



ATTACHMENTS

GENERAL MEETING

**Wednesday 8 February 2017
at 6:30PM**



TABLE OF CONTENTS

CORPORATE SUPPORT DIVISION

1	CS1/17	Investments and Borrowings for 2016/17 - Status for Periods Ending 30 November and 31 December 2016	
	Attachment 1:	HSC Investment Holdings Report - November 2016	2
	Attachment 2:	HSC Investment Holdings Report - December 2016	7
	Attachment 3:	HSC Borrowings Schedule - November 2016	12
	Attachment 4:	HSC Borrowings Schedule - December 2016	13
2	CS3/17	Delivery Program for 2013-17 and Operational Plan (Budget) for 2016/17 - December 2016 Quarter Review	
	Attachment 1:	2nd Quarter Review - December 2016	15
	Attachment 2:	Quarterly Budget Review Statement - December 2016	20

PLANNING DIVISION

4	PL1/17	Development Application - Seniors Living Development Comprising Seven Independent Living Units - 68 Beecroft Road, Beecroft	
	Attachment 1:	Locality Map	33
	Attachment 2:	Site Plan	34
	Attachment 3:	Tree Location Plan	35
	Attachment 4:	Landscape Plan	36
	Attachment 5:	Floor Plans	37
	Attachment 6:	Elevations and Sections	40
	Attachment 7:	Shadow Plan	42
	Attachment 8:	Views	43
5	PL2/17	Development Application - Community Centre, Carpark and Playground - Nos.10X and 12 Old Berowra Road, Hornsby	
	Attachment 1:	Locality Map	45
	Attachment 2:	Consultant's Report - Nexus Environmental Planning	46
	Attachment 3:	Site Plan	83
	Attachment 4:	Floor Plan	84
	Attachment 5:	Roof Plan	85
	Attachment 6:	Elevations and Sections	86
	Attachment 7:	Acoustic Boundary Fence Concept Plan	90
	Attachment 8:	Shadow Diagram Plan	91
	Attachment 9:	Photomontage	92
6	PL3/17	Development Application - Subdivision of One Allotment into Two and Construction of a Dwelling House - 46 Sprigg Place, Mount Colah	
	Attachment 1:	Locality Map	94
	Attachment 2:	Site Plan	95
	Attachment 3:	Floor Plans	96
	Attachment 4:	Elevation Plans	100
	Attachment 5:	Sections Plans	104
	Attachment 6:	Landscape Plan	106

Attachment 7:	Subdivision Plan	107
Attachment 8:	Shadow Plans - Part 1	108
Attachment 9:	Shadow Plan - Part 2	110
Attachment 10:	Shadow Plan - Part 3	111
Attachment 11:	Photomontage.....	114
Attachment 12:	Recommended Layout by Court Appointed Expert	116

ATTACHMENT/S

REPORT NO. CS1/17

ITEM 1

- 1. HSC INVESTMENT HOLDINGS REPORT - NOVEMBER
2016**
- 2. HSC INVESTMENT HOLDINGS REPORT - DECEMBER
2016**
- 3. HSC BORROWINGS SCHEDULE - NOVEMBER 2016**
- 4. HSC BORROWINGS SCHEDULE - DECEMBER 2016**



**Investment Summary Report
November 2016**

ATTACHMENT 1 - ITEM 1

Hornsby Shire Council

Executive Summary - November 2016



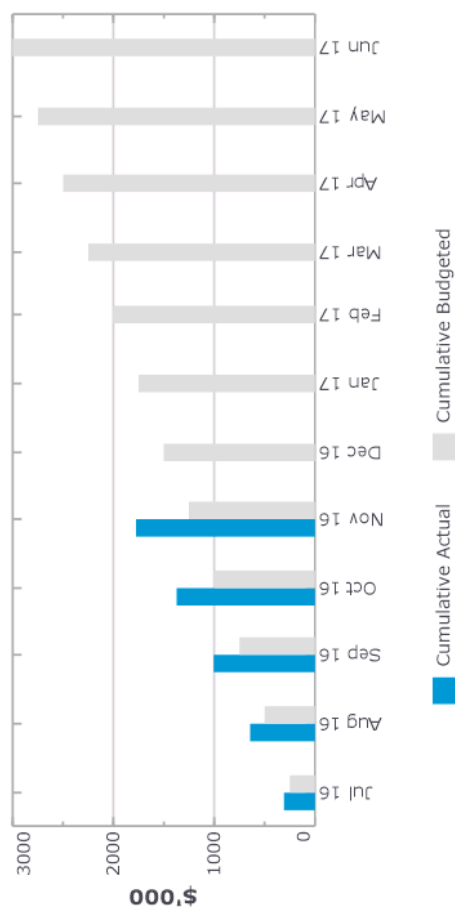
Investment Holdings

	Face Value (\$'000)	Current Yield (%)	FYTD Yield (%)
Cash	31,712	2.33	2.41
Term Deposit	133,575	2.85	2.93
	165,287	2.75	2.83

Investment Maturity Profile

	Face Value (\$'000)	Holding %	Policy Max
01. Cash to 1 year	161,287	98%	100%
02. 1 year to 2 years	4,000	2%	70%
03. 2 years to 5 years	0	0%	50%
04. 5 years to 10 years	0	0%	25%
	165,287		

Budget vs Actual Returns



Investment Performance

	Performance	RBA Cash Rate Outperformance
November 2016	2.75%	1.50%
Last 3 Months	2.77%	1.50%
Last 6 Months	2.87%	1.59%
Financial Year to Date	2.83%	1.55%
Last 12 Months	2.94%	1.78%
		1.17%

ATTACHMENT 1 - ITEM 1

Hornsby Shire Council**Investment Holdings Report - November 2016**

Investment Type	Bank	Face Value \$'000	Net Return %pa* Month	Net Return %pa* Benchmark	YTD	Net Return %pa* Benchmark	Credit Rating** LT	ST	Holding Allocation	Start Date	Maturity Date	Term Days
Cash	AMP Bank	3	2.05	1.50	2.10	1.55	A+	A-1	0%			
	AMP Bank	15,786	2.20	1.50	2.25	1.55	A+	A-1	10%			31
	Citigroup	15,923	2.45	1.50	2.55	1.55	A-	A-2	10%			
Cash		31,712	2.33	1.50	2.41	1.55			19%			
Term Deposit	National Australia Bank	3,000	2.60	1.50	2.60	1.55	AA-	A-1+	2%	7-Sep-16	7-Dec-16	90
	National Australia Bank	2,000	2.60	1.50	2.60	1.55	AA-	A-1+	1%	9-Sep-16	7-Dec-16	88
	Suncorp Bank	2,000	3.00	1.50	3.00	1.55	A+	A-1	1%	8-Jun-16	7-Dec-16	181
	Westpac Group	25	2.38	1.50	2.38	1.55	AA-	A-1+	0%	9-Sep-16	9-Dec-16	90
	National Australia Bank	3,000	2.98	1.50	2.98	1.55	AA-	A-1+	2%	14-Jun-16	14-Dec-16	182
	National Australia Bank	2,500	2.95	1.50	2.95	1.55	AA-	A-1+	2%	7-Jul-16	21-Dec-16	166
	National Australia Bank	2,500	3.00	1.50	3.00	1.55	AA-	A-1+	2%	15-Jun-16	21-Dec-16	188
	Suncorp Bank	2,000	2.40	1.50	2.40	1.55	A+	A-1	1%	28-Sep-16	28-Dec-16	90
	Westpac Group	2,000	2.69	1.50	2.69	1.55	AA-	A-1+	1%	28-Sep-16	28-Dec-16	90
	Suncorp Bank	3,000	3.05	1.50	3.05	1.55	A+	A-1	2%	15-Jun-16	4-Jan-17	202
	Suncorp Bank	3,000	3.05	1.50	3.05	1.55	A+	A-1	2%	15-Jun-16	11-Jan-17	209
	National Australia Bank	3,000	2.65	1.50	2.65	1.55	AA-	A-1+	2%	4-Oct-16	18-Jan-17	106
	National Australia Bank	2,500	2.90	1.50	2.90	1.55	AA-	A-1+	2%	27-Jul-16	25-Jan-17	181
	National Australia Bank	3,000	2.90	1.50	2.90	1.55	AA-	A-1+	2%	29-Jul-16	1-Feb-17	186
	National Australia Bank	2,500	2.80	1.50	2.80	1.55	AA-	A-1+	2%	4-Aug-16	7-Feb-17	186
	Bank of Queensland	2,500	2.80	1.50	2.80	1.55	A-	A-2	2%	24-Aug-16	15-Feb-17	174
	Westpac Group	50	2.40	1.50	2.40	1.55	AA-	A-1+	0%	18-Nov-16	18-Feb-17	92
	Bank of Queensland	2,000	2.85	1.50	2.85	1.55	A-	A-2	1%	17-Aug-16	22-Feb-17	188

ATTACHMENT 1 - ITEM 1



Hornsby Shire Council Investment Holdings Report - November 2016

Investment Type	Bank	Face Value \$'000	Net Return %pa* Month	Net Return %pa* Benchmark	YTD	Net Return %pa* Benchmark	Credit Rating** LT	Credit Rating** ST	Holding Allocation	Start Date	Maturity Date	Term Days
	ING Bank (Australia)	2,000	3.05	1.50	3.05	1.55	A-	A-2	1%	23-Feb-16	22-Feb-17	365
	ING Bank (Australia)	3,000	3.10	1.50	3.10	1.55	A-	A-2	2%	25-Feb-16	24-Feb-17	365
	Citigroup	3,000	2.90	1.50	2.90	1.55	A-	A-2	2%	1-Sep-16	1-Mar-17	180
	Citigroup	3,000	2.90	1.50	2.90	1.55	A-	A-2	2%	31-Aug-16	1-Mar-17	181
	ING Bank (Australia)	3,000	3.10	1.50	3.10	1.55	A-	A-2	2%	1-Mar-16	1-Mar-17	365
	ME Bank	2,000	3.12	1.50	3.12	1.55	BBB+	A-2	1%	1-Mar-16	1-Mar-17	365
	Citigroup	3,000	2.80	1.50	2.80	1.55	A-	A-2	2%	6-Sep-16	6-Mar-17	180
	Bank of Queensland	3,000	2.75	1.50	2.75	1.55	A-	A-2	2%	7-Sep-16	8-Mar-17	181
	National Australia Bank	2,000	2.76	1.50	2.76	1.55	AA-	A-1+	1%	17-Aug-16	8-Mar-17	202
	Bank of Queensland	3,000	2.75	1.50	2.75	1.55	A-	A-2	2%	14-Sep-16	15-Mar-17	181
	AMP Bank	2,500	2.95	1.50	2.95	1.55	A+	A-1	2%	22-Aug-16	20-Mar-17	209
	Bank of Queensland	2,500	2.70	1.50	2.70	1.55	A-	A-2	2%	5-Oct-16	5-Apr-17	182
	Bank of Queensland	2,000	2.77	1.50	2.77	1.55	A-	A-2	1%	12-Oct-16	12-Apr-17	182
	Bank of Queensland	2,500	2.77	1.50	2.77	1.55	A-	A-2	2%	12-Oct-16	12-Apr-17	182
	National Australia Bank	1,500	2.70	1.50	2.70	1.55	AA-	A-1+	1%	13-Oct-16	19-Apr-17	188
	Bank of Queensland	2,500	2.75	1.50	2.75	1.55	A-	A-2	2%	26-Oct-16	26-Apr-17	182
	Suncorp Bank	2,000	2.75	1.50	2.75	1.55	A+	A-1	1%	2-Nov-16	2-May-17	181
	Bank of Queensland	2,000	2.75	1.50	2.75	1.55	A-	A-2	1%	19-Oct-16	3-May-17	196
	Bank of Queensland	2,500	2.75	1.50	2.75	1.55	A-	A-2	2%	2-Nov-16	3-May-17	182
	Suncorp Bank	2,000	2.75	1.50	2.75	1.55	A+	A-1	1%	2-Nov-16	3-May-17	182
	National Australia Bank	2,000	3.05	1.50	3.05	1.55	AA-	A-1+	1%	13-May-15	10-May-17	728
	Suncorp Bank	3,000	2.75	1.50	2.75	1.55	A+	A-1	2%	8-Nov-16	16-May-17	189

ATTACHMENT 1 - ITEM 1

Hornsby Shire Council

Investment Holdings Report - November 2016



Investment Type	Bank	Face Value \$'000	Net Return %pa* Month	Net Return %pa* Benchmark	YTD	Benchmark	LT	Credit Rating**	ST	Holding Allocation	Start Date	Maturity Date	Term Days
	Bank of Queensland	3,000	2.85	1.50	2.85	1.55	A-	A-2	A-2	2%	17-Aug-16	17-May-17	273
	Bank of Queensland	2,000	2.80	1.50	2.80	1.55	A-	A-2	A-2	1%	16-Nov-16	24-May-17	189
	Suncorp Bank	3,000	2.81	1.50	2.81	1.55	A+	A-1	A-1	2%	30-Nov-16	31-May-17	182
	Suncorp Bank	2,000	2.81	1.50	2.81	1.55	A+	A-1	A-1	1%	30-Nov-16	6-Jun-17	188
	Bank of Queensland	2,500	2.80	1.50	2.80	1.55	A-	A-2	A-2	2%	23-Nov-16	7-Jun-17	196
	Suncorp Bank	3,000	2.81	1.50	2.81	1.55	A+	A-1	A-1	2%	30-Nov-16	7-Jun-17	189
	ME Bank	2,000	2.75	1.50	2.75	1.55	BBB+	A-2	A-2	1%	9-Nov-16	14-Jun-17	217
	National Australia Bank	2,000	2.73	1.50	2.73	1.55	AA-	A-1+	A-1+	1%	29-Nov-16	27-Jul-17	240
	Bank of Queensland	3,000	3.00	1.50	3.00	1.55	A-	A-2	A-2	2%	4-Aug-16	2-Aug-17	363
	Bank of Queensland	2,000	3.00	1.50	3.00	1.55	A-	A-2	A-2	1%	10-Aug-16	9-Aug-17	364
	Bendigo & Adelaide Bank	3,000	2.85	1.50	2.85	1.55	A-	A-2	A-2	2%	10-Aug-16	9-Aug-17	364
	Bendigo & Adelaide Bank	2,500	2.82	1.50	2.82	1.55	A-	A-2	A-2	2%	24-Aug-16	16-Aug-17	357
	Bendigo & Adelaide Bank	3,000	2.82	1.50	2.82	1.55	A-	A-2	A-2	2%	24-Aug-16	23-Aug-17	364
	Bendigo & Adelaide Bank	2,000	2.80	1.50	2.80	1.55	A-	A-2	A-2	1%	19-Oct-16	18-Oct-17	364
	ME Bank	2,000	3.15	1.50	3.15	1.55	BBB+	A-2	A-2	1%	22-Feb-16	21-Feb-18	730
	ME Bank	2,000	3.15	1.50	3.15	1.55	BBB+	A-2	A-2	1%	22-Feb-16	28-Feb-18	737
Term Deposit		133,575	2.85	1.50	2.93	1.55				81%			
Total		165,287	2.75	1.50	2.83	1.55				100%			

* Benchmark is the RBA Cash Rate
YTD Return is the average of monthly returns during the financial year

** Short Term (ST) credit rating applies for investments with less than 12 months to maturity. Long Term (LT) credit ratings apply for investments with more than 12 months to maturity.

