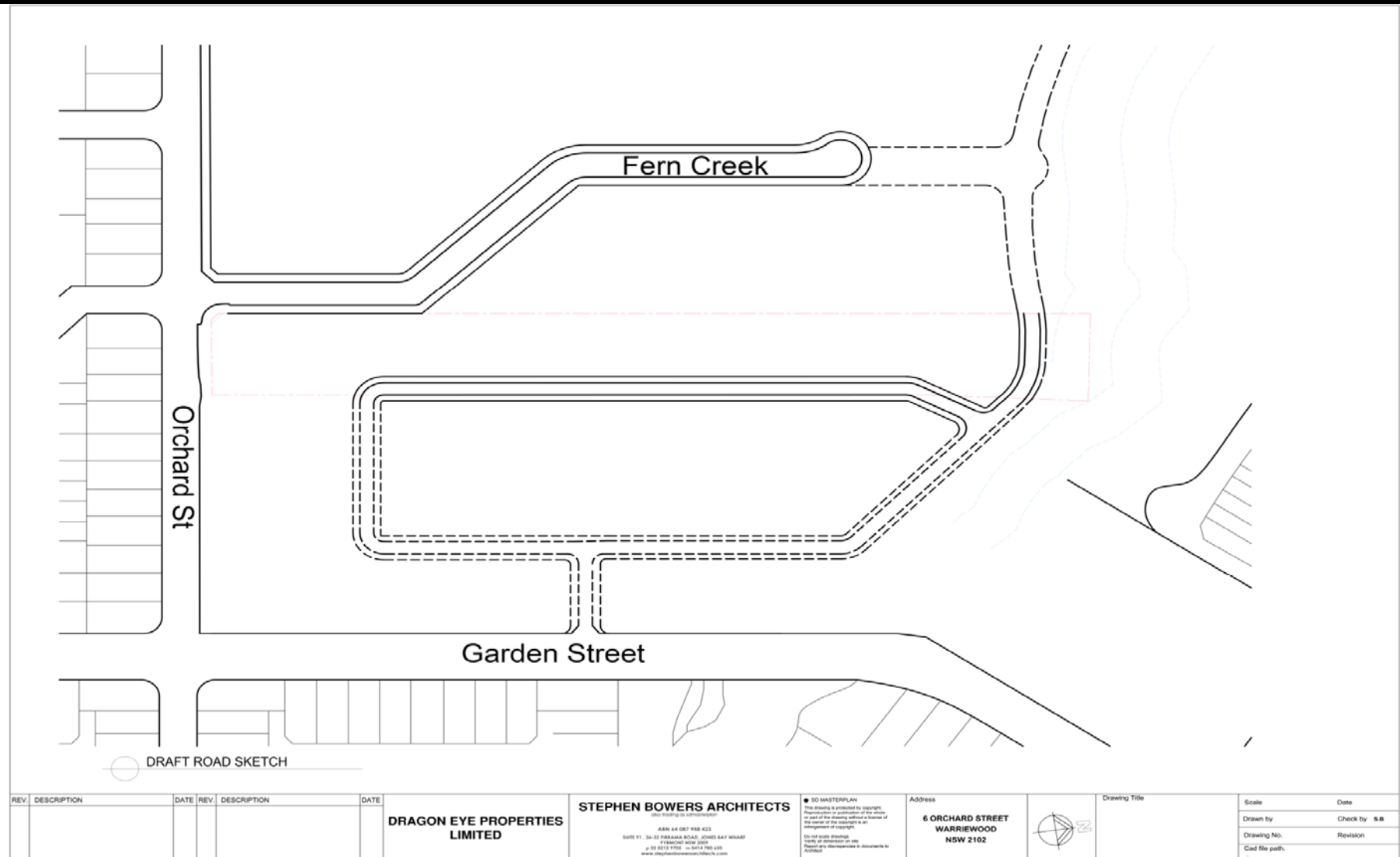


AERIAL PHOTOGRAPH









C12.2 Orchard Street Warriewood - Proposed Sales

Meeting: Sustainable Towns & Villages Committee

Date: 19 May 2014

STRATEGY: Corporate Management

ACTION: Manage Council's Commercial Activities

PURPOSE OF REPORT

To seek Council's approval, in accordance with Council's resolution of 11 September 2000, the sale of two parcels of operational land (former road reserve) in Orchard Street Warriewood being numbers 2A and 6A Orchard Street.

1.0 BACKGROUND

- 1.1 At its meeting of 11 September 2000, Council considered a report on the proposed road closure of Orchard Street, Warriewood (refer **Attachment 1**) and resolved to authorise the lodgement of an Application for Road Closure with the Department of Land and Water Conservation. The Council decision at the meeting was:
- "1. That Council authorises the lodgement of an Application for Road Closure with the Department of Land and Water Conservation for the portion of Orchard Road as illustrated in Appendix 'A' of this report.*
 - 2. That should the development of the area of Warriewood Valley known as Sector 9 not proceed, the proposal for a road closure be cancelled and the affected portion of land be retain as Public Road as per its current classification.*
 - 3. That if the application for road closure is successful, Council proceeds with negotiations for the sale of the subject portion of road reserve to the owners of properties within Sector 9 of the Warriewood Urban Land Release scheme subject to a formal market valuation and retention of present vegetation.*
 - 4. That should the outcome of item 3 above be positive, a further report be presented to Council with details of the proposed sale.*
 - 5. That Council staff bring forward a report outlining future and present options we may have in regard to the direction of Warriewood Land Release traffic from using Powderworks Road from Mona Vale Road as an access route."*
- 1.2 Subsequent to this resolution, the individual lots (2A, 4A, 6A and 8A Orchard Street) were created and registered with DLWC.
- 1.3 Orchard Street Warriewood had a 30m wide road reserve that was overly wide relative to its future need as part of the Warriewood Valley Urban Land Release road network. Noting that other major roads in Warriewood Valley operate with a 20m road reserve e.g. Garden Street, Council at its meeting on 11 September 2000 resolved to close a 7m wide strip of the Orchard Street road reserve along its northern side. This leaves a residual road reserve width of 23 metres which is still of a generous proportion.
- 1.4 The purpose of closing this strip section of road reserve is to facilitate its sale to the owners of the adjoining properties within Sector 9 of the Warriewood Urban Land Release subject to formal market valuation and negotiation.

- 1.5 As a result of the road closure, four discrete parcels of land have been created and subsequently classified as operational land. The land is therefore now in a form that it can be presented for sale. A plan showing the location of the subject parcels of land is at **Attachment 2**.
- 1.6 As part of further community consultation, Council staff and Councillors met on-site with local residents from Warriewood Valley in late 2013 to discuss concept plans relating to the future treatment of Orchard Street. The original proposal discussed with residents, included the option of closing a further 3m width of the road reserve to extend the closure from 7m wide to 10m wide. This would leave a residual width of 20m similar to Garden Street and Macpherson Street. During these discussions staff noted the points raised by residents relating to the future overall width of Orchard Street if the expanded sale went ahead.
- 1.7 After the site meeting with residents and taking note of the issues raised relating to the future width of Orchard Street, the following actions were taken:
- The option of an additional 3m wide road reserve closure would not be considered and hence only the 7m wide lots, already created for the purpose of sale, would be sold.
 - A modified concept road layout has been developed for Orchard Street – see **Attachment 3**. It should be noted that this concept design is draft only and further discussions will be held with the community and the Sector 9 developers in relation to the final design.
 - The central median is now 2m wide compared to the previous 1m that was proposed - this will better accommodate the split level nature of the road and provide opportunity for additional landscaping and tree planting down the median.
- 1.8 The sale of these lots is an effective property management outcome which is consistent with Council's Strategic Property Rationalisation Strategy. This seeks to obtain funding from the sale of low net community benefit assets and use those funds to achieve high net benefits for the Pittwater community, in this case high priority road and footpath infrastructure improvements.
- 1.9 The alternate use of this land as part of the Warriewood Valley Urban Land Release is also a good land use planning outcome and an effective future use of this land for housing. Hence there is a win – win outcome achieved.

2.0 ISSUES

- 2.1 In order to progress Council's resolution to achieve a sale of the subject lots created at Orchard Street, independent valuation advice has been obtained from Knight Frank. Given the commercial in confidence nature of this advice, and in accordance with Section 10(A)2(d) of the *Local Government Act*, this information is included on this Agenda as a confidential attachment.
- 2.2 Utilising this valuation advice, a sale price for each of the subject lots has been derived and subsequently negotiated with the adjoining land owners. The recommended sale/purchase prices are also contained in the Confidential Section.
- 2.3 In accordance with the *Roads Act*, the funds realised from the sale of road assets will be used for road related infrastructure improvements. The following high priority project is recommended:
- **Oak Street at North Narrabeen** is in poor condition with a narrow deteriorating asphalt road surface, no kerb and gutter and no footpath. Oak Street connects Namona Street to Jacksons Road. Namona Street provides the primary access to Narrabeen North Primary School and Narrabeen Sports High and with no signalised access to Pittwater Road, Oak Street is used as part of the entry/egress to this school and sports precinct. Oak Street is also used for school set down and pick up and hence there is pressure on street parking and conflict with pedestrian activity.

Vehicles currently park on the nature strip causing pedestrians to walk on the road pavement adding to safety issues in this area. The full reconstruction of Oak Street, including road widening, kerb & gutter and footpath could be funded by the sale of the Orchard Street land. The provision of improved pedestrian safety and amenity around schools is an important component of the Walks & Rides Strategy. Without this injection of funding this full reconstruction would be some time off. Any remaining funds would be used for further footpath construction consistent with the Walks and Rides Strategy.

- 2.4 It should be noted that the majority of the infrastructure associated with the Warriewood Valley Urban Land Release is provided either directly by the developer or via the Warriewood Valley s94 Developer Contributions Plan. As such the proceeds from the sale of the subject Council road reserve asset can be used to fund other infrastructure outcomes and the Oak Street North Narrabeen project is a high priority improvement in close proximity.