ATTACHMENT 1 - ITEM 1



**Investment Summary Report
December 2016**

ATTACHMENT 2 - ITEM 1

Hornsby Shire Council

Executive Summary - December 2016



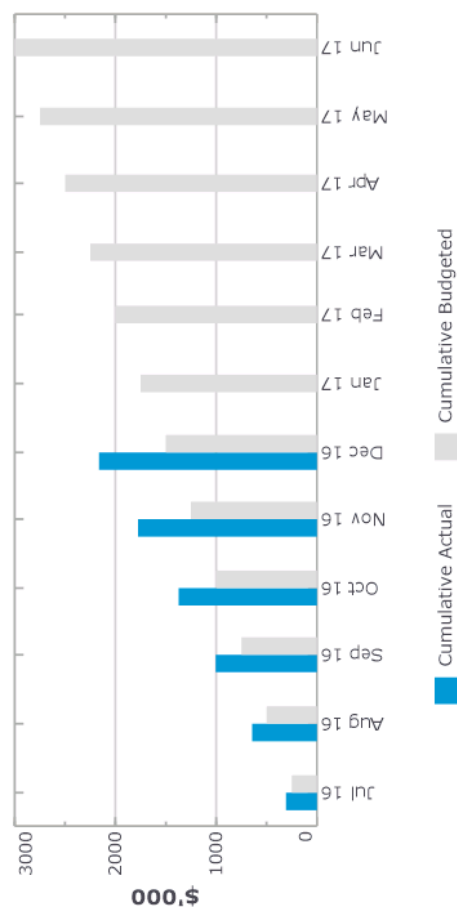
Investment Holdings

	Face Value (\$'000)	Current Yield (%)	FYTD Yield (%)
Cash	31,775	2.33	2.39
Term Deposit	130,050	2.85	2.92
	161,825	2.75	2.82

Investment Maturity Profile

	Face Value (\$'000)	Holding %	Policy Max
01. Cash to 1 year	157,825	98%	100%
02. 1 year to 2 years	4,000	2%	70%
03. 2 years to 5 years	0	0%	50%
04. 5 years to 10 years	0	0%	25%
	161,825		

Budget vs Actual Returns



Investment Performance

	Performance	RBA Cash Rate Outperformance
December 2016	2.75%	1.50%
Last 3 Months	2.75%	1.50%
Last 6 Months	2.82%	1.54%
Financial Year to Date	2.82%	1.54%
Last 12 Months	2.92%	1.73%
		1.19%

ATTACHMENT 2 - ITEM 1



Hornsby Shire Council Investment Holdings Report - December 2016

Investment Type	Bank	Face Value \$'000	Net Return %pa* Month	Net Return %pa* Benchmark	YTD	Net Return %pa* Benchmark	Credit Rating** LT	ST	Holding Allocation	Start Date	Maturity Date	Term Days
Cash	AMP Bank	3	2.05	1.50	2.09	1.54	A+	A-1	0%			
	AMP Bank	15,815	2.20	1.50	2.24	1.54	A+	A-1	10%			31
	Citigroup	15,956	2.45	1.50	2.53	1.54	A-	A-2	10%			
Cash		31,775	2.33	1.50	2.39	1.54			20%			
Term Deposit	Suncorp Bank	3,000	3.05	1.50	3.05	1.54	A+	A-1	2%	15-Jun-16	4-Jan-17	202
	Suncorp Bank	3,000	3.05	1.50	3.05	1.54	A+	A-1	2%	15-Jun-16	11-Jan-17	209
	National Australia Bank	3,000	2.65	1.50	2.65	1.54	AA-	A-1+	2%	4-Oct-16	18-Jan-17	106
	National Australia Bank	2,500	2.90	1.50	2.90	1.54	AA-	A-1+	2%	27-Jul-16	25-Jan-17	181
	National Australia Bank	3,000	2.90	1.50	2.90	1.54	AA-	A-1+	2%	29-Jul-16	1-Feb-17	186
	National Australia Bank	2,500	2.80	1.50	2.80	1.54	AA-	A-1+	2%	4-Aug-16	7-Feb-17	186
	Bank of Queensland	2,500	2.80	1.50	2.80	1.54	A-	A-2	2%	24-Aug-16	15-Feb-17	174
	Westpac Group	50	2.40	1.50	2.40	1.54	AA-	A-1+	0%	18-Nov-16	18-Feb-17	92
	Bank of Queensland	2,000	2.85	1.50	2.85	1.54	A-	A-2	1%	17-Aug-16	22-Feb-17	188
	ING Bank (Australia)	2,000	3.05	1.50	3.05	1.54	A-	A-2	1%	23-Feb-16	22-Feb-17	365
	ING Bank (Australia)	3,000	3.10	1.50	3.10	1.54	A-	A-2	2%	25-Feb-16	24-Feb-17	365
	Citigroup	3,000	2.90	1.50	2.90	1.54	A-	A-2	2%	1-Sep-16	1-Mar-17	180
	Citigroup	3,000	2.90	1.50	2.90	1.54	A-	A-2	2%	31-Aug-16	1-Mar-17	181
	ING Bank (Australia)	3,000	3.10	1.50	3.10	1.54	A-	A-2	2%	1-Mar-16	1-Mar-17	365
	ME Bank	2,000	3.12	1.50	3.12	1.54	BBB+	A-2	1%	1-Mar-16	1-Mar-17	365
	Citigroup	3,000	2.80	1.50	2.80	1.54	A-	A-2	2%	6-Sep-16	6-Mar-17	180
	Bank of Queensland	3,000	2.75	1.50	2.75	1.54	A-	A-2	2%	7-Sep-16	8-Mar-17	181
	National Australia Bank	2,000	2.76	1.50	2.76	1.54	AA-	A-1+	1%	17-Aug-16	8-Mar-17	202

ATTACHMENT 2 - ITEM 1



Hornsby Shire Council Investment Holdings Report - December 2016

Investment Type	Bank	Face Value \$'000	Net Return %pa* Month	Net Return %pa* Benchmark	YTD	Net Return %pa* Benchmark	Credit Rating** LT	ST	Holding Allocation	Start Date	Maturity Date	Term Days
	National Australia Bank	2,000	2.70	1.50	2.70	1.54	AA-	A-1+	1%	9-Dec-16	10-Mar-17	91
	Bank of Queensland	3,000	2.75	1.50	2.75	1.54	A-	A-2	2%	14-Sep-16	15-Mar-17	181
	AMP Bank	2,500	2.95	1.50	2.95	1.54	A+	A-1	2%	22-Aug-16	20-Mar-17	209
	Bank of Queensland	2,500	2.70	1.50	2.70	1.54	A-	A-2	2%	5-Oct-16	5-Apr-17	182
	ME Bank	1,500	2.80	1.50	2.80	1.54	BBB+	A-2	1%	7-Dec-16	5-Apr-17	119
	Bank of Queensland	2,000	2.77	1.50	2.77	1.54	A-	A-2	1%	12-Oct-16	12-Apr-17	182
	Bank of Queensland	2,500	2.77	1.50	2.77	1.54	A-	A-2	2%	12-Oct-16	12-Apr-17	182
	National Australia Bank	1,500	2.70	1.50	2.70	1.54	AA-	A-1+	1%	13-Oct-16	19-Apr-17	188
	Bank of Queensland	2,500	2.75	1.50	2.75	1.54	A-	A-2	2%	26-Oct-16	26-Apr-17	182
	Suncorp Bank	2,000	2.75	1.50	2.75	1.54	A+	A-1	1%	2-Nov-16	2-May-17	181
	Bank of Queensland	2,000	2.75	1.50	2.75	1.54	A-	A-2	1%	19-Oct-16	3-May-17	196
	Bank of Queensland	2,500	2.75	1.50	2.75	1.54	A-	A-2	2%	2-Nov-16	3-May-17	182
	Suncorp Bank	2,000	2.75	1.50	2.75	1.54	A+	A-1	1%	2-Nov-16	3-May-17	182
	National Australia Bank	2,000	3.05	1.50	3.05	1.54	AA-	A-1+	1%	13-May-15	10-May-17	728
	Suncorp Bank	3,000	2.75	1.50	2.75	1.54	A+	A-1	2%	8-Nov-16	16-May-17	189
	Bank of Queensland	3,000	2.85	1.50	2.85	1.54	A-	A-2	2%	17-Aug-16	17-May-17	273
	Bank of Queensland	2,000	2.80	1.50	2.80	1.54	A-	A-2	1%	16-Nov-16	24-May-17	189
	Suncorp Bank	3,000	2.81	1.50	2.81	1.54	A+	A-1	2%	30-Nov-16	31-May-17	182
	Suncorp Bank	2,000	2.81	1.50	2.81	1.54	A+	A-1	1%	30-Nov-16	6-Jun-17	188
	Bank of Queensland	2,500	2.80	1.50	2.80	1.54	A-	A-2	2%	23-Nov-16	7-Jun-17	196
	Suncorp Bank	3,000	2.81	1.50	2.81	1.54	A+	A-1	2%	30-Nov-16	7-Jun-17	189
	ME Bank	2,000	2.75	1.50	2.75	1.54	BBB+	A-2	1%	9-Nov-16	14-Jun-17	217

ATTACHMENT 2 - ITEM 1

Hornsby Shire Council**Investment Holdings Report - December 2016**

Investment Type	Bank	Face Value \$'000	Net Return %pa* Month	Net Return %pa* Benchmark	YTD	Benchmark	LT	Credit Rating** ST	Holding Allocation	Start Date	Maturity Date	Term Days
	ME Bank	2,000	2.80	1.50	2.80	1.54	BBB+	A-2	1%	7-Dec-16	21-Jun-17	196
	Suncorp Bank	2,000	2.80	1.50	2.80	1.54	A+	A-1	1%	7-Dec-16	5-Jul-17	210
	National Australia Bank	2,000	2.73	1.50	2.73	1.54	AA-	A-1+	1%	29-Nov-16	27-Jul-17	240
	Bank of Queensland	3,000	3.00	1.50	3.00	1.54	A-	A-2	2%	4-Aug-16	2-Aug-17	363
	Bank of Queensland	2,000	3.00	1.50	3.00	1.54	A-	A-2	1%	10-Aug-16	9-Aug-17	364
	Bendigo & Adelaide Bank	3,000	2.85	1.50	2.85	1.54	A-	A-2	2%	10-Aug-16	9-Aug-17	364
	Bendigo & Adelaide Bank	2,500	2.82	1.50	2.82	1.54	A-	A-2	2%	24-Aug-16	16-Aug-17	357
	Bendigo & Adelaide Bank	3,000	2.82	1.50	2.82	1.54	A-	A-2	2%	24-Aug-16	23-Aug-17	364
	National Australia Bank	2,500	2.72	1.50	2.72	1.54	AA-	A-1+	2%	21-Dec-16	4-Oct-17	287
	National Australia Bank	2,500	2.72	1.50	2.72	1.54	AA-	A-1+	2%	21-Dec-16	11-Oct-17	294
	Bendigo & Adelaide Bank	2,000	2.80	1.50	2.80	1.54	A-	A-2	1%	19-Oct-16	18-Oct-17	364
	National Australia Bank	3,000	2.75	1.50	2.75	1.54	AA-	A-1+	2%	7-Dec-16	1-Nov-17	329
	ME Bank	2,000	3.15	1.50	3.15	1.54	BBB+	A-2	1%	22-Feb-16	21-Feb-18	730
	ME Bank	2,000	3.15	1.50	3.15	1.54	BBB+	A-2	1%	22-Feb-16	28-Feb-18	737
Term Deposit		130,050	2.85	1.50	2.92	1.54			80%			
Total		161,825	2.75	1.50	2.82	1.54			100%			

* Benchmark is the RBA Cash Rate

YTD Return is the average of monthly returns during the financial year

** Short Term (ST) credit rating applies for investments with less than 12 months to maturity. Long Term (LT) credit ratings apply for investments with more than 12 months to maturity.