3.0 SUSTAINABILITY ASSESSMENT

3.1 Supporting & Connecting our Community (Social)

The objective of the sale of the subject land in Orchard Street is to facilitate both a better land use planning outcome as well as to fund higher net community benefit outcomes and hence bring forward those improvements otherwise currently unfunded. The recommended Oak Street road and footpath improvement project significantly improves safety and amenity for our community, in particular school children..

3.2 Valuing & Caring for our Natural Environment (Environmental)

The subject lots are currently surplus to future road reserve requirements. By amalgamating these lots with the adjoining land they can be put to a more appropriate land use that will be covered by the LEP and DCP requirements for the land release. The majority of the subject land would form part of the front set-back requirements to the road and as per the Council's previous resolution, there is to be retention of the existing trees..

3.3 Enhancing our Working & Learning (Economic)

The subject Orchard Street land is a property asset of Pittwater Council. The intended sale of this land can provide an injection of funds for the improvement of Pittwater Council road and footpath infrastructure. Note the recommended Oak Street improvement project is not one that can be funded by the Warriewood Valley Urban Land Release however it will provide broad community benefit including the Warriewood Valley community.

3.4 Leading an Effective & Collaborative Council (Governance)

The sale of this land is consistent with Council's Strategic Property Rationalisation Strategy that seeks to convert land of low net community value to much higher net community benefit outcomes. The road closure has followed due process and separate lots have been created to facilitate their sale. Independent valuation advice has been obtained and a purchase price has been negotiated.

3.5 Integrating our Built Environment (Infrastructure)

The proposed sales will provide much needed funding to improve road and footpath infrastructure in Pittwater and hence improve safety, amenity and connectivity for our Pittwater community.

4.0 EXECUTIVE SUMMARY

- 4.1 Council at its meeting on 11 September 2000 resolved to close a 7m wide strip of the road reserve along the northern side of Orchard Street, Warriewood and thereby create four lots that could be sold to the adjoining land owners and incorporated within Sector 9 of the Warriewood Valley Urban Land Release
- 4.2 The owners of two of the adjoining properties associated with the Sector 9 land release are now in a position to purchase two of these lots (Lots 2A and 6A) respectively and independent valuation advice has been obtained to facilitate a negotiated sale/purchase price.
- 4.3 The income derived from the intended sale of the subject two lots will provide funding for the improvement of Pittwater Council road and footpath infrastructure and a high priority option has been provided for consideration.
- 4.4 It should be noted that the majority of the infrastructure associated with the Warriewood Valley Urban Land Release is provided either directly by the developer or via the Warriewood Valley s94 Developer Contributions Plan. As such the proceeds from the sale of the subject Council road reserve asset can be used to fund other infrastructure outcomes and as recommended there is a high priority improvement project at Oak Street, North Narrabeen in close proximity.

RECOMMENDATION

1. That the recommendation contained in the Confidential Section of this Report be adopted.
2. That the General Manager be authorised to sign all associated legal documentation under power of attorney.

Report prepared by

Paul Reid

MANAGER, COMMERCIAL PROPERTY & PROJECTS

Report to Council Meeting of 11 September 2000**Subject: Proposed Road Closure - Orchard Street, Warriewood****Item:**

File:EF 3660

EXECUTIVE SUMMARY

PURPOSE OF REPORT	To seek Councils consent for the lodgment of a Road Closure Application with the Department of Land and Water Conservation for the closure of the portion of road reserve at Orchard Street, Warriewood as indicated in the attached diagram.
BACKGROUND	<p>Most of the road reserves within the Pittwater Council area are of a standard width of 20 metres with the exception of Orchard Street which is approximately 30 metres wide.</p> <p>This unused surplus road reserve has been identified to have the potential to be closed and incorporated as part of the future development of Sector 9 of the Warriewood Valley Urban Land Release.</p> <p>Council's Urban Infrastructure and Services Unit have assessed that the subject portion of public road will not be required for public infrastructure and have no objections to the proposed sale.</p>
ISSUES	<ul style="list-style-type: none"> • Road Assessment • Service Providers • Natural resources Assessment • Notification to adjoining owners • Land to be sold and incorporated to Sector 9
FINANCIAL IMPLICATIONS	If approved, the sale of the subject portion of road reserve will represent an income for Council. It is proposed that the proceeds from the sale be used for streetscape improvements in this local area.
POLICY IMPLICATIONS	The proposed road closure complies with Councils Private Use of the Road Reserve and with Section 153 of the Roads Act 1993.
RECOMMENDATION	<ol style="list-style-type: none"> 1 That Council authorises the lodgment of an Application for Road Closure with the Department of Land and Water Conservation for the portion of Orchard Road as illustrated in Appendix 'A' of this report. 2 That should the development of the area of Warriewood Valley known as Sector 9 not proceed, the proposal for a road closure be cancelled and the affected portion of land be retain as Public Road as per its current classification. 3 That if the application for road closure is successful, Council proceeds with negotiations for the sale of the subject portion of road reserve to the owners of properties within Sector 9 of the Warriewood Urban Land Release scheme subject to a formal market valuation. 4 That should the outcome of item 3 above be positive, a further report be presented to Council with details of the proposed sale following amendments being made to the Pittwater Local Environmental Plan (PLEP) to provide that covenants etc on title of the land in relation to developments can be enforced where Council has a direct interest.

Report Prepared by Tom Lennon, Business Development Officer

Steve Rawe,
MANAGER BUSINESS DEVELOPMENT

1.0 Background

- 1.1 Most of the road reserves within the Pittwater Council area are of a standard width of 20 metres with the exception of Orchard Street which is approximately 30 metres wide.
- 1.2 Orchard Street is located between Sectors 9 and 10 of the Warriewood Valley Urban Land Release Plan. Due to the width of Orchard Street (30m approx.) an opportunity exists for Council to consider the closure of a portion of the road with the view of offering this particular portion of land to future developers of Sector 9. However, there have been no discussions between Council and any of the two sectors involved in this project at this stage.
- 1.3 The extraordinary width of Orchard Street provides more than the minimum land required for the provision of public infrastructure such as road widening and pedestrian access.
- 1.4 The portion of road reserve identified for closure is approximately 8m. wide with a total area of approximately 2000 m2 subject to survey.
- 1.5 Adjoining owners have been notified by letter of Councils proposal and no objections have been received.

2.0 Issues

2.1 Road Assessment

- 2.1.1 Council's Urban Infrastructure and Services Unit have assessed that the subject area of public road reserve will not be required for future public use and have no objections to the road closure and sale.

2.2 Service Providers

- 2.2.1 Service providers including Energy Australia, Sydney Water, Telstra and Australian Gas Company have been consulted on the proposal. At this time all of these service authorities have no objection to the proposal.
- 2.2.2 Should the subject parcel of land be affected by any other services in this location, service providers will require easements to protect these services over this land prior to formal closure.

2.3 Natural Resources Assessment

- 2.3.1 Council's Natural Resources Unit has assessed the proposal and advised that the proposed closure area is affected in some sectors by undisturbed native vegetation.
- 2.3.2 In order to ensure that the existing native vegetation affecting the proposed road closure area remains undisturbed, Council's Natural Resources Unit has agreed to the imposition of covenants and restrictions on the title of the land in question to prevent the damage or removal of this vegetation.

2.4 Notification to adjoining owners

- 2.4.1 Property owners adjoining Orchard Street have been notified by letter and a copy of the proposed road closure area diagram provided.
- 2.4.2. Council received no submissions from the adjoining owners in relation to the proposed road closure of part of Orchard Street, Warriewood.

2.5 Land to be sold and incorporated to Sector 9

- 2.5.1 Council Officers have identified that the portion of road reserve in question has the potential to be closed and subsequently sold to the Developers of Sector 9 of the Warriewood Valley Urban Land Release scheme.

2.5.2 The closure and subsequent disposal of this portion of road reserve would generate income to Council which will be utilised for the provision of streetscape improvements and urban infrastructure within the general area.

2.5.3 As the formalisation and future development of the land comprised within Sector 9 has not yet been determined by the affected owners, it is proposed that the road closure application be partially processed and final determination be subject to the outcome of the rationalisation and development of the area known as Sector 9.

3.0 Conclusion

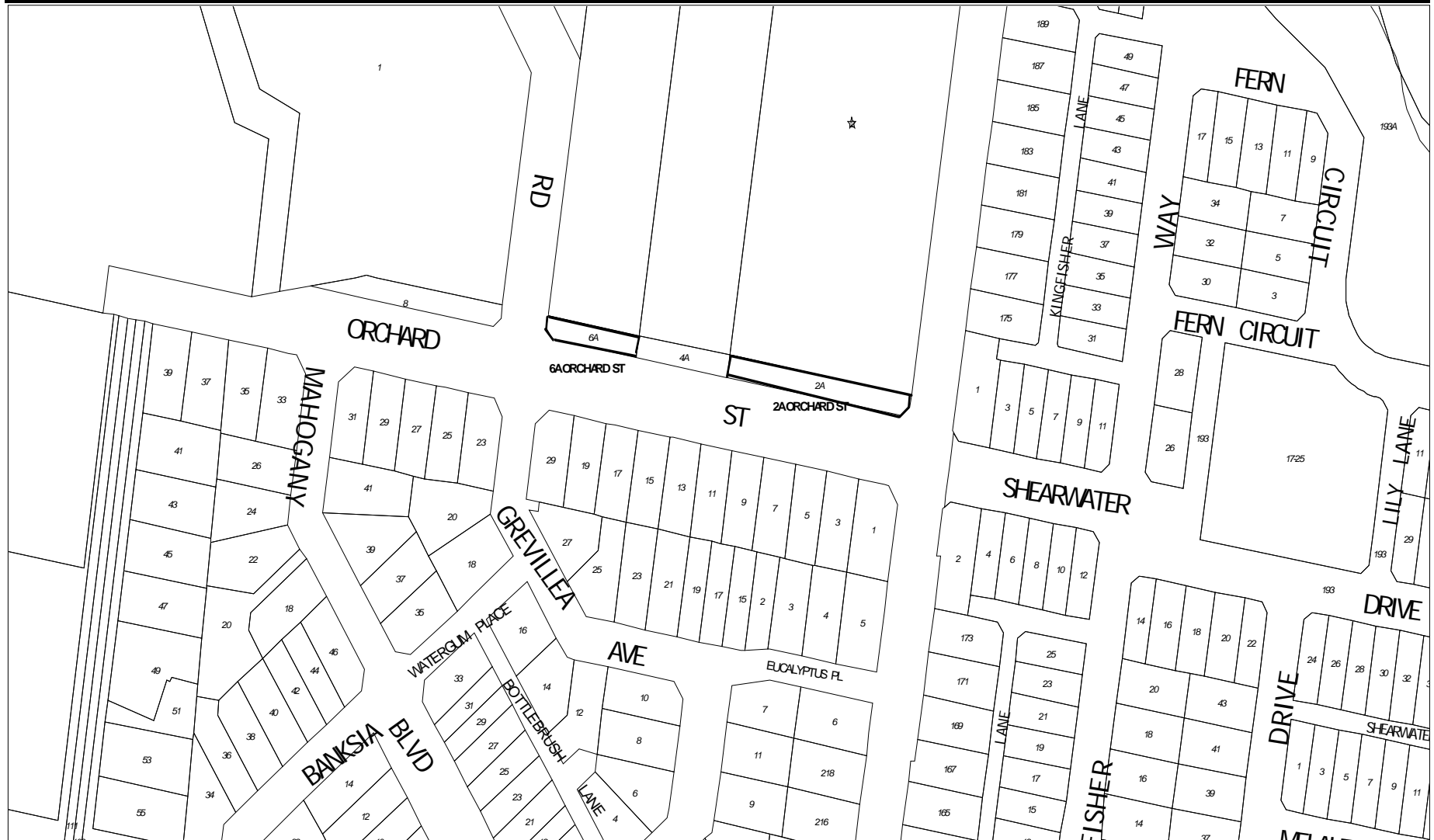
- 3.1 This report seeks Councils consent for the lodgment of a Road Closure Application with the Department of Land and Water Conservation for approval. Council is not requested to make a decision at this point in time concerning the disposal of the portion of road reserve in question.
- 3.2 Issues concerning the existing native vegetation affecting the Orchard Street road reserve are addressed by the introduction of covenants and restrictions on the land to prevent damage or removal of these species.
- 3.3 The portion of road reserve in question is classified as Public Road, therefore the land and existing native flora cannot be adequately protected as the land was originally dedicated as a public road and as a consequence, an adjoining owner can request access to his property across an area of public road
- 3.4 The closure and impositions of restrictions on the title of the new lot will ensure that natural values affecting the land in question are efficiently and adequately protected unlike the scenario where environmental values, such as flora and fauna, are located on land classified and which was originally dedicated as public road.
- 3.5 No objections have been received from the adjoining property owners in relation to the proposed road closure.

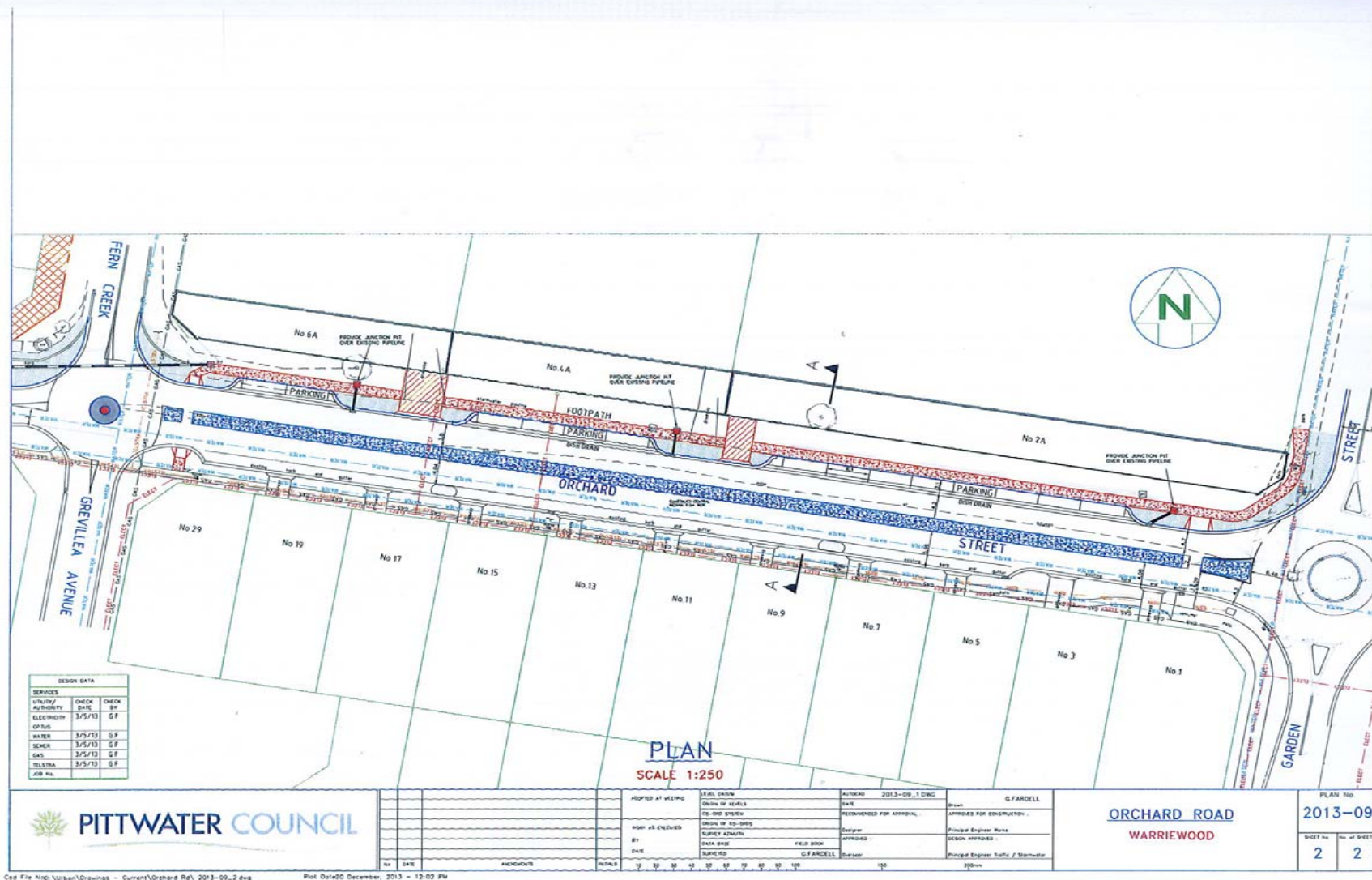
4.0 Recommendation

- 4.1 That Council authorises the lodgment of an Application for Road Closure with the Department of Land and Water Conservation for the portion of Orchard Road as illustrated in Appendix 'A' of this report.
- 4.2 That should the development of the area of Warriewood Valley known as Sector 9 not proceed, the proposal for a road closure be cancelled and the affected portion of land be retain as Public Road as per its current classification.
- 4.3 That if the application for road closure is successful, Council proceeds with negotiations for the sale of the subject portion of road reserve to the owners of properties within Sector 9 of the Warriewood Urban Land Release scheme subject to a formal market valuation.
- 4.4 That should the outcome of item 4.3 in this report be positive, a further report be presented to Council with details of the proposed sale.

Report prepared by Tom Lennon, Business Development Officer

Steve Rawe
MANAGER BUSINESS DEVELOPMENT





C12.3 Minutes of the Ingleside Community Reference Group Meeting held on 16 April 2014

Meeting: Sustainable Towns & Villages Committee

Date: 19 May 2014

STRATEGY: Corporate Management

ACTION: Maintain and Service Council's Range of Committees

PURPOSE OF REPORT

To present to Council the Minutes of the Ingleside Community Reference Group Meeting held on 16 April 2014 (refer **Attachment 1**).

1.0 BACKGROUND

1.1 At its meeting of 24 June 2013, Council resolved (in part) as follows:

- "1. That the establishment of the Ingleside Community Reference Group for the Ingleside Precinct Plan in accordance with 3.5 of this report be endorsed and the attached Terms for Reference be adopted.*
- 2. That an Expression of Interest for the membership of the Ingleside Community Reference Group be called."*

1.2 The Ingleside Community Reference Group was established to provide a forum for discussion between Council, the Ingleside Project Control Group and Precinct Working Group (comprising officers from the Department of Planning & Infrastructure, UrbanGrowth NSW and Pittwater Council), the community and other interested groups on a range of issues throughout the various stages of the Precinct Planning Process. The reference group brings together the expertise and diverse community knowledge required to suitably manage any potential release of land in Ingleside.

1.3 To fulfil its role, the Ingleside Community Reference Group is to:

- provide a safe and equitable forum where members, derived from registered community groups, community organisations and Pittwater residents, have equal opportunity to contribute and be involved in discussions with the Ingleside Project Team on relevant issues;
 - complement other elements of the broader consultation framework established for the Ingleside Precinct Planning project;
 - act as another mechanism through which Council and the Ingleside Project Team can bring items where consultation is required;
 - be a means of identifying innovative ideas that can enhance the precinct planning for Ingleside.
-

2.0 ISSUES

2.1 The last Ingleside Community Reference Group meeting was held on 11 December 2013. Since that time a series of workshops were held in March this year to gather feedback from the community to help guide the master planning process.

These workshops were the first round of workshops and intended to assist in developing a vision for the future of Ingleside. A second round of workshops are planned for later this year when input will be sought on a draft structure plan for Ingleside.

Ingleside Community Reference Group members were requested to attend one of the three workshop sessions offered, in lieu of a Reference Group meeting being held and to ensure their input into the process.