ATTACHMENT 2 - ITEM 1

HORNSBY SHIRE COUNCIL BORROWINGS SCHEDULE AS AT 30 NOVEMBER 2016

1. LOANS			\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Lender	Date Drawn	Maturity Date	Amount Borrowed	01/07/2016 Opening Balance	New Loan	2016/17 YTD Repayments Principal	Closing Balance	Fixed Interest Rate %
National Australia(46)	27-Jun-07	27-Jun-17	1,000	111		34	77	7.04
National Australia(47)	26-Jun-08	26-Jun-18	2,000	546		63	482	8.56
National Australia(48)	30-Jun-09	30-Jun-19	2,000	776		58	719	8.16
National Australia(49)	22-Jun-10	23-Jun-20	2,000	1002		49	953	7.77
National Australia(50)	27-Jun-11	28-Jun-21	1,000	601		23	579	7.68
Westpac(51)	26-Jun-13	25-Jun-23	2,000	1517		44	1473	5.89
*TOTAL			10,000	4554		271	4283	7.25%

* Average weighted interest rate based on principal balances outstanding is 7.25%

2. OPERATING LEASES			\$'000	\$'000	\$'000	\$'000	\$'000
Lessor	Date Executed	Expiry date	Total Lease Payments	01/07/2016 Opening Balance	New Leases	2016/17 YTD Repayments	Closing Balance
Macquarie Equipment Finance(95)	31-Aug-12	15-Nov-16	83	5		5	0
Macquarie Equipment Finance(96 to 97)	15-Nov-13	15-Aug-17	196	61		24	37
Macquarie Equipment Finance(98)	15-May-14	15-May-18	24	11		3	8
Macquarie Equipment Finance(99)	15-Nov-14	15-Nov-18	59	41		9	32
Macquarie Equipment Finance (100)	21-Apr-15	15-Nov-17	22	12		5	7
Macquarie Equipment Finance (101)	15-Nov-15	17-Aug-20	545	460		54	406
Macquarie Equipment Finance (102)	15-Feb-16	15-Aug-19	11	9		1	8
TOTAL			940	599		102	497

3. DEBT SERVICE RATIO		Ratio %
Year ending Jun16		1.20
Year ending Jun15		4.25
Year ending Jun14		4.39

Debt Service Ratio =		Debt Service Cost
		Revenue from Continuing Operations excluding Capital Items & Specific Purpose Grants/Contributions

HORNSBY SHIRE COUNCIL BORROWINGS SCHEDULE AS AT 31 DECEMBER 2016

1. LOANS			\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Lender	Date Drawn	Maturity Date	Amount Borrowed	01/07/2016 Opening Balance	New Loan	2016/17 YTD Repayments Principal	Closing Balance	Fixed Interest Rate %
National Australia(46)	27-Jun-07	27-Jun-17	1,000	111		68	43	7.04
National Australia(47)	26-Jun-08	26-Jun-18	2,000	546		128	418	8.56
National Australia(48)	30-Jun-09	30-Jun-19	2,000	776		117	660	8.16
National Australia(49)	22-Jun-10	23-Jun-20	2,000	1002		99	903	7.77
National Australia(50)	27-Jun-11	28-Jun-21	1,000	601		46	555	7.68
Westpac(51)	26-Jun-13	25-Jun-23	2,000	1517		89	1428	5.89
*TOTAL			10,000	4554		547	4007	7.23%

* Average weighted interest rate based on principal balances outstanding is 7.23%

2. OPERATING LEASES			\$'000	\$'000	\$'000	\$'000	\$'000
Lessor	Date Executed	Expiry date	Total Lease Payments	01/07/2016 Opening Balance	New Leases	2016/17 YTD Repayments	Closing Balance
Macquarie Equipment Finance(95)	31-Aug-12	15-Nov-16	83	5		5	0
Macquarie Equipment Finance(96 to 97)	15-Nov-13	15-Aug-17	196	61		24	37
Macquarie Equipment Finance(98)	15-May-14	15-May-18	24	11		3	8
Macquarie Equipment Finance(99)	15-Nov-14	15-Nov-18	59	41		9	32
Macquarie Equipment Finance (100)	21-Apr-15	15-Nov-17	22	12		5	7
Macquarie Equipment Finance (101)	15-Nov-15	17-Aug-20	545	460		54	406
Macquarie Equipment Finance (102)	15-Feb-16	15-Aug-19	11	9		1	8
TOTAL			940	599		102	497

3. DEBT SERVICE RATIO		Ratio %
Year ending Jun16		1.20
Year ending Jun15		4.25
Year ending Jun14		4.39

Debt Service Ratio =	Debt Service Cost
	Revenue from Continuing Operations excluding Capital Items & Specific Purpose Grants/Contributions

ATTACHMENT/S

REPORT NO. CS3/17

ITEM 2

- 1. 2ND QUARTER REVIEW - DECEMBER 2016**
- 2. QUARTERLY BUDGET REVIEW STATEMENT -
DECEMBER 2016**

HORNSBY SHIRE COUNCIL

DELIVERY PROGRAM 2013-17

2016/17 2ND QUARTER REVIEW

December 2016

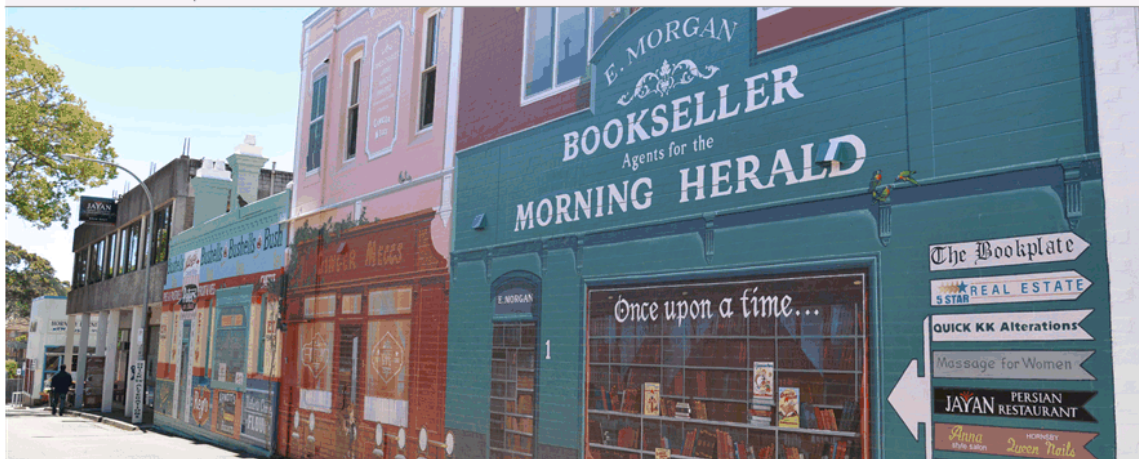


ATTACHMENT 1 - ITEM 2

HIGHLIGHTS

Dural Lane Mural

...created by French artist Hugues Sineux, transforming a blank wall into a street scene that would have been found in Hornsby early in the 20th Century. The mural includes Ginger Meggs whose creator Jimmy Banks grew up in Hornsby and used the area as inspiration for his iconic cartoons.



Plans approved to build a **new Rural Fire Station in Berowra** valued at \$1.3 million. Located next to Berowra Oval, the station will have fast access to both Berowra and the freeway, and will accommodate three trucks.

The project will also bring new sealed car parking for the Berowra Oval club building and improve local drainage to limit the effect of heavy rain on the sportsground.



Emergency works to repair sections of mesh fencing on **Berowra Waters Road** were completed in one week instead of the scheduled two weeks, limiting the inconvenience caused by the road being closed for several hours a day. The emergency works were required after two sections of mesh fencing were made unsafe by road accidents.

The **new Hornsby Station Footbridge** opened to pedestrians in October. Whilst construction of the new bridge is continuing, pedestrians are able to access a ramp while the stairs and elevators are built.

Council's **Discover Hornsby website** content continues to expand, with **three new walks** added this quarter. The website is very popular, with over 20,000 page views.

Stormwater harvesting scheme at Pennant Hills Park to recycle water from the new synthetic sports field completed. The water will be stored in underground tanks and used to irrigate the grass on Ovals One and Two.

The stormwater harvesting system is the final step in the transformation of the Pennant Hills Park oval where the new synthetic grass was installed earlier this year.



The Natural Resources Branch received the **2016 NSW Coastal Management Innovation Award** in partnership with the C3 Climate Change Cluster, University of Technology, Sydney, for the development of **Algalert**, a tool that gives coastal managers the necessary information to monitor and respond to harmful algal blooms.

Staff within the Natural Resources Branch assisted with the **development of two scientific papers** which have recently been published in the Marine Pollution Bulletin and Estuarine, Coastal and Shelf Science Journal.

Colourful mesh fencing panels announcing various Shire-wide statistics applied to three ugly empty development sites in the Shire. Council received numerous compliments for covering the ugly sites and at the same time providing engaging information.

BUDGET SUMMARY

Consolidated	For the Period of Dec YTD			Full Year Budget			
	Year-to-Date	Year-to-Date	Year-to-Date	Total Year	Total Year	Total Year	Total Year
	2016/17	2016/17	2016/17	2016/17	2016/17	2016/17	2016/17
	Actual	Total Revised Budget Sep	Variance	Original Budget	Current Revised Budget	Recommended Changes	Projected Final
	\$	\$	\$	\$	\$	\$	\$
OPERATING EXPENSES							
Employee Benefits	22,488,077	23,867,206	1,379,128	48,590,533	47,614,076	(91,403)	47,522,673
Borrowing Costs	160,061	160,060	(1)	297,412	297,412	0	297,412
Materials & Contracts	16,984,403	21,741,659	4,749,757	46,292,032	45,809,836	241,403	46,051,239
Other Expenses	6,376,570	6,562,533	185,964	13,562,956	12,598,781	0	12,598,781
Controllable Expenses	46,009,111	52,331,458	6,314,847	108,742,933	106,320,104	150,000	106,470,104
Internal Transfers & Depreciation	7,504,187	7,759,289	255,103	17,781,400	15,534,191	0	15,534,191
Total Operating Expenses	53,513,298	60,090,747	6,569,950	126,524,333	121,854,295	150,000	122,004,295
OPERATING INCOME							
Rates, Levies & Annual Charges	(87,903,781)	(87,406,457)	497,324	(97,280,087)	(87,444,455)	0	(87,444,455)
User charges and fees	(7,953,221)	(7,382,279)	570,943	(16,080,836)	(14,337,456)	0	(14,337,456)
Interest & Investment Revenue	(2,227,951)	(1,602,757)	625,194	(3,205,510)	(3,205,510)	0	(3,205,510)
Other Income	(3,844,607)	(3,129,575)	715,033	(6,656,429)	(6,277,611)	(85,000)	(6,362,611)
Grants, subsidies, contributions and donations	(4,480,025)	(4,358,807)	121,219	(11,302,595)	(10,620,798)	0	(10,620,798)
Other Operating Contributions	(451,341)	(427,850)	23,491	(950,192)	(950,192)	0	(950,192)
Total Operating Income	(106,860,927)	(104,307,724)	2,553,204	(135,475,649)	(122,836,022)	(85,000)	(122,921,022)
Net Operating Result	(53,347,629)	(44,216,976)	9,123,153	(8,951,316)	(981,727)	65,000	(916,727)
CAPITAL EXPENSES							
WIP Expenditure	11,235,217	29,210,098	17,974,881	37,507,623	43,179,202	(7,827,476)	35,351,726
Asset Purchases	2,521,441	2,989,262	467,821	8,294,821	4,965,936	0	4,965,936
Total Capital Expenses	13,756,658	32,199,360	18,442,703	45,802,444	48,145,138	(7,827,476)	40,317,662
CAPITAL INCOME							
Grants, subsidies, contributions and donations	(432,744)	(1,150,216)	(717,473)	(2,564,701)	(2,400,434)	(1,438,196)	(3,838,630)
Proceeds from the sale of assets	(16,905,378)	(16,949,996)	(44,618)	(17,350,000)	(17,350,000)	0	(17,350,000)
Other Capital Contributions	(9,702,203)	(7,427,985)	2,274,218	(14,855,970)	(14,855,970)	0	(14,855,970)
Total Capital Income	(27,040,324)	(25,528,197)	1,512,127	(34,770,671)	(34,606,404)	(1,438,196)	(36,044,600)
Net Capital Result	(13,283,667)	6,671,163	19,954,830	11,031,773	13,538,734	(9,265,672)	4,273,062
Net Operating & Capital Result	(66,631,296)	(37,545,813)	29,077,983	2,080,457	12,557,007	(9,200,672)	3,356,335
FUNDING ADJUSTMENTS							
External Restricted Assets	24,615,259	288,952	(24,326,307)	(8,653,135)	(8,802,385)	9,184,318	381,933
Internal Restricted Assets	15,213,424	14,199,475	(1,013,949)	23,940,411	11,419,296	(200,000)	11,219,296
External Loan Principal Repayments/(Proceeds)	1,558,109	1,058,109	(500,000)	1,612,108	1,612,108	0	1,612,108
Depreciation Contra	(8,323,793)	(8,434,269)	(110,476)	(19,062,352)	(16,868,538)	0	(16,868,538)
Total Funding Adjustments	33,062,998	7,112,266	(25,950,732)	(2,162,968)	(12,639,519)	8,984,318	(3,655,201)
Net Operating & Capital Result After Internal Funding Movements	(33,568,298)	(30,433,547)	3,127,251	(82,511)	(82,512)	(216,354)	(298,866)

PROGRESS ON DELIVERY PROGRAM

KEY ACTIONS OVERALL STATUS

On Hold / Not due to start	🔒	14%
Completed	☑	1%
Going well	✓	76%
Manageable	🕒	4%
Needs Attention	✖	1%
Not Reported	❖	4%

MY ENVIRONMENT

Outcome 1 – Our local surroundings are protected and enhanced

KEY ACTIONS

On Hold / Not due to start	🔒	6%
Going well	✓	92%
Manageable	🕒	2%

MY COMMUNITY

Outcome 2 – Our communities are healthy and interactive

KEY ACTIONS

On Hold / Not due to start	🔒	16%
Going well	✓	84%

MY LIFESTYLE

Outcome 3 – Our living centres are vibrant and viable

KEY ACTIONS

On Hold / Not due to start	🔒	21%
Completed	☑	2%
Going well	✓	69%
Manageable	🕒	6%
Needs Attention	✖	2%