- 2.2 At the Ingleside Community Reference Group meeting of 16 May 2014, the Reference Group members participated in an instant electronic survey to gauge their satisfaction with the workshops. Feedback was collected and is currently being incorporated into a Workshop Evaluation Report, which will include feedback gathered from other workshop participants and the table facilitators.
- 2.3 The workshop facilitator gave a presentation to the Reference Group members, outlining the initial outcomes of the workshops. The master planning consultant then presented the three housing mud map options that have been derived from the community's input. These outcomes are contained within the Ingleside Workshop Outcomes Report has now been released to the community and available online at the dedicated Ingleside website.
- 2.4 The master planning consultant explained that the three options would be provided to the other technical consultants for investigation and testing. Feedback from these consultants would then be used by the master planners to develop a draft structure plan for Ingleside, which will be the subject of the second round of community workshops anticipated for later this year.
- 2.5 The Ingleside Workshop Outcomes Report and Workshop Evaluation Report will be presented to Council in more detail at its next meeting in June.

3.0 SUSTAINABILITY ASSESSMENT

This report does not require a sustainability assessment.

4.0 EXECUTIVE SUMMARY

- 4.1 The most recent Ingleside Community Reference Group's meeting was held on Wednesday 16 April 2014.
- 4.2 The Reference Group members were informed of the outcomes of the recent community workshops held. Feedback from the Reference Group was also sought to gauge their satisfaction with the workshops.
- 4.3 A report will be presented to Council at its next meeting in June detailing the outcomes of the Ingleside workshops and the evaluating their success.

RECOMMENDATION

That the Minutes (**Attachment 1**) of the Ingleside Community Reference Group meeting of 16 April 2014 be noted.

Report prepared by
Tija Stagni – Senior Planner, Land Release

Andrew Pigott
MANAGER PLANNING & ASSESSMENT

Minutes

Ingleside Community Reference Group

held in the Conference Room, Monash Country Club, Powderworks Road,
Ingleside on

16 April 2014

Commencing at 4:05pm

Attendance:**Committee Members:**

Cr Julie Hegarty, Chairperson
Mr Glen Ilic, Wilga Wilson Residents Association
Mr John Simmonds, Sydney Conference Training Centre
Mr Dick Clarke, Elanora Heights Residents Association
Mr Stephen Choularton, Bayview & Ingleside Residents Association
Ms Linda Haefeli, Climate Action Pittwater
Ms Lynne Czinner, Warriewood Valley Residents Association
Ms Roberta Conroy, Bayview – Church Point Residents Association
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment
Mr Dennis White, Wirreanda Valley Residents Association
Mr Ian Longbottom, Galstaun College
Ms Anne Jeffrey, Bayview Heights Estate Owners Group
Mr Conrad Grayson, Pittwater Resident Representative

Technical Advisors (non-voting):

Mr Paul Robilliard, NSW DP&I
Mr Michael Wiles, NSW DP&I
Mr Matthew Cooper, NSW DP&I
Mr Peter Drivas, UrbanGrowth NSW
Mr Brendan Blakely, Elton Consulting
Ms Olivia Dodds, Elton Consulting
Mr Philip Graus, Cox Richardson
Mr Rob Strang, Cox Richardson

Council Advisors (non-voting):

Mr Steve Evans, Director, Environmental Planning & Community
Mr Andrew Pigott, Manager, Planning & Assessment
Ms Tija Stagni, Senior Strategic Planner – Land Release
Ms Anja Ralph, Strategic Planner – Land Release
Ms Jane Mulroney, Manager - Community Engagement & Corporate Strategy
Ms Pamela Tasker, Minute Secretary / Administration Officer

Observers:

Mr Ben de Montemas – Mirvac
Mr Antony Edye (Climate Action Pittwater)
Mr Harry Groves

Ingleside Community Reference Group Meeting

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1.0 Apologies

1. The following apologies were received and accepted from absent Members and leave of absence from the Ingleside Community Reference Group Meeting of 16 April 2014 was granted.
 - Mr David Palmer, Pittwater Natural Heritage Association
 - Mr Stephen Smith, Wirreanda Valley Residents Association
 - Mr Chris Hornsby, Warriewood Valley Residents Association
 - Mr Philip Rosati, Pittwater Resident Representative
 - Mr David Seymour, Katandra Bushland Sanctuary
2. An apology was also received from Ms Liza Cordoba (Principal Officer – Land Release).
3. Mr Dennis White attended as the alternative delegate on behalf of the Wirreanda Valley Residents Association.
4. Ms Marita Macrae attended as the alternative delegate on behalf of the Pittwater Natural Heritage Association.
5. Ms Lynne Cziner attended as the alternative delegate on behalf of the Warriewood Valley Residents Association.

2.0 Declarations of Pecuniary Interest/Non-Pecuniary Conflict of Interest

Nil

3.0 Confirmation of Minutes

REFERENCE GROUP RECOMMENDATION

That the Minutes of the Ingleside Reference Group Meeting held on 11 December 2013 be confirmed as a true and accurate record of that meeting.

(Mr Ian Longbottom / Mr John Simmonds)

4.0 Issues Arising from Last Meeting

4.1 Mr Rob Stokes, MP (Pittwater) to clarify his address to Terrey Hills Progress Association

Mr Andrew Pigott confirmed that the General Manager met with Mr Stokes and was advised that the information provided to the Terrey Hills Progress Association was already in the public arena. This information was taken from the Metropolitan Development Plan which was available prior to the commencement of the Precinct Planning process now underway. At the same meeting, the General Manager updated Mr Stokes on the progress of the Precinct Planning process for Ingleside.

Mr Stokes was invited to attend the recently completed design workshops.

4.2 Update to Terrey Hills Progress Association

Mr Andrew Pigott confirmed that Council has also made contact with the Terrey Hills Progress Association with a view to briefing them on the Ingleside land release project. They have expressed interest in such a briefing but a date is yet to be confirmed.

An invitation to the design workshop sessions was extended to Terrey Hills Progress Association members. Two members attended the design workshop on Monday 10 March 2014.

4.3 Sustainable Development Outcomes

At the Ingleside Community Reference Group meeting of 30 October 2013, members defined a number of sustainable development principles they would like to see integrated into the Ingleside land release process. These principles were reported to Council on 3 February 2014 and have been added to by Councillors and the Masterplanning consultants.

The sustainability principles were divided into four categories and displayed on the dedicated Ingleside planning website with a tool that enables people to vote on the principles that are important to them. As of 27 March 2014, 313 votes were received through the website. The most popular principles from each category are outlined below:

Planning Together

- Provide open and transparent community consultation (32 votes)
- Balance new development with the benefits of upgrades to services and facilities for the new community (12 votes)

Liveable Communities

- Provide public spaces such as parks, sports fields and community gardens etc. (11 votes)
- Manage the increase in traffic along Mona Vale Road (11 votes)
- Reduce the need for car use through good planning and services (11 votes)

Economic Prosperity

- Improve access to public transport (12 votes)
- Assess and plan for increased capacity of education services, healthcare and childcare etc. (7 votes)

Value the Environment

- Protect threatened animals, birds and plant species (22 votes)
- Protect the environment and reduce the ecological footprint (16 votes)

An update of the votes on the sustainability principles is to be given at the next ICRG meeting.

Voting on the sustainability principles was also undertaken during the design workshop sessions. Both sets of voting statistics have been compiled and are detailed in the PowerPoint presentation "*Community Design Workshop outcomes and where to from here?*" This presentation is discussed further in Business Arising Items 5.2 and 5.3 and the PowerPoint presentation is appended to the Minutes (**Appendix 2**) for the information of members.

5.0 Business Arising

5.1 Live Electronic Survey on First Round of Workshops

Ms Jane Mulroney conducted an instant electronic survey of members' satisfaction with the first round of workshops, with a view to identifying problems and opportunities to be addressed for the next and future workshop planning. The results of this survey are as follows:

How equipped did you feel to respond to the Sustainability Principles exercise?

43% of members strongly agreed (1).
43% of members agreed (2).
14% of members were neutral (3).
75% of members felt the exercise achieved its objectives.
25% felt it did not.

How equipped did you feel to respond to the Housing Types exercise?

8% of members strongly agreed (1).
42% of members agreed (2).
25% of members were neutral (3).
8% of members disagreed (4).
17% of members strongly disagreed (5).
82% of members felt the exercise achieved its objectives.
18% felt it did not.

How equipped did you feel to respond to the Mud Map exercise?

15% of members strongly agreed (1).
31% of members agreed (2).
15% of members were neutral (3).
8% of members disagreed (4).
31% of members strongly disagreed (5).
By a show of hands:
33% of members (4 of 12) felt the exercise achieved its objectives.
66% (8 of 12) felt it did not.

How equipped did you feel to respond to the Ecological Outcomes exercise?

27% of members strongly agreed (1).

27% of members agreed (2).

18% of members were neutral (3).

9% of members disagreed (4).

18% of members strongly disagreed (5).

67% of members felt the exercise achieved its objectives.

33% felt it did not.

Overall, how satisfied were you with the workshop?

15% of members were highly satisfied (1).

38% of members were satisfied (2).

15% of members were neutral (3).

23% of members were dissatisfied (4).

8% of members were highly dissatisfied. (5).

Members felt the workshops did not provide sufficient time to absorb the information under discussion. The educative input had to first be processed if the value of the brainstorming sessions with the facilitators and participants was to be optimised. It was generally agreed that information being provided at least one week prior to the workshops would have resulted in more possibilities being canvassed and more meaningful ideas being developed. There was just not sufficient time to fully consider the information before brainstorming sessions.

Mr Paul Robilliard (DP&I) advised that one of the options under consideration was running workshops in collaboration with the ICRG prior to holding sessions with the general public. Members would be fully informed prior to the workshops and would have had sufficient opportunity to absorb the educative input prior to the general public workshops. The members responded that they would be interested in this idea being further developed.

The names of participants in the first round of workshops have been used to establish an invitation list for future workshops so as to establish continuity of participation. Future workshops will be refined in relation to how much information is provided ahead of time. Thirty minute consultants' briefs setting up specific issues, with the rest of the time drilling down into the issues and getting feedback from residents, stakeholders and other participants, was suggested.

Ms Mulroney advised that the survey feedback was very valuable in designing future workshops and thanked the members for their participation. She also encouraged further written comment on how the workshops could be improved moving forward to the next round.

A copy of the survey results are appended to the Minutes (**Appendix 1**) for the information of members.