MY PROPERTY

Outcome 4 – Our natural and built environments are harmonious

KEY ACTIONS

Going well	✓	47%
Not Reported	❖	53%

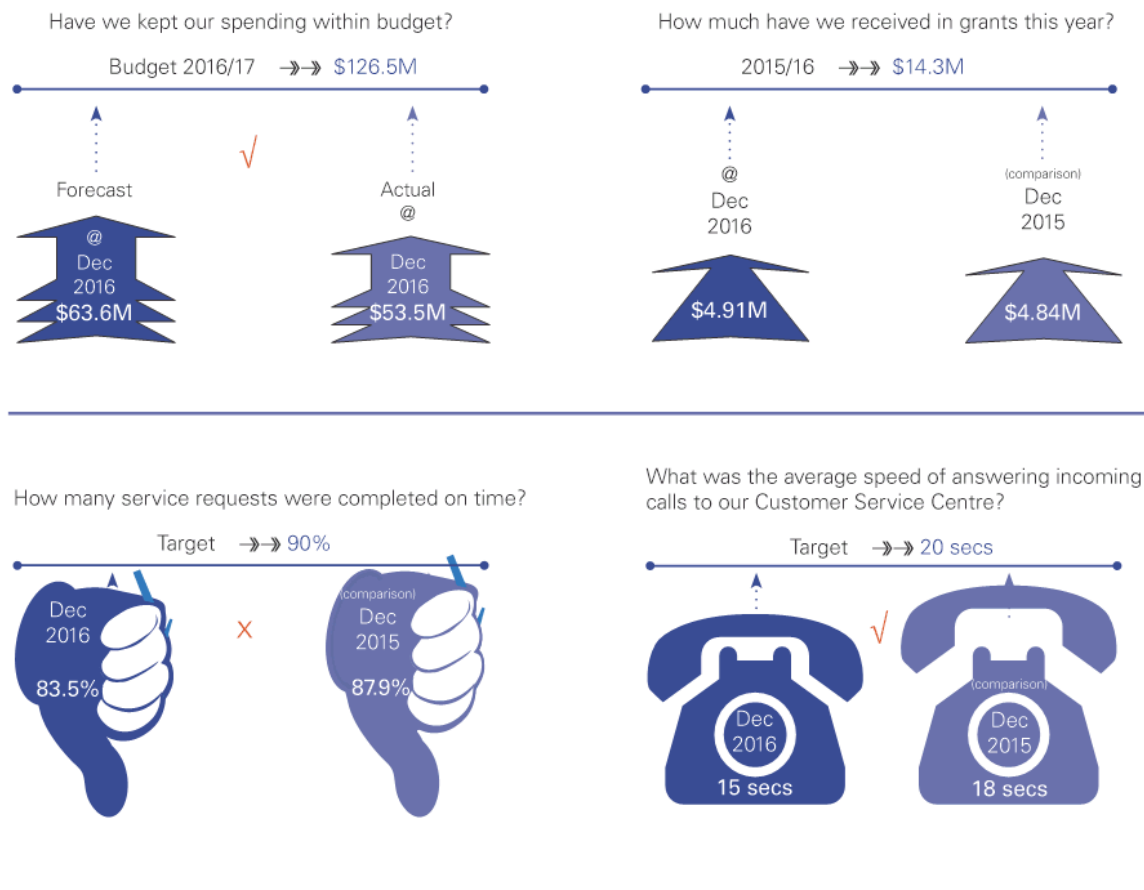
MY COUNCIL

Outcome 5 – Our corporate governance is accountable and proactive

KEY ACTIONS

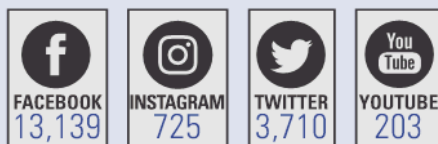
On Hold / Not due to start	🔒	13%
Going well	✓	78%
Manageable	🕒	3%
Not Reported	❖	6%

KEY PERFORMANCE SNAPSHOT

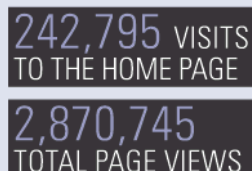


Interesting facts for 2016

SOCIAL MEDIA



WEBSITE



CITIZENSHIP



HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement
for the period 01/10/16 to 31/12/16

- | | page |
|--|--------|
| 1. Responsible Accounting Officer's Statement | 1 |
| 2. Income & Expenses Budget Review Statement's | 2 & 2a |
| 3. Capital Budget Review Statement | 3 & 3a |
| 4. Cash & Investments Budget Review Statement | 4 & 4a |
| 5. Key Performance Indicator (KPI) Budget Review Statement | 5 |
| 6. Contracts & Other Expenses Budget Review Statement | 6 |
| 7. Consultant & Legal Expenses | 7 |

HORNSBY SHIRE COUNCIL**Quarterly Budget Review Statement**
for the period 01/10/16 to 31/12/16**Report by Responsible Accounting Officer**

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

It is my opinion that the Quarterly Budget Review Statement for HORNSBY SHIRE COUNCIL for the quarter ended 31/12/16 indicates that Council's projected financial position at 30/6/17 will be Satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:


Glen Magus
Responsible Accounting Officer

date: 25/1/17

HORNSBY SHIRE COUNCIL**Quarterly Budget Review Statement**
for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016

Income & Expenses - All Principal Activities

(\$000's)	Original Budget 2016/17	Approved Changes				Revised Budget 2016/17	Bud Change Request for Dec Qtr	Notes	Projected Year End Result	Actual YTD figures
		Total QBRs	Sep QBRs	Dec QBRs	Mar QBRs					
		Contra Changes								
Income										
Rates & Annual Charges	-97,280,087	0	9,835,632	0	0	-87,444,455	0		-87,444,455	-87,903,781
User Charges & Fees	-16,080,836	0	1,743,379	0	0	-14,337,457	0		-14,337,457	-7,953,221
Interest	-3,205,510	0	0	0	0	-3,205,510	0		-3,205,510	-2,227,951
Other Revenues	-8,656,429	0	378,818	0	0	-6,277,611	-85,000		-6,362,611	-3,844,607
Operating Grants	-11,302,595	0	681,797	0	0	-10,620,798	0		-10,620,798	-4,480,025
Operating Contributions & Donations	-950,192	0	0	0	0	-950,192	0		-950,192	-451,342
Total Income from Continuing Operations	-135,475,649	0	12,639,626	0	0	-122,836,023	-85,000		-122,921,023	-106,860,927
Expenses										
Employee Expense	48,590,533	0	-976,458	0	0	47,614,076	-91,403		47,522,673	22,488,077
Borrowing Expense	297,412	0	0	0	0	297,412	0		297,412	160,061
Materials & Contracts	44,327,105	0	-676,375	0	0	43,650,730	241,403		43,892,133	15,152,612
Depreciation & Amortisation	19,062,352	0	-2,193,814	0	0	16,868,538	0		16,868,538	8,323,794
Internal Expenses	-1,280,952	0	-53,395	0	0	-1,334,347	0		-1,334,347	-819,607
Legal Expenses	820,200	0	0	0	0	820,200	0		820,200	532,360
Consultants	1,144,726	0	194,180	0	0	1,338,906	0		1,338,906	1,299,431
Other Expenses	13,562,956	0	-964,175	0	0	12,598,781	0		12,598,781	6,376,570
Total Expenses from Continuing Operations	126,524,333	0	-4,670,037	0	0	121,854,296	150,000		122,004,296	53,513,298
Net Operating Result from Continuing Operations	-8,951,316	0	7,969,589	0	0	-981,727	65,000		-916,727	-53,347,629
Net Operating Result before Capital Items	-8,951,316	0	7,969,589	0	0	-981,727	65,000		-916,727	-53,347,629

ATTACHMENT 2 - ITEM 2

HORNSBY SHIRE COUNCIL**Quarterly Budget Review Statement**
for the period 01/10/16 to 31/12/16**Income & Expenses Budget Review Statement**
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes	\$	Details
-------	----	---------

Please refer to Deputy General Manager's report CS3/17 for recommended Budget Variations.

HORNSBY SHIRE COUNCIL**Quarterly Budget Review Statement**
for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016

Capital Budget - All Principal Activities

('\$000's)	Original Budget 2016/17	Approved Changes			Revised Budget 2016/17	Notes	Projected Year End Result	Actual YTD figures
		Total QBRs Contra Changes	Sep QBRs	Dec QBRs				
Capital Expenditure								
WIP Expenditure & Asset Purchases	45,802,444	0	2,342,694	0	48,145,138	-7,827,476	40,317,662	13,756,658
Total Capital Expenditure	45,802,444	0	2,342,694	0	48,145,138	-7,827,476	40,317,662	13,756,658
Capital Funding								
Capital Grants	-2,564,701	0	164,268	0	-2,400,433	-1,438,196	-3,838,629	-432,744
Capital Contributions & Donations	-14,855,970	0	0	0	-14,855,970	0	-14,855,970	-9,702,203
Asset Sales	-17,350,000	0	0	0	-17,350,000	0	-17,350,000	-16,905,378
Other Funding	-34,770,671	0	164,268	0	-34,606,403	-1,438,196	-36,044,599	-27,040,325
External Restricted Assets	-8,653,135	0	-149,250	0	-8,802,385	9,184,318	381,933	24,615,259
Internal Restricted Assets	23,940,411	0	-12,521,115	0	11,419,296	-200,000	11,219,296	15,213,424
External Loan Principal Repayments	1,612,108	0	0	0	1,612,108	0	1,612,108	1,558,109
Writeback Depreciation	-19,062,352	0	2,193,814	0	-16,868,538	0	-16,868,538	-8,323,794
Total Capital Funding	-36,933,639	0	-10,312,283	0	-47,245,922	7,546,122	-39,699,800	6,022,673
Net Capital Funding	8,868,805	0	-7,969,589	0	899,216	-281,354	617,862	19,779,331
Net Operating Result before Capital Items	-8,951,316	0	7,969,589	0	-881,727	65,000	-916,727	-53,347,629
Net Operating & Capital Result after Funding	-82,511	0	0	0	-82,512	-216,354	-298,866	-33,568,296

ATTACHMENT 2 - ITEM 2

HORNSBY SHIRE COUNCIL**Quarterly Budget Review Statement**
for the period 01/10/16 to 31/12/16**Capital Budget Review Statement**
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes**\$****Details**

Please refer to Deputy General Manager's report CS3/17 for recommended Budget Variations.

ATTACHMENT 2 - ITEM 2

HORNSBY SHIRE COUNCIL**Quarterly Budget Review Statement**
for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016
Cash & Investments - All Principal Activities

(\$000's)	Original Budget 2016/17	Revised Budget Projected Year End 2016/17	Actual YTD figures
Opening Balance Cash & Investments	126,012,000	126,012,000	126,012,000
Externally Restricted ⁽¹⁾	47,972,401	47,972,401	93,598,116
Internally Restricted ⁽²⁾	64,188,325	64,188,325	67,982,453
Total Restrictions	112,160,726	112,160,726	161,580,569
Unrestricted (ie. available after the above Restrictions)	11,985,490	11,985,490	6,152,406
Total Cash & Investments	124,146,216	124,146,216	167,732,975

(1) Funds that must be spent for a specific purpose

(2) Funds that Council has earmarked for a specific purpose

HORNSBY SHIRE COUNCIL**Quarterly Budget Review Statement**
for the period 01/10/16 to 31/12/16**Cash & Investments Budget Review Statement****Investments**

Investments have been invested in accordance with Council's Investment Policy.

Cash

The value of Cash at Bank which has been included in the Cash & Investment Statement totals \$5,921,626

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 31/12/16

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actual balances held as follows:

\$ 000's

GL Investments - Trial Balance	161,825
GL Cash at Bank - Trial Balance	5,899
GL Cash on Hand - Trial Balance	9
	167,733

Reconciled Cash at Bank & Investments

Investments as per Council Report	161,825
Less Fair Value Adjustment	
Investment Total	161,825

Cash at Bank (as per bank statements)	5,922
less: Unpresented Cheques	(Timing Difference) 49
add: Undeposited Funds	(Timing Difference) -72
Cash at Bank Total	5,899

Cash on Hand Total	9
---------------------------	----------

HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement
for the period 01/10/16 to 31/12/16

Key Performance Indicators Budget Review Statement (subject to external audit)

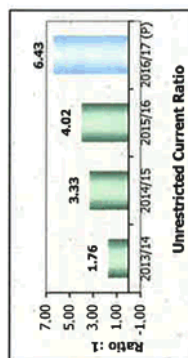
Budget review for the quarter ended 31 December 2016

(\$000's)	Current Projection		June Projection Indicator 16/17	Actuals	
	Amounts 16/17	Indicator 16/17		Prior Periods 15/16	14/15

The Council monitors the following Key Performance Indicators:

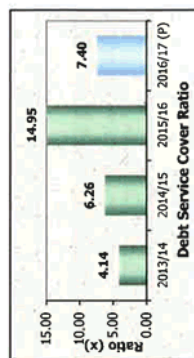
Unrestricted Current Ratio					
Current Assets less External Restrictions	81,372	6.43	6.43	4.02	3.33
Current Liabilities less Specific Purpose Liabilities	12,663				

This indicator assesses the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.



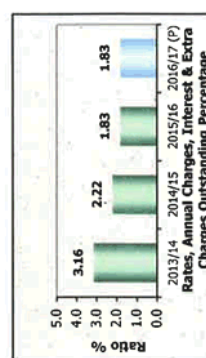
Debt Service Cover Ratio					
Operating Result before capital excl. interest and depreciation/impairment/amortisation	10,423	7.40	7.40	14.95	6.26
Principal repayments and borrowing interest costs	1,410				

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.



Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage					
Rates, Annual and Extra Charges Outstanding	1,603	1.83	1.83	1.83	2.22
Rates, Annual and Extra Charges Collectible	87,716				

This indicator is to assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.



HORNSBY SHIRE COUNCIL**Quarterly Budget Review Statement**

for the period 01/10/16 to 31/12/16

Key Performance Indicators Budget Review Statement (subject to external audit)

Budget review for the quarter ended 31 December 2016

(\$'000's)	Current Projection		June Projection Indicator 16/17	Actuals	
	Amounts 16/17	Indicator 16/17		Prior Periods 15/16	14/15

Own Source Operating Revenue Ratio

Total continuing operating revenue (excl. Capital Grants & Contributions)

114,950

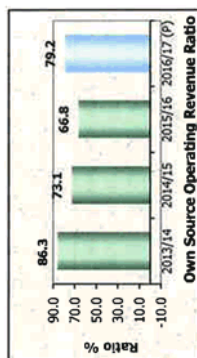
145,223

79.15

66.82

73.10

This ratio measures Council's fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions.

**Operating Performance Ratio**

Total continuing operating revenue (excl. Capital Grants & Contributions) - Operating Expenses

6,938

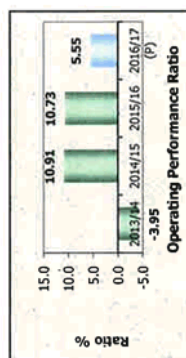
124,930

5.55

10.73

10.91

This ratio measures Council's achievement of containing operating expenditure within operating revenue.

**Cash Expense Cover Ratio**

Current Years Cash and Cash Equivalents including All Term Deposits

124,146

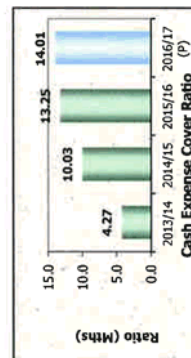
8,860

14.01

13.25

10.03

This liquidity ratio indicates the number of months Council can continue paying for its immediate expenses without additional cash inflow



HORNSBY SHIRE COUNCIL		Quarterly Budget Review Statement for the period 01/10/16 to 31/12/16				
Contracts Budget Review Statement						
Budget review for the quarter ended 31 December 2016						
Part A - Contracts Listing - contracts entered into during the quarter						
Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
	</					

- Notes:
- A. Restricted Asset from previous year utilised
 - 1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
 - 2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
 - 3. Contracts for employment are not required to be included.

HORNSBY SHIRE COUNCIL**Quarterly Budget Review Statement**
for the period 01/10/16 to 31/12/16**Consultancy & Legal Expenses Budget Review Statement**

Budget review for the quarter ended 31 December 2016

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	1,299,431	Y
Legal Fees	532,360	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

The consultancies expense is higher in this financial years compared to historic amounts because of the implementation of Council's new IT system.

ATTACHMENT/S

REPORT NO. PL1/17

ITEM 4

- 1. LOCALITY MAP**
- 2. SITE PLAN**
- 3. TREE LOCATION PLAN**
- 4. LANDSCAPE PLAN**
- 5. FLOOR PLANS**
- 6. ELEVATIONS AND SECTIONS**
- 7. SHADOW PLAN**
- 8. VIEWS**

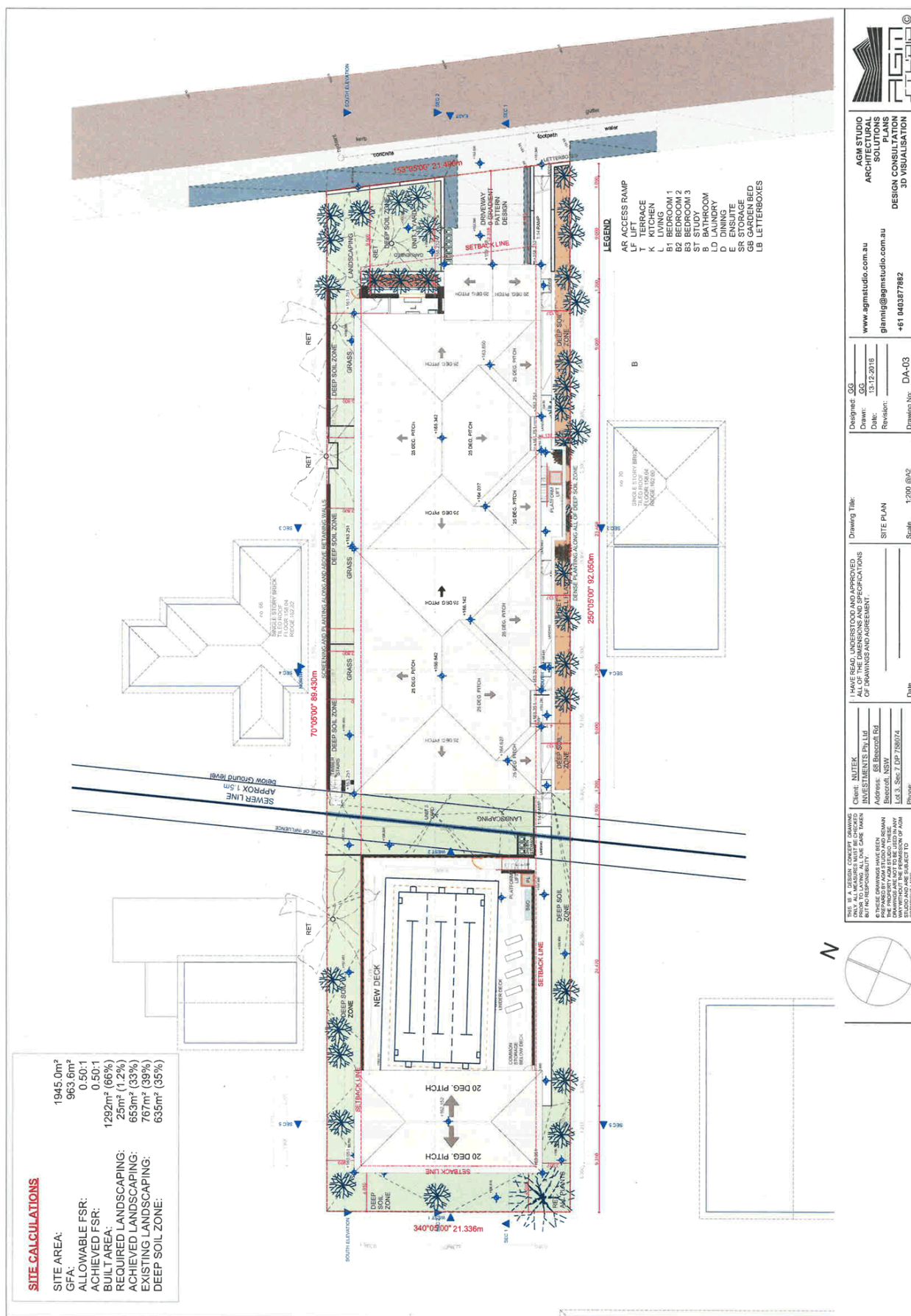


LOCALITY PLAN

DA/858/2016

68 Beecroft Road, Beecroft

ATTACHMENT 1 - ITEM 4

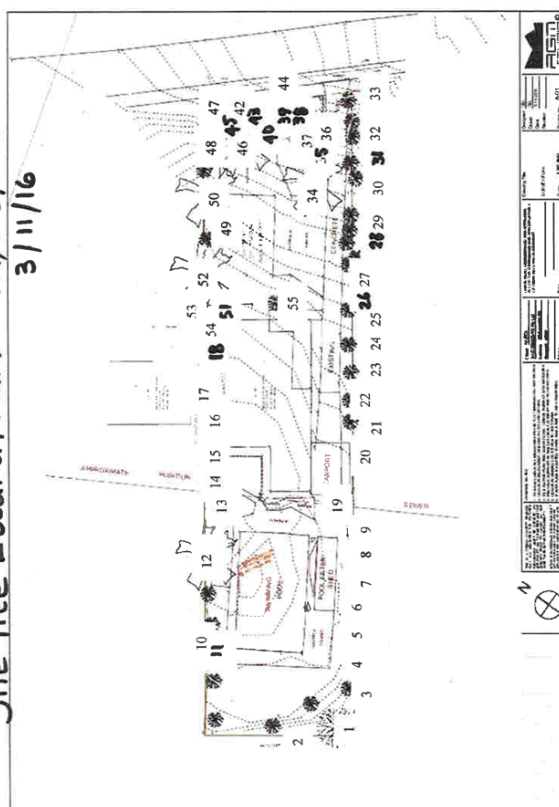


ATTACHMENT 2 - ITEM 4

ATTACHMENT 3 - ITEM 4

Approximate tree locations on the block

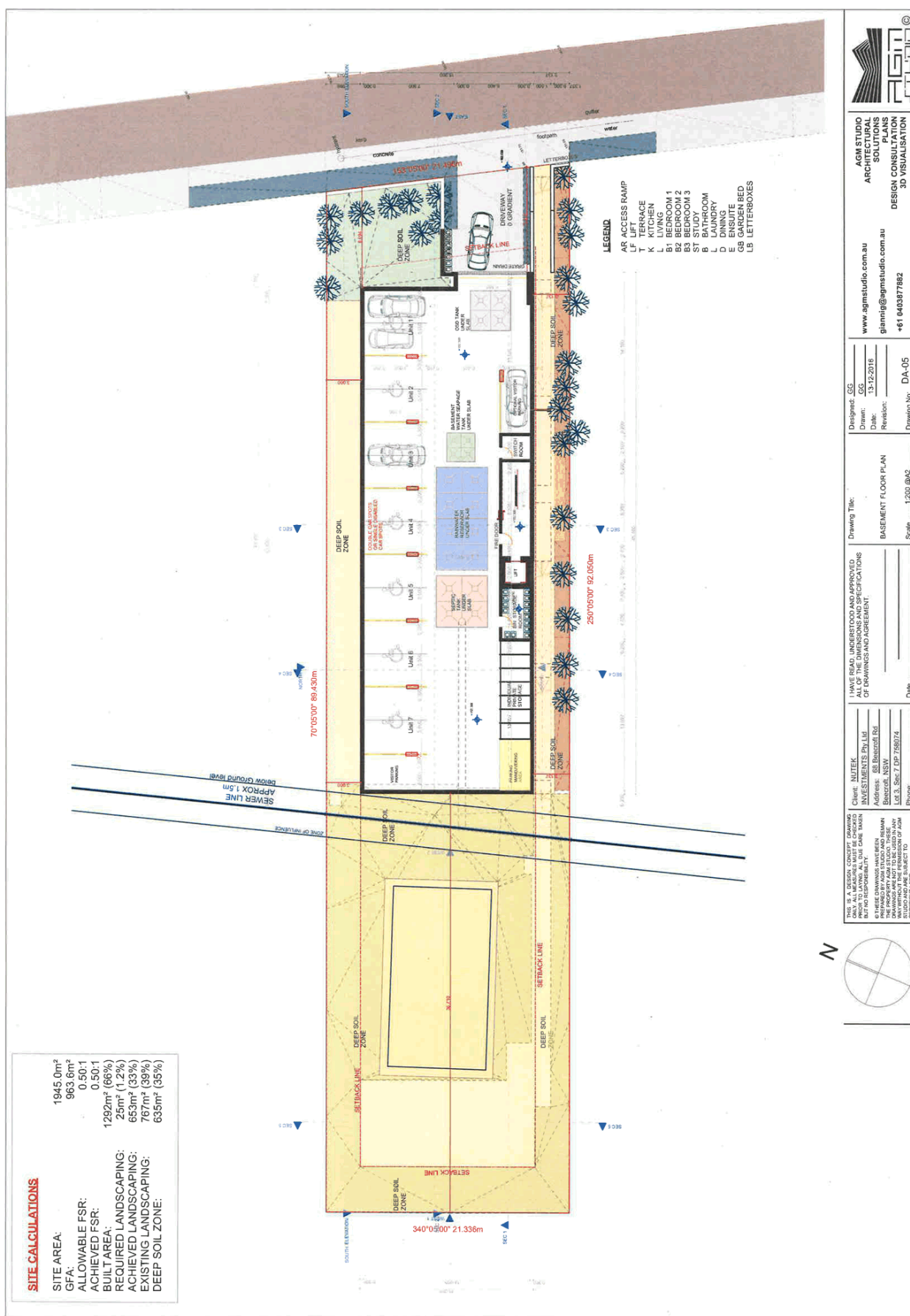
Site Tree Location Plan - DA/B58/2016
3/11/16