5.2 Outcomes of Design Workshops

Mr Brendan Blakely of Elton Consulting provided a PowerPoint presentation on the design workshop outcomes. A copy of the presentation is appended to these Minutes (**Appendix 2**). Mr Blakely advised that the Outcomes Report is currently being finalised. The report reflects the communities' points of view that were collected at the March workshops. These opinions will form one aspect that will inform the planning process and will be narrowed down through future workshops.

5.3

Next Steps – Mud Map Options

Mr Philip Graus of Cox Richardson provided a PowerPoint presentation, a copy of which is appended to these Minutes (**Appendix 2**).

Mr Graus presented 24 mud maps that depicted the ideas and issues that the community put forward relating to transport and access, community centres, retail facilities, schools and green connections. These ideas and issues were further distilled into three mud maps. The community also identified the need for 'bush lots', being lots similar to those already existing in Ingleside.

Mr Robilliard advised that the three mud maps would be given to the consultants, and their feedback would be used by the Masterplanners to develop the basic Structure Plan, which is to be presented and further developed in the next round of community workshops. The Structure Plan will feed into the Indicative Layout Plan which will be put on public exhibition.

General Discussion:

- Mr Stephen Choularton raised a number of issues regarding boundaries in relation to Chiltern Road. Mr Choularton is to email his questions to the working group via andrew_pigott@pittwater.nsw.gov.au. One particular concern was in relation to Chiltern Road dividing North Ingleside and the Wirreanda Valley given the natural divide would be reflective of the topography.
- Mr Graus advised that the ridgeline to the west of Chiltern Road was identified as a natural boundary, but at this stage the masterplanning team are still in the process of interpreting the workshop output for presentation back to the participants and greater community.
- Mr Robilliard advised the Outcomes Reports from the workshops was being finalised and would be emailed to members by the end of April 2014.
- The issue of no compensation for open space ever having been offered to the residents of Ingleside following the land swap of the Ingleside Depot for part of the Ingleside Chase Reserve / Warriewood Escarpment was raised.
- Mr Evans responded that the swap resulted in a substantial net increase in open space. Additionally the open space in this instance is unspoiled bushland which serves not only as recreation space but also as vital ecological habitats for flora and fauna. Significant areas of open space are under consideration in the current land release planning which will further benefit Ingleside residents.
- Various ICRG members have identified Wildlife Corridors as being of great importance. Ecological surveys take time if they are to be done properly. At least one year minimum is needed to ascertain native flora and fauna.
- Mr Pigott responded that the Ecological Consultants have previously presented to the ICRG. The survey work is largely finished but this is only baseline studies. There was a considerable body of work undertaken prior to this process, and interpretation of past and present baseline studies is ongoing. The input from the workshops is invaluable as it provides "on the ground" local knowledge and this is just one of a number of factors to be considered in the overall masterplan. It will be taken on board along with the expert advice and reports from the Ecological Consultants studies.

- Mr Robilliard reiterated that wildlife corridors, habitat etc., will all inform the Masterplan but this will need to be balanced with many competing factors. We have to ascertain the costs of acquiring and maintaining open space land, but we also need to create affordable and sustainable housing, so it all needs to be balanced out.
- Members felt it was vitally important that the wildlife corridors in Ingleside connect to the Garigal and Ku-ring-gai national parks and other native bushland such as Katandra reserve, the Warriewood escarpment and so on. We have a brief window of opportunity to establish viable corridors before any development takes place. We have an undertaking from UrbanGrowth NSW to provide these corridors, but the studies have to be completed and the corridors in place before we start talking about cluster housing and shopping centres.
- Mr Robilliard advised that the scope of work brief is available on the website. Wildlife corridors are clearly identified in the brief and they are being incorporated. This was seen earlier in the presentation, specifically the slide regarding ecological outcomes in mud mapping which shows wildlife corridors. They are in the mix and they are clearly identified as being important, but the working group has the task of balancing this need along with everything else.
- Mr Pigott advised the at Manager of Council's Natural Environment & Education unit, Mr Mark Beharrell, was involved with the strategic team in preparing the brief and monitoring progress in terms of the best outcomes for native flora and fauna. Council is very aware of the need to preserve the escarpment as a wildlife corridor and linking it with other areas.
- Discussions with the Green Building Council of Australia (GBCA) are ongoing. Mr Pigott advised that the team has been researching the most appropriate tool and has met with the authors of the Green Star Communities rating tool. A meeting with the CEO of GBCA is being arranged for after Easter to discuss the Ingleside project. We have encountered some difficulty in that the Green Star tool although fantastic is really designed for rating at the DA stage and for single properties. It may not be appropriate for multiple properties / owners, but the investigations at present are trying to work out how we can adapt it to achieve the best outcome for Ingleside.
- Mr Pigott advised that Council will investigate having a GBCA representative or Council staff member present to a future ICRG meeting. The Green Star tool is still operating as a pilot program and the GBCA are actively seeking trial partners, so it may present as a good testing exercise for them. It may also be that the tool is more applicable at individual dwelling stage rather than strategic planning stage.
- It is important to capture the cultural and historical significance of the site otherwise it will be lost. We need to prioritise this for the next workshop. What is there now should drive future planning. There are aboriginal cave paintings in Ingleside.
- Mr Pigott confirmed that both European and Aboriginal heritage experts had been engaged with the intention that their work feeds into the process. Historical considerations formed part of the scope of the workshops re development constraints.
- Mr Robilliard stressed the importance of sharing local knowledge as it is possible that not everything is known or documented. However, some of this information such as aboriginal cave painting sites can be sensitive. An email to Council or the Working Group is probably safer rather than full disclosure on the website. The heritage experts should be consulted prior to the public release of sensitive information.
- There was a request for a presentation from the traffic consultant to the next ICRG meeting, particularly in relation to updated information re Mona Vale Road.

- Members were advised that the AECOM studies are incomplete at this stage. It is the intention for the consultants to update the ICRG once the information is at a reasonable level of completeness rather than drip feeding it. The masterplanners are still waiting on information from Roads & Maritime so a presentation is probably of limited value at this time.
- Mr Pigott advised we are undertaking a process of peer reviewing information and finalising reports prior to releasing them to the group so the information is meaningful. Traffic, Water, Infrastructure/Servicing and Ecological Consultants will all present to the group again prior to the Structure Plan being developed.
- The members requested a commitment for feedback from the various consultants. It was felt there was a great deal of information being provided by the community but not a great deal of information sharing back.
- Mr Robilliard advised that the Working Group would very much like to share information with the community but the studies are not yet finalised and in a form that it is ready for sharing. The consultant studies need to be completed and tested prior to release and the plan is to have this done and to share this information with the ICRG members prior to the next round of workshops. It is only appropriate for the consultants to brief the ICRG and present their technical studies prior to the next round of workshops. This is currently planned for late May or early June.
- Mr Pigott reiterated that there are procedures governing the finalising of these reports prior to them becoming publically available. However, it is the intention to provide as much information as we can, in the best time possible, so that ICRG members can inform their communities.
- Cr Hegarty remarked that it is an important point that members are given the best information available to pass on to our communities. Council staff and other technical advisors agreed that the information needs to be available to share at critical points in the process. That was why the meetings were being scheduled to coincide with meaningful progress.
- There had been many requests for ICRG members to be included in the briefings to consultants as stakeholders still have the opportunity to obtain desired outcomes while the baseline studies are going on. Members stressed that they thought it imperative that they have the opportunity to brief the consultants prior to finalisation of reports.
- Mr Robilliard advised that all scopes of work were available on the website. These are still somewhat fluid and there is an opportunity to influence this now, but everything being discussed here is already included in those scopes. The ICRG members will be consulted prior to report finalisation at which time the consultants will be asking for members comments. There is lots of consultation planned between masterplanners and ICRG members input prior to going to the community.
- Mr Graus asked members how much information was required to trust in the masterplanning process? How transparent is the process reflected in the plans being provided?
- The members stated that transparency of process is vital to the group so that they can see that their ideas and aspirations are being taken into account. This is why it was so important to them that they could become more involved and receive more feedback on what was being included in the consultants' reports.
- Mr Evans advised that he could appreciate the frustrations but we just don't have the information as yet. He offered his apologies, but stressed that the studies are complex and they will take time. He assured the members that it is the intention of Council and the Working Group to be as open and transparent throughout all phases of the land release.

- The problem is not in the early stages with the masterplanning. Everyone is working towards the same vision and outcomes at this stage. The problems come later with developers pushing through inappropriate applications via the courts.
- Council has to put up good arguments re zoning, density controls, etc, and keep everything orderly and balanced, and hopefully the Department is on the same page. But we can't guarantee what will happen in the future. We are just trying for the best outcome in this land release.
- Bushfire planning in this area is really important. Stakeholders need to know what the consultant reports are recommending. Any information on fire controls being made available to ICRG members will be most appreciated.
- An enquiry was made as to whether the Twitchers of Ingleside report was included in the baseline studies being considered. Mr Pigott undertook to check. He knew Mr Beharrell has the report and Mr Beharrell was involved with the strategic team in preparing the brief and monitoring progress. However, Mr Pigott was unsure if that particular report had been provided to the consultants.
- Members advised they would like to see the ICRG role extended through the masterplanning process into the building phase to provide oversight continuity. Knowing there was a reference group of stakeholders might remind developers they have an obligation to the community.
- Mr Evans stated that he thought there was a need for continuity into the development phase. It is ultimately for the elected Council to decide, but think it would be good for the process. Watchdogs in Warriewood worked well. Cr Hegarty agreed there was a lot of value for the group to keep going in some capacity, particularly into the early stages of the development phase, and could not foresee any issues that would influence the elected Council's decision.
- Members expressed interest in links to good overseas land releases as this sometimes provided new ideas not necessarily considered.
- Members expressed interest in an organised bus tour to visit sites of good land releases in the Sydney area.
- They also suggested that the general public needed access to more information (including pictures and diagrams) and time to go through the information prior to the next round of workshops.

6.0	General Business
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Nil.

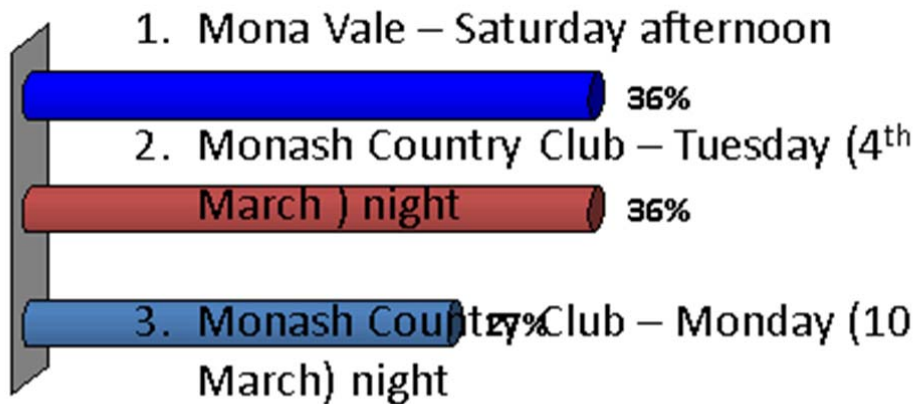
7.0

Next Meeting

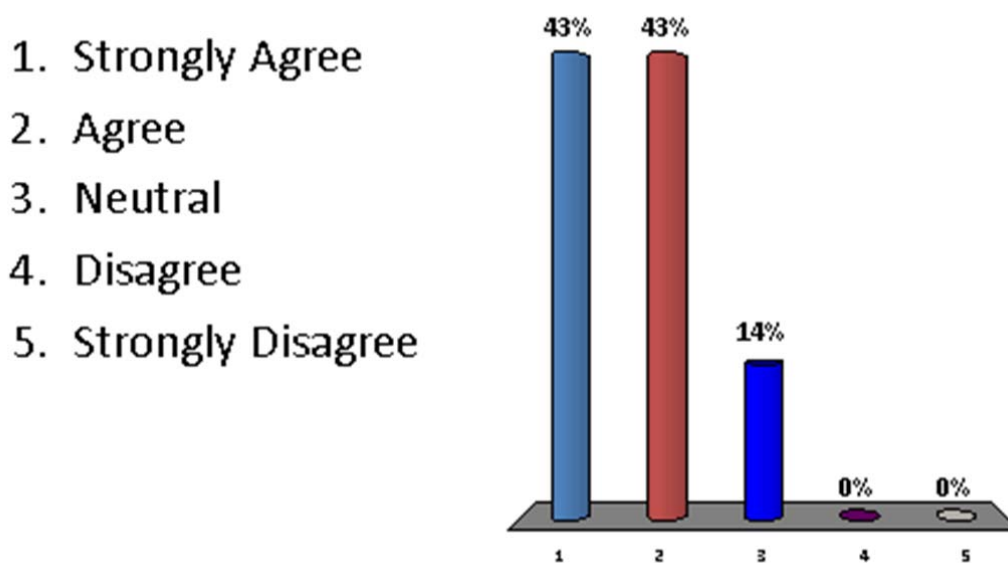
Meetings in 2014 will be scheduled every two months and/or in accordance with the Ingleside Precinct Planning Project milestones. The date of the next meeting is to be advised, but it is anticipated that this will be scheduled for early June following finalisation of a number of reports scheduled for late May. The meeting may need to be extended to three hours due to the number of reports under discussion.

**THERE BEING NO FURTHER BUSINESS, THE MEETING
OF THE INGLESIDE COMMUNITY REFERENCE GROUP WAS
CONCLUDED AT 6.16PM ON WEDNESDAY 16 APRIL 2014**

What workshop did you attend?

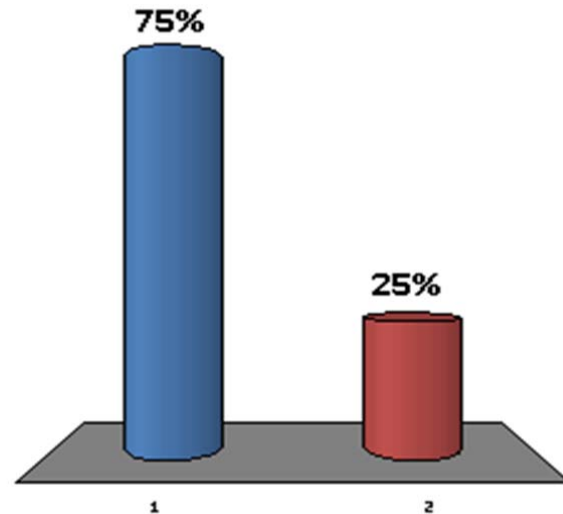


How equipped did you feel to respond to the Sustainability Principles exercise?



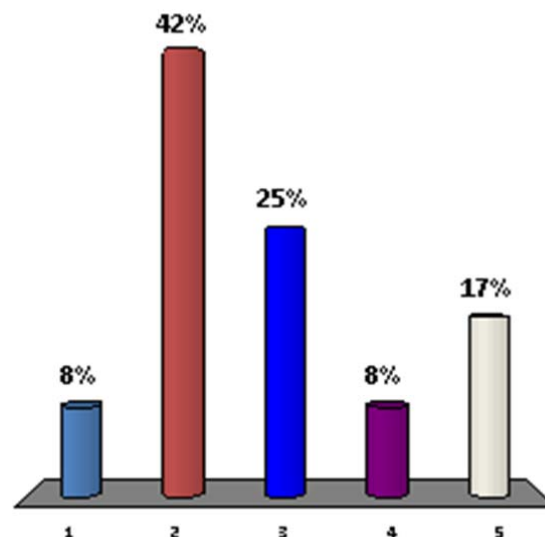
Did this exercise achieve its objectives?

1. Yes
2. No



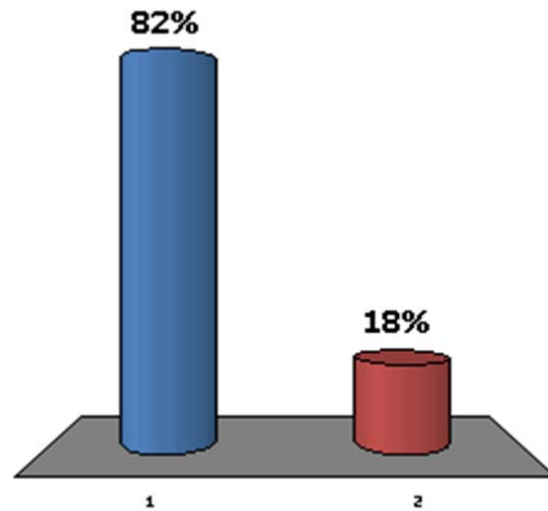
How equipped did you feel to respond to the Housing Types exercise?

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



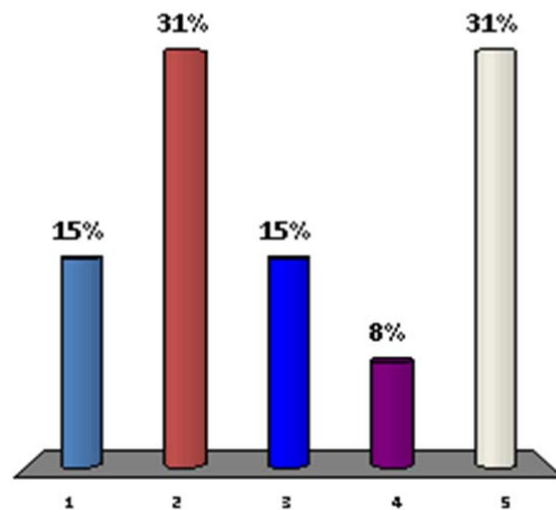
Did this exercise achieve its objectives?

1. Yes
2. No



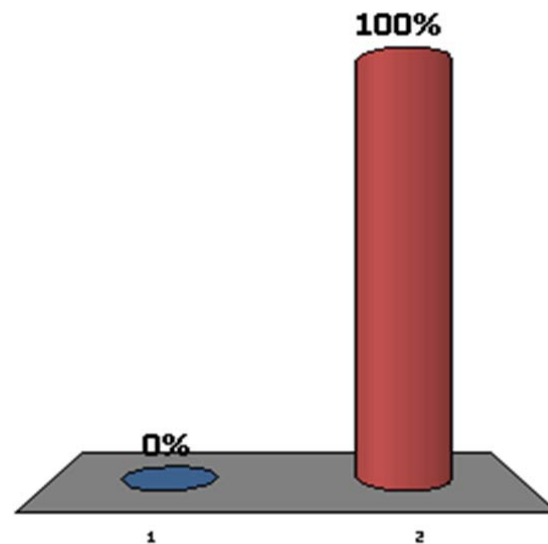
How equipped did you feel to respond to the Mud Map exercise?

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



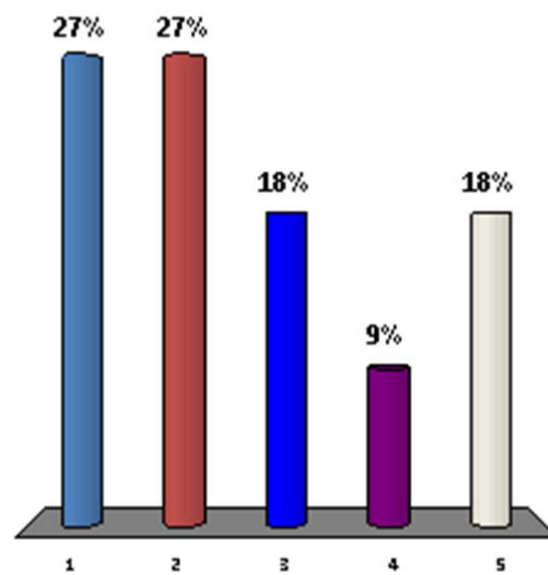
Did this exercise achieve its objectives?