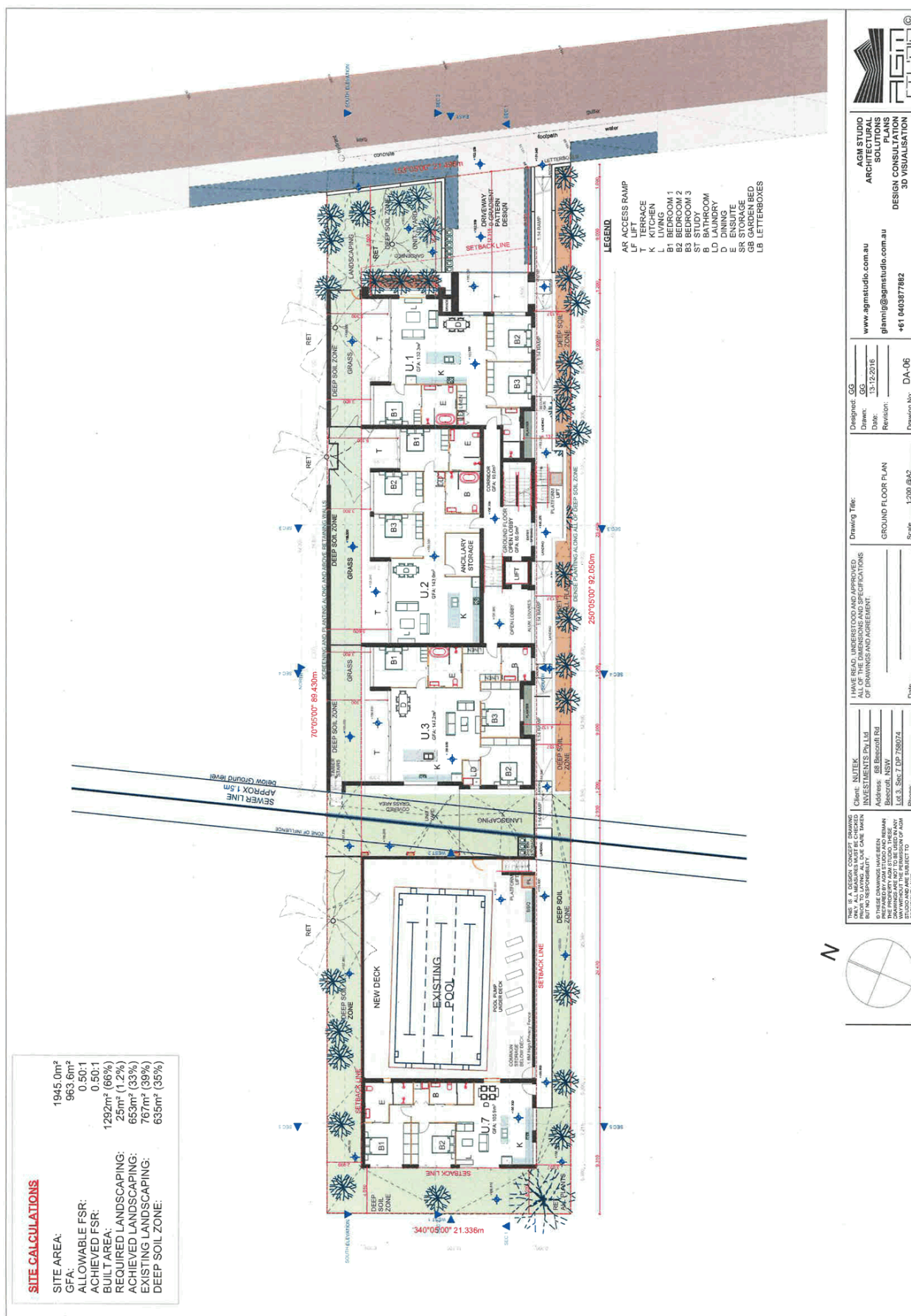


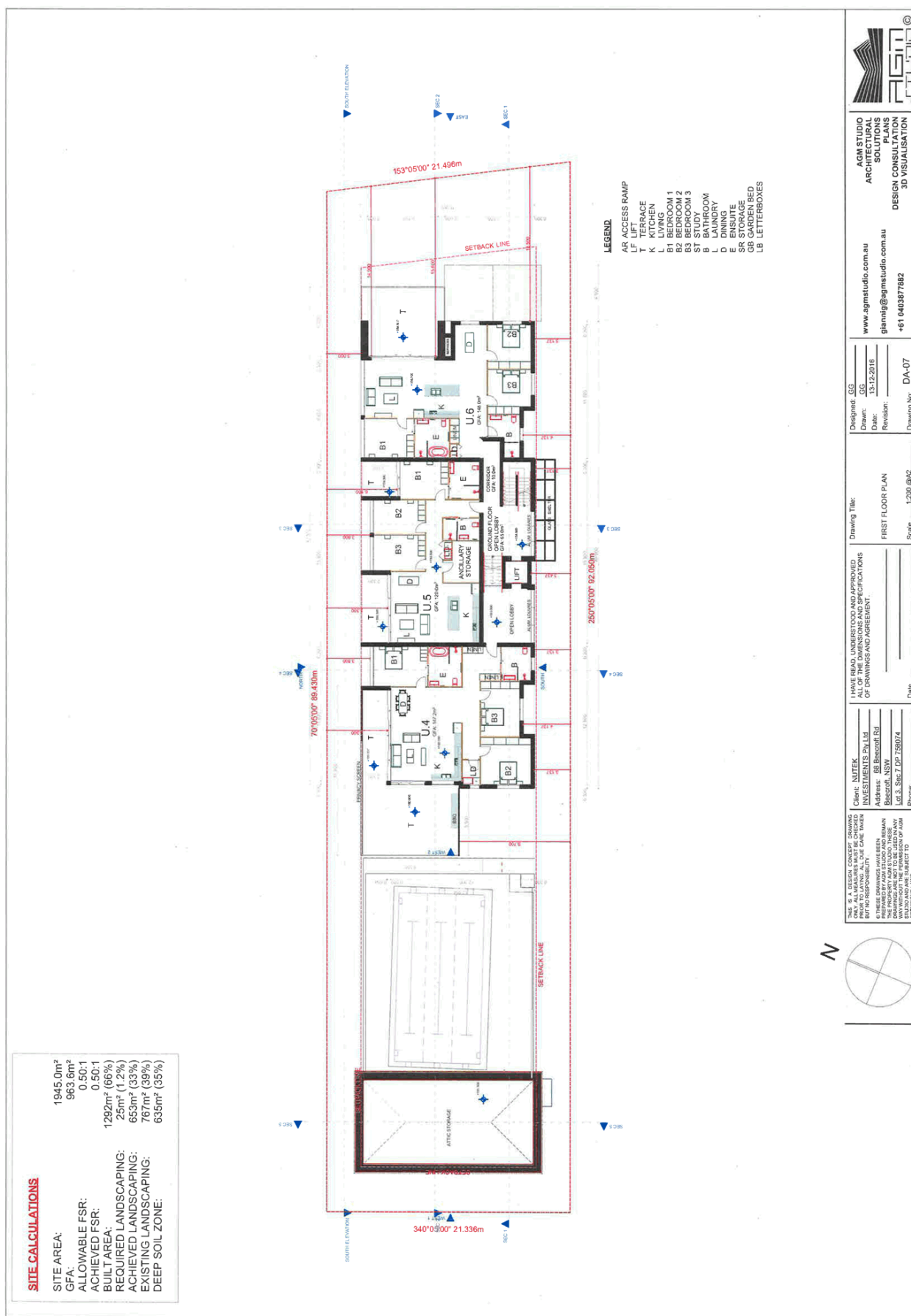
ATTACHMENT 4 - ITEM 4

[illegible]

ATTACHMENT 5 - ITEM 4





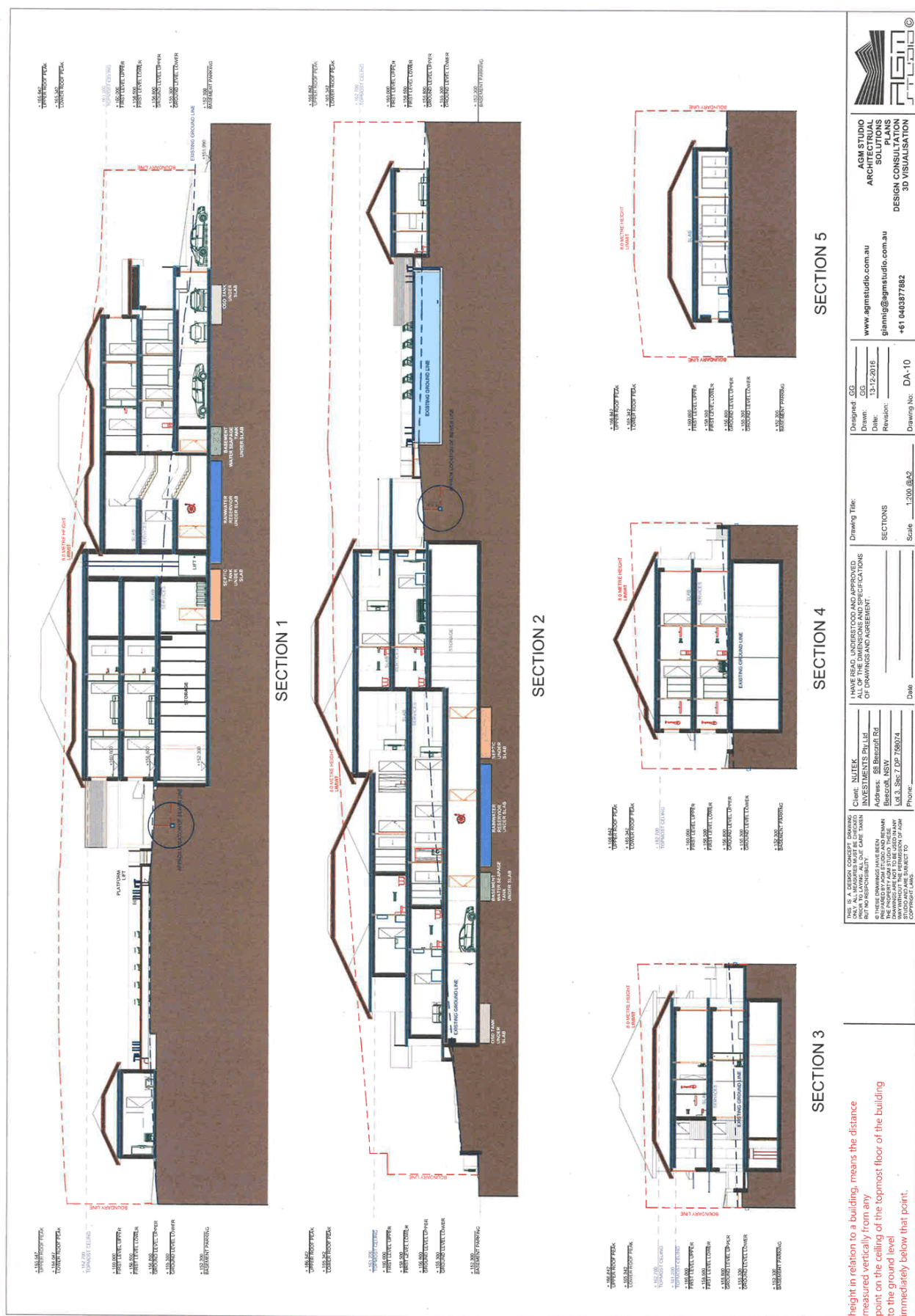


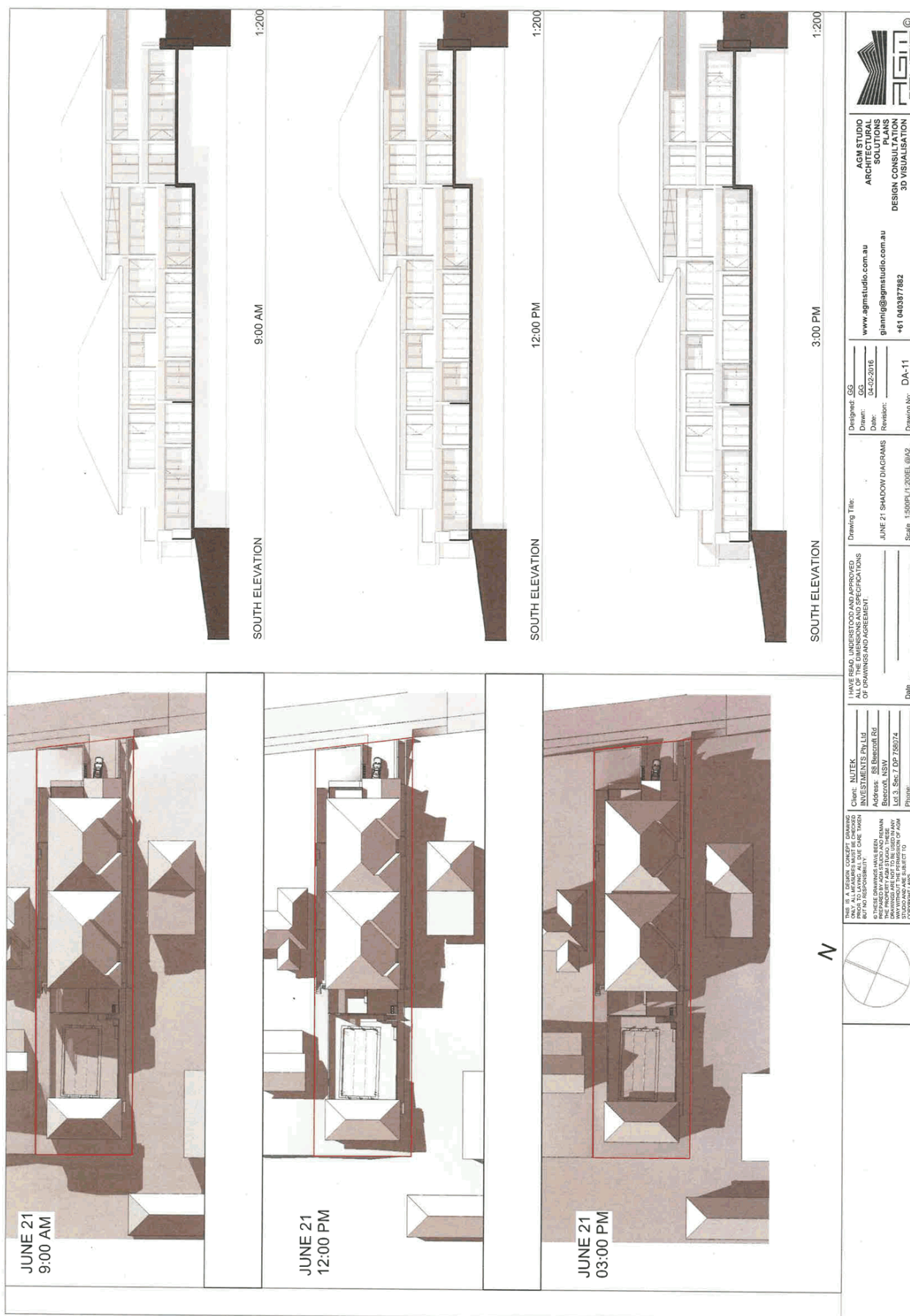
ATTACHMENT 5 - ITEM 4

ATTACHMENT 6 - ITEM 4

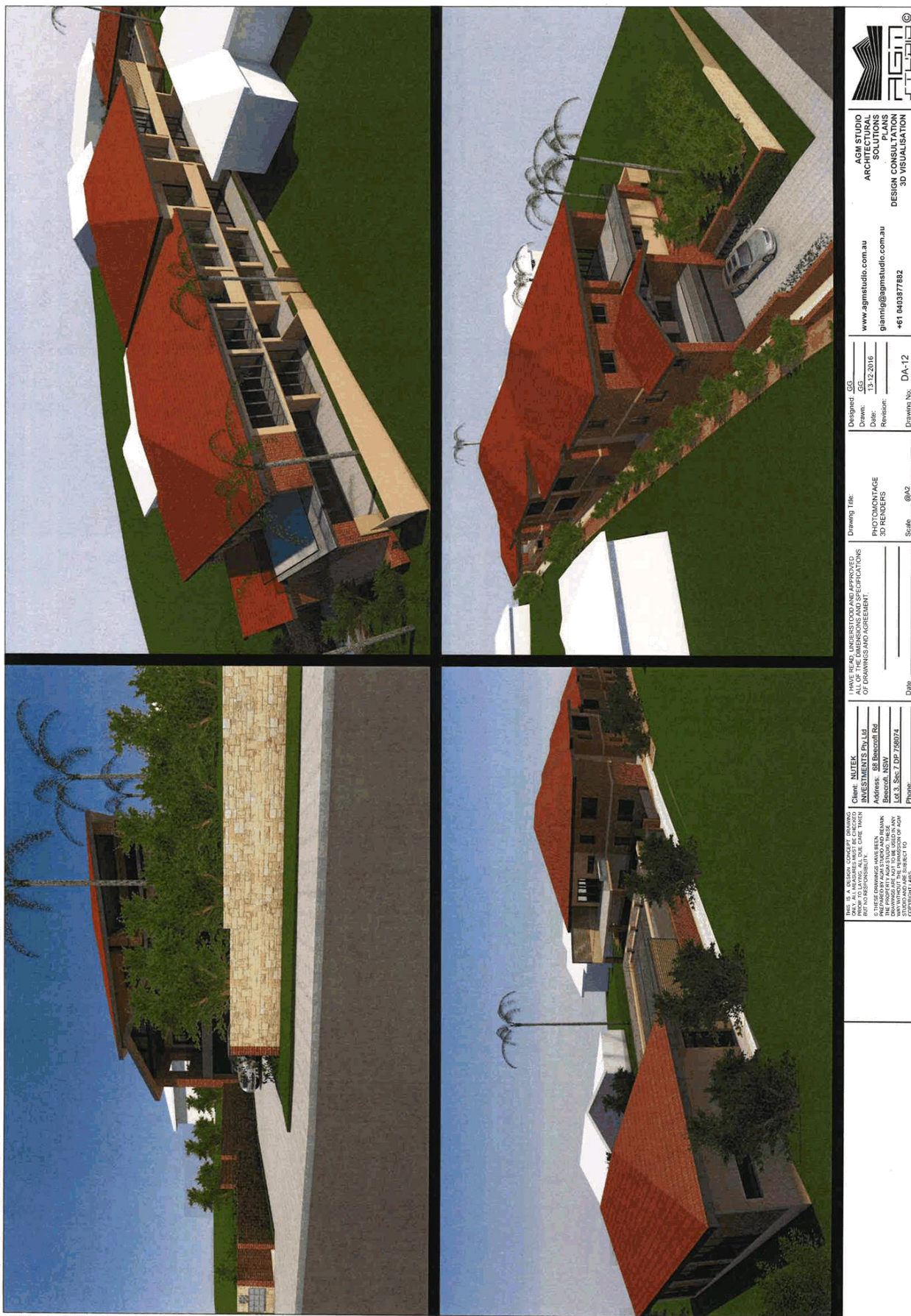


ATTACHMENT 6 - ITEM 4





ATTACHMENT 7 - ITEM 4



ATTACHMENT 8 - ITEM 4

ATTACHMENT/S

REPORT NO. PL2/17

ITEM 5

- 1. LOCALITY MAP**
- 2. CONSULTANT'S REPORT - NEXUS ENVIRONMENTAL
PLANNING**
- 3. SITE PLAN**
- 4. FLOOR PLAN**
- 5. ROOF PLAN**
- 6. ELEVATIONS AND SECTIONS**
- 7. ACOUSTIC BOUNDARY FENCE CONCEPT PLAN**
- 8. SHADOW DIAGRAM PLAN**
- 9. PHOTOMONTAGE**



LOCALITY PLAN

DA/1097/2016

10X and 12 Old Berowra Road, Hornsby

Page 1

CONSULTANT'S REPORT - NEXUS ENVIRONMENTAL PLANNING PTY LTD

Development Application No:	1097/2016. (Lodged 9 September 2016)
Description of Proposal:	The development application is for demolition of the existing Council owned community centre and residence at Nos.10x and 12 Old Berowra Road respectively, and the construction of a community centre, off-street car parking, a public playground and landscaping
Property Description:	Lot 2 DP 617493 and Lot 2 DP 367716, Nos.10X and 12 Old Berowra Road, Hornsby
Applicant:	Hornsby Shire Council
Owner:	Hornsby Shire Council
Statutory Provisions:	Hornsby Local Environmental Plan 2013 RE1 Public Recreation R2 Low Density Residential
Estimated Value:	\$3,929,383
<ul style="list-style-type: none"> The application proposes demolition of the existing Council owned community centre and residence at Nos.10x and 12 Old Berowra Road respectively, and the construction of a community centre, off-street car parking, a public playground and landscaping. The site is owned by Council. In accordance with Council's adopted Policy an independent assessment of the development application has been undertaken by Nexus Environmental Planning Pty Ltd. The proposal generally complies with the principal development standards of the <i>Hornsby Local Environmental Plan 2013</i>. It is recommended that the application be approved. 	

RECOMMENDATION

THAT Development Application No.1097/2016 for the demolition of the existing Council owned community centre and residence, construction of a community centre with off-street car parking, a public playground and landscaping at Lot 2 DP 617493 and Lot 2 DP 367716, Nos.10X and 12 Old Berowra Road, Hornsby be approved subject to the conditions of consent detailed in Schedule 1 of this report.

BACKGROUND

On 19 December 2013, Sydney West Joint Regional Planning Panel approved DA/1281/2012 for demolition of the existing Council owned community centre and residence at Nos.10x and 12 Old Berowra Road respectively, and the construction of a community centre for 300 patrons, a 72 place child care centre, off-street car parking, a public playground and landscaping. DA/1281/2012 has not been physically commenced on the site.

There is no other development history associated with the site relevant to the assessment of this application.

SITE

The site comprises two allotments, has a total area of 26,000m² including the Storey Park oval, and a primary street frontage of approximately 130 metres to Old Berowra Road. The western part of the site at No. 10X Old Berowra Road and the adjoining property at No. 12 Old Berowra Road constitute the development area of the site and are raised 5 metres above the oval. Views from the development area of the site are to the oval and beyond.

Pedestrian access is available through the site to the Storey Park oval.

The current improvements within the development area of the site comprise the following:

- A Community Centre consisting of hall and supporting storage and toilets;
- Storage space for amateur radio;
- An antenna for amateur radio;
- Netball court;
- Parking;
- Play equipment; and
- A Council owned residence at No.12 Old Berowra Road.

The site contains a number of exotic, native planted trees and locally indigenous specimens.

Adjoining development comprises low density residential development to the north and south with the Storey Park oval to the east. Development to the west and on the opposite side of Old Berowra Road is low density residential.

The surrounding area is predominantly characterised by low density residential development.

Land on the opposite side of Old Berowra Road to the south of Clarinda Street and adjoining the

southern boundary of the site is rezoned R3 Medium Density Residential.

PROPOSAL

The application proposes demolition of the existing Council owned community centre and residence at Nos.10x and 12 Old Berowra Road respectively, and the construction of a community centre, off-street car parking area with 30 spaces, a public playground and landscaping.

The community centre would include two multi-purpose activity spaces and two meeting rooms, an outdoor deck at the rear facing the park and would accommodate a maximum of 240 patrons at any one time.

The hours of operation are proposed to be 7.30am to 10.00pm Monday to Saturday and 8.00am to 10.00pm Sunday.

ASSESSMENT

1. STRATEGIC CONTEXT

1.1 A Plan for Growing Sydney and (Draft) North District Plan

A Plan for Growing Sydney has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Plan sets a strategy and actions for accommodating Sydney's future population growth and identifies dwelling targets to ensure supply meets demand. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

The NSW Government will use the subregional planning process to define objectives and set goals for job creation, housing supply and choice in each subregion. Hornsby Shire has been grouped with Hunters Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Ryde, Northern Beaches and Willoughby to form the North District. The Greater Sydney Commission has realised the draft North District Plan which includes priorities and actions for the Northern District for the next 20 years. The identified challenge for Hornsby Shire will be to provide an additional 4,350 dwellings by 2021 with further strategic supply targets to be identified to deliver 97,000 additional dwellings in the North District by 2036.

Although not providing additional housing stock, the proposed development would be consistent with '*A Plan for Growing Sydney*' and '*Draft North District Plan*' by providing support services for a growing population.

2. STATUTORY CONTROLS

Section 79C(1)(a) requires Council to consider any relevant environmental planning instruments, draft environmental planning instruments, development control plans, planning agreements and other prescribed matters.

2.1 Hornsby Local Environmental Plan 2013

The *Hornsby Local Environmental Plan 2013 (HLEP)* was gazetted on 27 September 2013.

The site is zoned part RE1 Public Recreation and part R2 Low Density Residential under the *HLEP*.

The development application is for demolition of the existing Council owned community centre and residence at Nos.10x and 12 Old Berowra Road respectively, and the construction of a community centre, off-street car parking, a public playground and landscaping all of which are permissible in the above zones with consent of the Council.

Clause 2.3(2) of the *HLEP* states:

- (2) *The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.*

The objectives of the R2 Low Density Residential zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provides facilities or services to meet the day to day needs of residents.*

The objectives of the RE1 Public Recreation zone are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To protect and maintain areas of bushland that have ecological value.*

The proposed development is consistent with the objectives of the R2 Low Density Residential and the RE1 Public Recreation zones.

2.1.1 Height of Buildings

Clause 4.3 of the *HLEP* relates to the maximum height of buildings. The objective of the clause is:

- (a) *to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.*

The Height of Buildings map indicates that the maximum permissible height limit of a building on No.12 Old Berowra Road is 8.5m. There are no height controls relating to the RE1 zoned portion of the site. The car parking area is proposed to be located on the section of the site subject to the 8.5 metres height control, whilst the proposed community centre is to be located within the section of the site zoned RE1. Notwithstanding, the proposed building has a height of about 5.4m and complies with the maximum permissible height limit of 8.5m.

2.1.2 Floor Space Ratio

Clause 4.4 of the *HLEP* deals with floor space ratio. The objective of the clause is:

- (a) *to permit development of a bulk and scale that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.*

The Floor Space Ratio map indicates that there is no floor space ratio applying to the site.

2.1.3 Preservation of Trees

Clause 5.9 of the *HLEP* deals with the preservation of trees and states, in part:

5.9 Preservation of trees or vegetation

- (1) *The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.*

The proposal involved the removal of nine trees from the site as identified in the submitted Arborist Report. None of the trees proposed to be removed are significant. It is noted that five trees identified in the Arborist report have already been removed from the site.

There are a number of trees within the development area that contribute to the existing tree canopy of the area. Consent is not granted to remove these trees.

The Tree Management Team raised no objection to the proposed development subject to conditions which have been included in Schedule 1 of this report.

2.1.4 Heritage Conservation

Clause 5.10 of the *HLEP* deals with Heritage Conservation, the objectives of which are:

- (a) *to conserve the environmental heritage of Hornsby,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Council has conducted a heritage assessment and provided the following comments:

Heritage Listings

The subject site is located within the vicinity of heritage listed items (houses) (Item No. 498 and 499) at property Nos. 27 and 29 Old Berowra Road, Hornsby under the provisions of Schedule 5

(Environmental Heritage) of the Hornsby Local Environmental Plan 2013. Item No. 498 is an Inter-War bungalow style dwelling with rare textured masonry on the facade and double hung windows. Item No. 499 is a Federation Georgian style dwelling in a traditional form with French doors and verandah posts with curved brackets.

Assessment

A Heritage Impact Statement (HIS) was not submitted with the Development Application (DA) and as such assessment has been made against Part 9 of the Hornsby Development Control Plan (HDCP).

The DA proposes to demolish an existing community centre, dwelling and associated car parking to construct a new community centre, playground and car parking. The proposal would erect a 240 capacity community centre with 30 car parking spots. The subject site is located south easterly from two existing heritage items on Old Berowra Road. The proposed community centre would not have an adverse impact on the view lines to the heritage items as there is sufficient space between the sites as well as being on separate sides of the street.

The proposal would incorporate different materials such as zinc cladding, plywood and timber battens which would not have an adverse impact on the heritage items. Due to the separation of the two sites a direct connection would not be established as the sites are not adjoining or opposite each other and as such there would be no impact on the characteristics displayed by the heritage items.

Summary

The proposal would not have an adverse impact on the setting of the heritage item as sufficient space is proposed between the sites. The proposed materials would not interfere with the landscape settings and features of the heritage item and would still allow for view lines to be interpreted.

Given the above, no objections are raised on heritage grounds.

2.1.5 Earthworks

Minor excavation works are required to give effect to the proposed development. Before granting consent for earthworks, Council is required to assess the impacts of the works on adjoining properties, drainage patterns and soil stability of the locality.