1. Yes
2. No



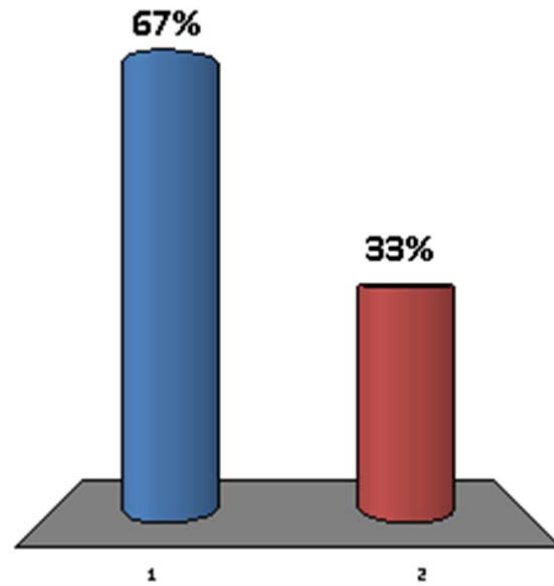
How equipped did you feel to respond to the Ecological Outcomes exercise?

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



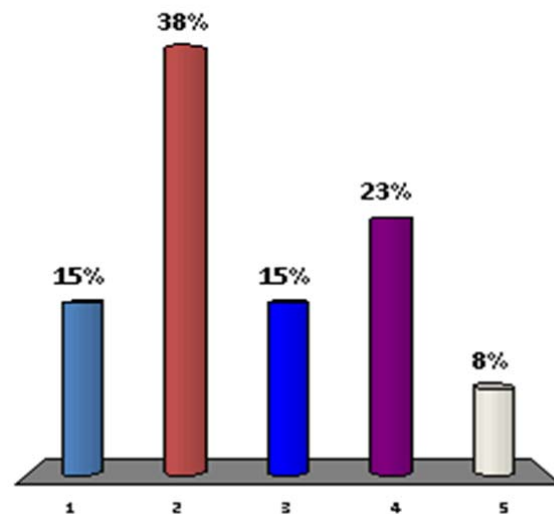
Did this exercise achieve its objectives?

1. Yes
2. No



Overall, how satisfied were you with the workshop?

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



Ingleside Reference Group Meeting



Community design workshop
outcomes and where to from here?

Ingleside community design workshops

- Saturday 1 March, 2pm – 5pm
Mona Vale Memorial Hall
54 participants
- Tuesday 4 March, 6.30pm – 9.30pm
Monash Golf Club
50 participants
- Monday 10 March 2014, 6.30pm – 9.30pm
Monash Golf Club
58 participants

Guiding principles

- Planning together:

Rank	Principle	Blue dots	Yellow dots
1.	Ensure timely delivery of infrastructure	54	17
2.	Balance new development with the benefits of upgrades to services & facilities for the new community	47	31
3.	Provide open and transparent community consultation	39	10

- Liveable community:

Rank	Principle	Blue dots	Yellow dots
1.	Provide public spaces such as parks, sports fields and community gardens	25	20
2.	Include neighbourhood centres with sustainable retail and services for people to get together	22	21
3.	Respond to landscape, floodlines and visually sensitive areas	28	5

Guiding principles cont'd

- Economic prosperity

Rank	Principle	Blue dots	Yellow dots
1.	Improve access to public transport	37	18
2.	Assess and plan for increased capacity of education services, healthcare and childcare etc.	23	22
3.	Create employment and learning opportunities	23	11

- Value the environment

Rank	Principle	Blue dots	Yellow dots
1.	Create development that is sustainable and ecologically sensitive	44	26
2.	Appropriately manage waste water and reduce water use	30	12
3.	Encourage development that aims for zero impact on the environment	25	9

Housing typologies

• Large lot housing

Advantages	Disadvantages
<ul style="list-style-type: none"> Unique housing type close to the city Less impact on infrastructure Keeps the natural environment as green and open as possible. 	<ul style="list-style-type: none"> Socially isolating Waste of land – doesn't drive new services or achieve housing targets Housing could become too expensive.
Issues to be managed	
<ul style="list-style-type: none"> Waste water management systems on site to contain run off Bush fire risk Need to restrict clearing on these lots. Introduce bush lots in more sensitive areas 	



• Smaller lot housing

Advantages	Disadvantages
<ul style="list-style-type: none"> Single level, smaller lot dwellings will be good for the elderly/less mobile Frees up zones for green corridors/open space Will add a village atmosphere to the area. 	<ul style="list-style-type: none"> No privacy and sunlight Increases amount of cars and traffic Too sterile, too modern, no character.
Issues to be considered	
<ul style="list-style-type: none"> Provision of infrastructure appropriate to this kind of housing Variable street setbacks. 	



• Group / cluster housing

Advantages	Disadvantages
<ul style="list-style-type: none"> ➤ Affordability ➤ Low maintenance ➤ Good for promoting common interaction. 	<ul style="list-style-type: none"> ➤ Too much like Warriewood Valley ➤ Contradictory to the green character of Inglede – would spoil the open space attraction of the area ➤ Could devalue the area.
Issues to be considered	
<ul style="list-style-type: none"> ➤ Needs to be offset by open areas and wildlife corridors ➤ Three storey maximum ➤ Will need good access to public transport and shops. 	



• Village and local centres

Advantages	Disadvantages
<ul style="list-style-type: none"> ➤ Would create a community, local hub/vibe ➤ Reduces need for car use if it is local ➤ Would provide people with the daily essentials and access to medical/professional services. 	<ul style="list-style-type: none"> ➤ Can go to Mona Vale, Terry Hills and Bayside already ➤ Could commodify the area ➤ Inglede cannot sustain local shops.
Issues to be considered	
<ul style="list-style-type: none"> ➤ If they are to be within walking distance, perhaps 2 centres would be necessary ➤ No Westfield, McDonalds, Coles, Woolworths or any big companies in the area ➤ Smaller lot and group housing could be positioned in and around this area to concentrate the high density ➤ Bikes paths, public transport and parking to make it accessible. 	



- Public domain and open spaces

Advantages	Disadvantages
<ul style="list-style-type: none"> ➤ Linking escarpment and other threats of bushland ➤ Playing fields, walking areas, bike trails, community pool/gym and active spaces would promote a healthy lifestyle ➤ Pocket parks, BBQ/picnic areas and playgrounds near village centre create a strong community feel. 	<ul style="list-style-type: none"> ➤ None cited.
Issues to be considered	
<ul style="list-style-type: none"> ➤ Bushfire control. 	



Ecological opportunities

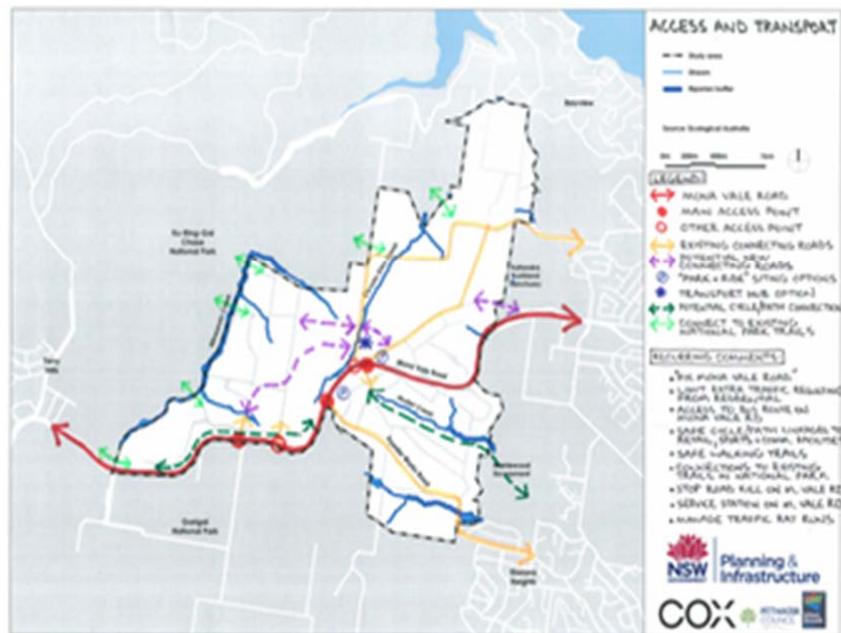
Should we consider greater levels of development in particular areas if it funded rehabilitation and ongoing management of high value ecological land?



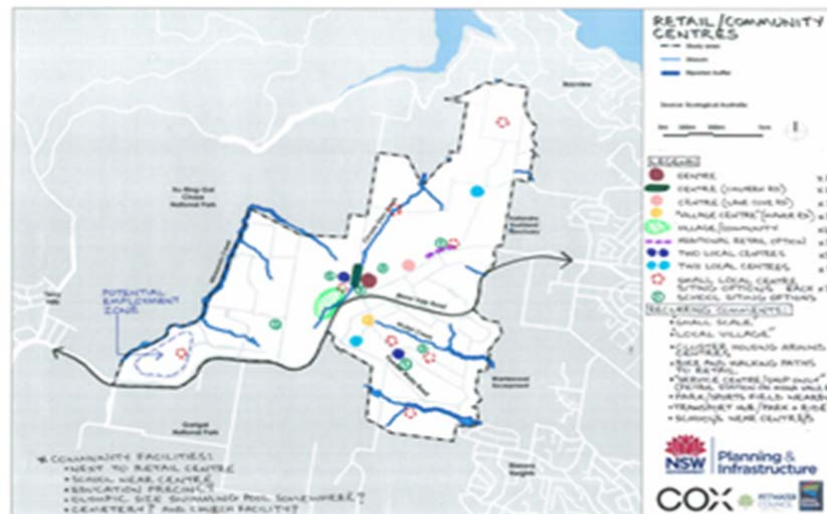
Ecological opportunities cont'd

Advantages to the approach	Potential disadvantages to the approach
<ul style="list-style-type: none"> Would encourage the right mix of housing – providing those moving to the area with choice Areas of low ecological value could be better used, and those of higher value could be saved Better than blanket development Would enable funding for parks, cycleways, creek line corridors, etc. 	<ul style="list-style-type: none"> It is a trade-off – an issue to justify development Once the land is developed on, there is no turning back Would be unfair to landowners, whose land is deemed undevelopable Could mean that small lot and group housing become the majority housing type.
Issues to be considered if the approach were to be adopted	
<ul style="list-style-type: none"> Governance of allocated ecological space Ongoing costs and management – strong management structure Compensation for those owning land in the high value ecological land areas, not benefiting from development Connectivity between the areas Need to ensure that scale of the increase in development is carefully calculated and managed Stakeholders would need more information about what it would look like and what it would mean for Inglewood, before decisions could be made. 	

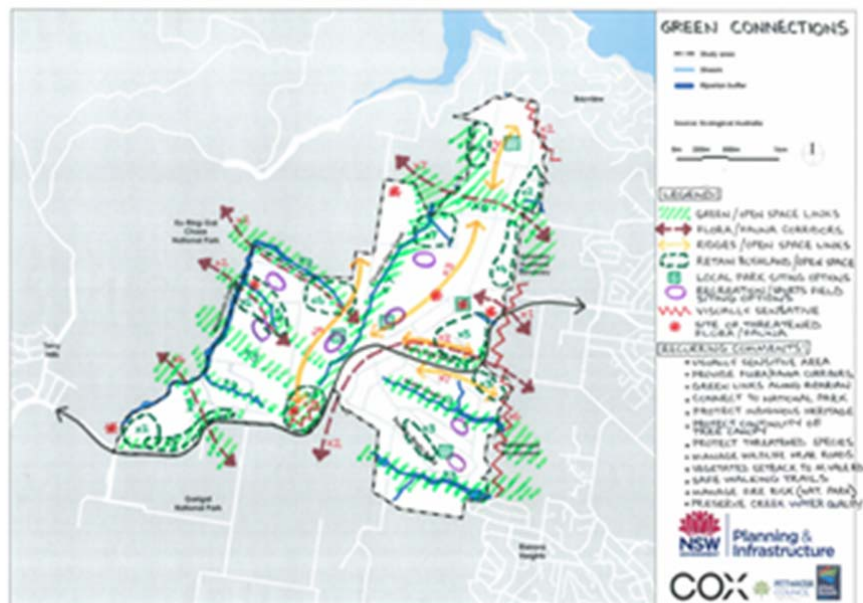
Access and transport mud map



Retail & community centres mud map

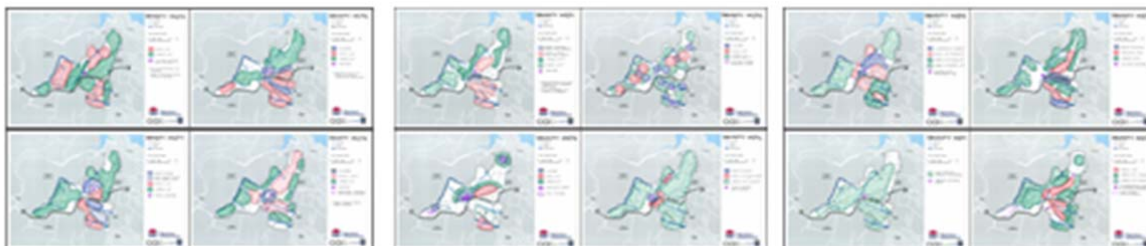
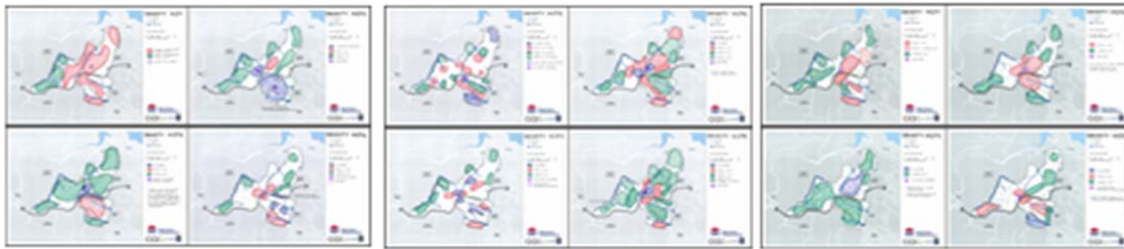


Green connections mud map



Housing mud maps

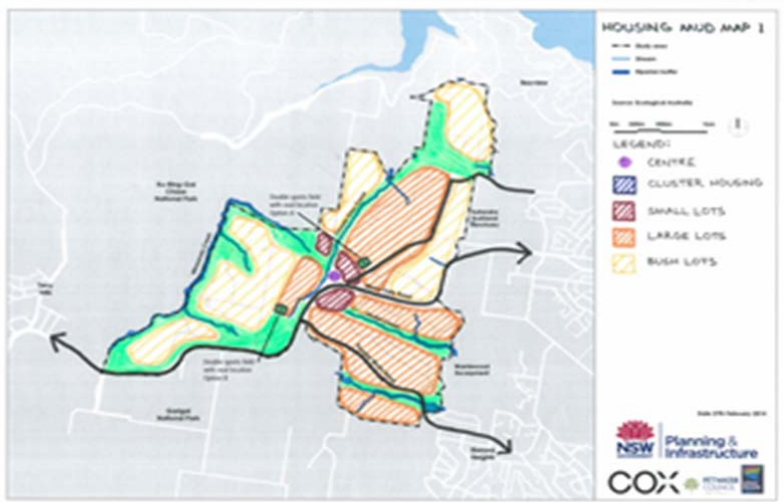
From this...



To this....

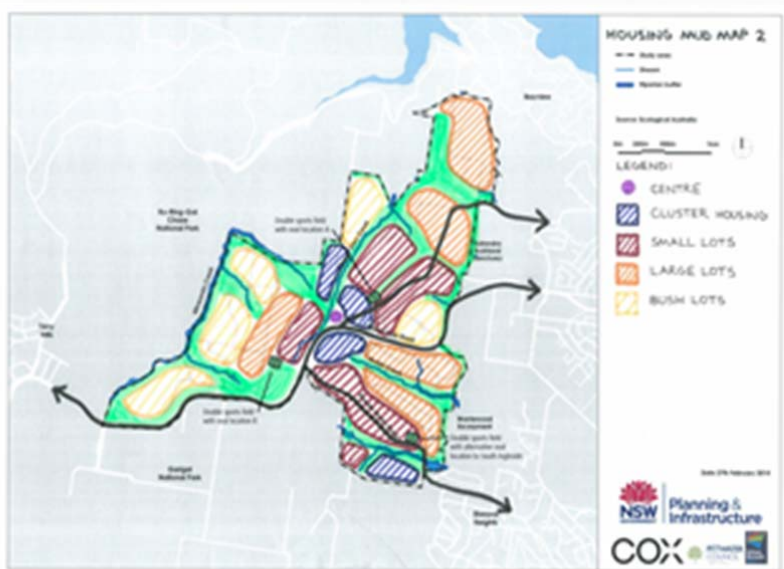


Housing mud map 1



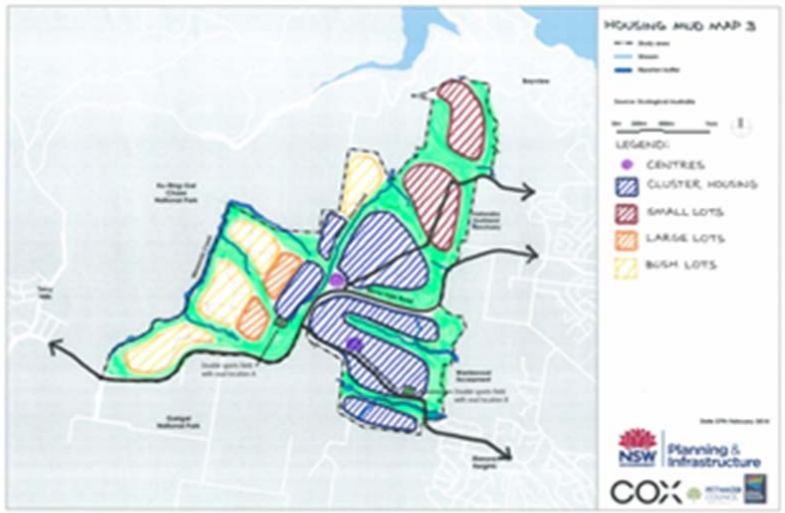
- Oval locations based on topographic suitability
- Oval locations located in close proximity of village centre and transport connections
- Location 2 could linked in with open space corridors

Housing mud map 2



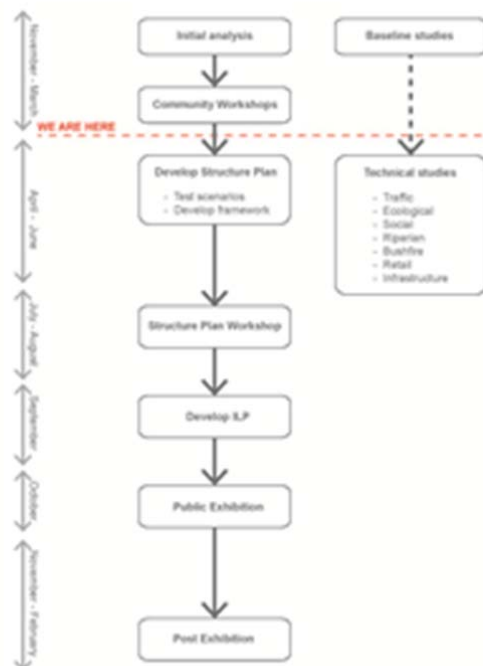
- Oval locations based on topographic suitability
- Oval locations located in close proximity of village centre and transport connections
- Locations A & B could linked in with open space corridors
- Alternative location to south Ingle side based on topographic suitability and central location to south Ingle side and Elnora Heights catchment.

Housing mud map 3



- Oval locations based on topographic suitability
- Oval locations located in close proximity of village centre and transport connections
- Locations A & B could linked in with open space corridors
- Location to south Ingle side based on topographic suitability and central location to south Ingle side and Elnora Heights catchment

Next steps in the planning study



Council Meeting

**13.0 Adoption of Leading and Learning Committee
Recommendations**

**14.0 Adoption of Sustainable Towns and Villages Committee
Recommendations**

Appendix 1 - Confidential Items