Subject to standard conditions relating to earthworks, the proposal is satisfactory in addressing the provisions under Clause 6.2 of the HLEP.

2.2 State Environmental Planning Policy No.55 - Remediation of Land

Clause 7 of State Environmental Planning Policy No.55 - Remediation of Land (SEPP 55) requires Council to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land.

Should the land be contaminated, Council must be satisfied that the land is suitable in a contaminated state for the proposed use. If the land requires remediation to be undertaken to make the land

Page 7

suitable for the proposed use, Council must be satisfied that the land would be remediated before the land is used for that purpose.

As part of the DA/1281/2012, a Stage 2 Environmental Site Assessment was provided. The conclusions of the Environmental Site Assessment were:

- *The site is in an environmentally sound environmental condition, and involves no significant risks, hazards or exposures;*
- *The subsurface at the site is free from any significant contamination;*
- *In the absence of any specific indications that might be discovered to the contrary, soils at the site can be handled and disposed of during any future development activities on the basis that they are clean and uncontaminated;*
- *The asbestos based construction materials present in the existing building at the site will need to be handled and disposed of in accordance with relevant and established procedures and protocols during any future demolition activities;*
- *That an appropriate inspection and validation process should be undertaken following any such demolition activities, to establish that no asbestos residues remain at the site; and*
- *The site is considered to be environmentally suitable for the development purpose proposed, that is for standard residential, including child care centres and community centres.*

Given this, a further assessment of site contamination is not required. The application is assessed as satisfactory in this regard subject to appropriate conditions of consent for asbestos removal during demolition and disposal of demolition material.

2.3 Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

The site is located within the catchment of the Hawkesbury Nepean River. Part 2 of this Plan contains general planning considerations and strategies requiring Council to consider the impacts of development on water quality, aquaculture, recreation and tourism.

Subject to the implementation of sediment and erosion control measures and stormwater management to protect water quality, the proposal would comply with the requirements of the Plan.

2.4 Clause 74BA Environmental Planning and Assessment Act 1979 - Purpose and Status of Development Control Plans (DCP)

Clause 74BA of the *Environmental Planning and Assessment Act 1979* states that a DCP provision will have no effect if it prevents or unreasonably restricts development which is otherwise permitted and complies with the development standards in relevant Local Environmental Plans and State Environmental Planning Policies.

The principal purpose of a development control plan is to provide guidance on the aims of any

environmental planning instrument which applies to the development, facilitates development which is permissible under any such instrument, and achieves the objectives of land zones.

The provisions contained in a DCP are not statutory requirements and are for guidance purposes only. Consent authorities have flexibility to consider innovative solutions when assessing development proposals, to assist in achieving good planning outcomes.

2.5 Hornsby Development Control Plan 2013

The proposed development has been assessed having regard to the relevant desired outcomes and prescriptive requirements within the *Hornsby Development Control Plan 2013 (HDCP)*. The following table sets out the proposal's compliance with the prescriptive requirements of the Plan:

Hornsby Development Control Plan 2013			
Control	Proposal	Requirement	Compliance
Site requirements	The site is not a battle-axe allotment. Old Berowra Road is not a cul-de-sac.	Community uses should not be located on battle-axe allotments or in a cul-de-sac.	Yes
Site Coverage	<30%	30%	Yes
Setbacks			
Front	11m – 16m	6m	Yes
Side (north)	27m	3m	Yes
Side (south)	72m	3m	Yes
Rear	3m	3m	Yes
Car Park	2m from front boundary for car parking	2m from front boundary	Yes
Parking	Separate vehicle and pedestrian access provided.	Separate vehicle and pedestrian entry.	Yes
	30 spaces for community facility.	1 space per 5 seats for community facility (42 spaces).	No
Landscaping	Predominant landscaping along common boundary with residential development.	Where outdoor play space adjoins a residential property, screen planting along the common boundary with the	Yes

		residence should be provided.	
Acoustics	Acoustic mitigation measures on boundaries.	Development should be sited and designed so that noise is kept to a minimum and does not create offensive noise as defined by the Protection of the Environment Operations Act 1997.	Yes
Solar access	>50% of adjoining principal private open space receives 3 hours of unobstructed solar access.	On 2 June, 50% of the principal private open space on any adjoining residential property should receive 3 hours of unobstructed solar access between 9am and 3pm.	Yes
Security	Safe, clear and direct entry is provided and windows overlook communal areas.	Safe, clear and direct entry to the site. Windows design to overlook communal areas.	Yes

As detailed above, the proposed development generally complies with the prescriptive requirements within the HDCP except the car-parking provision. The matter of non-compliance is detailed below as well as a brief discussion on the compliance of the proposal with the development controls.

2.5.1 Setbacks

As stated in the above table, the proposed community centre is well setback from the adjoining residences and is acceptable in this regard.

2.5.2 Stormwater Management

Detailed stormwater management plans have been submitted with the development application.

Appropriate conditions are recommended to ensure the stormwater drainage design and the water quality requirements of the *Hornsby Development Control Plan 2013 (HDCP)* are met by the proposal.

2.5.3 Earthworks and Slope

The proposal involves minor excavation works for the establishment of the proposed development including excavation for the foundations of the community centre. Subject to appropriate foundation design, the proposed excavation works would not impact on the adjoining property.

2.5.4 Transport and Parking

The proposed development would provide 30 car parking spaces in lieu of the required 42 spaces. The application is supported by a Traffic and Parking Report which provides a detailed analysis of parking availability in the locality and the likely parking demand to be generated due to the proposed use. The submitted parking surveys demonstrate that there are over 200 vacant spaces on the streets within the locality. The report states that the likelihood that all activity rooms will operate at capacity at the same time is remote.

Based on the above studies and predictions, the report concludes that the 30 car spaces are sufficient to cater for the facility. As such the shortfall is minor, being only 12 spaces. Should the community centre operate at its capacity, the abundance of on-street car parking will easily account for any additional parking demand occasionally.

The Traffic Report provides details of a number of bus routes that service the site throughout the week and indicates that the site is located within a walking distance from Asquith Railway Station (being 700m).

Council's assessment on traffic and parking concludes the following:

Parking

The HDCP has a minimum parking requirement of 1 space per 5 seats (subject to parking study) for community halls. Based on this, there would be a requirement for 42 car parking spaces for this development. A total of 30 car parking spaces are provided for the proposed community centre, having a shortfall of 12 spaces. The Traffic and Parking Impact Assessment Report submitted with the application has provided a parking survey of the local roads surrounding Storey Park showing an abundance of on-street parking spaces which can be utilised when required. Council concurs with the data submitted in the Traffic Report.

Given the current parking scenario, no objections are raised to the shortfall of parking spaces within the site.

The HDCP requires that 2-3% of car parking spaces in a community and recreation facility be parking spaces designed for people with a disability. In this regard, 1 parking space designed for people with disabilities would be required for this facility. Two accessible parking spaces have been provided and shown in the drawings. All parking for people with disabilities is to comply with AS/NZS 2890.6:2009 Off-street parking for people with disabilities.

Access

The removal of the existing driveway and the proposed location of the new driveway eliminate a number of conflict points from the intersection of Old Berowra Road and Clarinda Street.

Vehicular access to the site is proposed from Old Berowra Road and is assessed as satisfactory.

Comment: It is noted that the previous application DA/1281/2012 approved a community centre with a gross floor area of 1000m² and a maximum capacity of 300 patrons. The proposal included 30

spaces in the car park for the community centre in lieu of the required 61 spaces.

The Planning assessment at that time concluded that it is unlikely that the community centre would operate at its capacity and that there were sufficient on-street parking available in the locality to cater for the facility, should such a situation arise. On that basis, the proposal was approved by the Sydney West Joint Regional Planning Panel with 30 car spaces.

The current application proposes a community centre with a gross floor area of 551m² and a capacity of 240 patrons with 30 off street car spaces. Given that the scale of the community centre is smaller than that approved under DA/1281/2012; it is considered that 30 car spaces would be sufficient to cater for the facility based on the reasons provided by the applicant. It is also considered that the site can be serviced by public transport, if required, which would reduce the demand for on-site parking.

Accordingly, no objections are raised regarding the proposed deficiency in parking within the site.

Appropriate conditions of consent relating to traffic and parking have been provided in Schedule 1 of this report.

2.5.4 Waste Management

The proposed development has been assessed against the waste management policies and Council's Waste Management Team has made the following comments:

- *Much better diversion of construction and demolition waste to reuse and recycling is achievable than shown on the plans.*
- *The construction and demolition plans do not include a site plan showing sorting and storage areas during these stages.*
- *Centre hire terms and conditions need to include waste management provisions.*
- *In order to be serviced, the litter bins need to be within 10m by footpath from a pedestrian or vehicular entry to the site. To minimise littering, the litter bins should be located within 12 m of picnic tables for instance, but these are too far from where the truck can park to be serviced. The litter truck is a small rigid vehicle that is able to drive through large sites if necessary to access the litter bins.*

Comment: In response to the above concern regarding the location of litter bins, the applicant provided the following comment:

The location of the public litter bins is yet to be finalised and would ordinarily occur during detailed design of the playground. Notwithstanding, they are most likely to be placed near the BBQ area which is located within close proximity to an internal footpath and the front boundary of the site which would facilitate easy access for servicing.

The above response is considered adequate as the Council would assign the location of the litter bins during detailed design of the playground, as per standard practise followed elsewhere within the Hornsby Shire Local Government Area. A centralised bin area is proposed within 4m of the front boundary to cater of the community centre. This is considered acceptable.

Page 12

To address the other concerns, appropriate conditions are recommended in Schedule 1 of this development consent requiring the submission of a further waste management plan and the inclusion of waste management provisions in the centre hire terms and conditions.

The application is assessed as satisfactory in respect of waste management, subject to the implementation of the recommended conditions of consent.

3. ENVIRONMENTAL IMPACTS

Section 79C(1)(b) of the Act requires Council to consider *"the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality"*.

3.1 Natural Environment

The proposed development would not result in the removal of any significant trees on the site and would not impact on the downstream properties due to post development stormwater. Accordingly, the development would have no adverse impact on the natural environment of the locality.

3.2 Built Environment

3.2.1 Built Form

The proposed built form is consistent with the built form envisaged for the area. The proposed playground structures and the landscaping works would complement the community facility and improve the current facilities on the site.

There would be no adverse impact to the built environment as a result of the proposed development.

3.2.2 Traffic

The Traffic and Parking Report submitted with the application estimates the peak traffic generation for the facility to be as follows:

- Activity room A: 28 trips
- Meeting rooms: 14 trips (if both rooms are used)
- Activity Room B : 14 trips
- Incoming car trips - between 7 and 28 at the start of the event
- Outgoing car trips - between 7 and 28 at the end of the event

The report assumes that trip generation and attraction would be equal in all directions, with trip distribution taking into account street network connections and turn restrictions. When distributed on the road network, the additional turning movements at the intersections will be very minor.

Traffic volume surveys at the nearby intersections indicate that the intersections are working at acceptable level of services. The operation of the premises would not cause any noticeable increase in traffic and would not result in any adverse impact on the operation of the nearby intersections.

Council's traffic assessment concurs with the conclusions of the applicant's report. Accordingly, it is considered that the operation of the premises would not adversely impact on the capacity of the local road network. The application is assessed as satisfactory with regard to traffic generation.

Council's Traffic assessment also provides the following:

Pedestrian Refuge Facility

A proposal for a pedestrian refuge facility on Old Berowra Road was included in DA/1281/2012 to provide a staged crossing for staff/visitors to the community facility should parking demand exceed the on-site provision. Installation of a pedestrian refuge is recommended in the current scenario, due to the shortfall of onsite parking spaces and the likelihood of visitors of Storey Park to be parked on-street. A detailed design for the pedestrian refuge is to be developed by the applicant and presented to the Hornsby Local Traffic Committee for approval before construction.

Comment: The above requirement has been recommended as a condition of consent in Schedule 1 of this report.

3.3 Social Impacts

There would be a positive social impact resulting from the proposed development in that a modern community facility would be provided for the use of the residents of Hornsby Shire.

3.4 Economic Impacts

There would be no economic impacts resulting from the proposed development other than employment generated during the demolition of existing structures and the construction of the proposed development.

3.5 Acoustic Impacts

The establishment of the proposed development has potential to impact on the amenity of adjoining residents through noise. The applicant has submitted an acoustic impact assessment report and details of the acoustic wall to be constructed on the northern boundary of the site between the proposed car parking area and the adjoining residential development. The proposed acoustic fence would be 2.5m high and would be constructed of timber slats and concrete block panels. The fence is proposed to be 2m clear of the boundary to allow planting in between screening any obtrusive visual impacts on the neighbouring property to the north. The appearance of the fence would be similar to the fencing approved under DA/1281/2012, except being higher.

The proposed upgrade works at the Children's Park includes the demolition of the existing netball/basketball court. The proposed new Children's Park will be set further way from the boundary with No.10 Old Berowra Road. Younger children activities are usually between 9am and 5pm and would generate less noise than the existing basketball activities. The absence of the court would reduce the long term averaged noise levels in the future park. Accordingly, no measureable increase in the park activity noise is predicted following the Children's Park upgrade, and no new noise barrier

Page 14

fencing is recommended. The existing 1.8m high colour bond fence on the southern boundary is sufficient to act as a sound barrier.

The operating hours of the community centre are proposed to be between 7:30am and 10pm Monday to Saturday and 8am to 10pm on Sunday. This is consistent with DA/1281/2012 which approved the operating hours to be between 7am and 10pm. A condition of consent recommends that the car park security gate be kept open still 10:30 pm to allow cars to ingress and egress the site after an event.

Conditions of consent have been included in Schedule 1 of this report to ensure that the acoustic impact assessment recommendations are implemented.

4. SITE SUITABILITY

Section 79C(1)(c) of the Act requires Council to consider *"the suitability of the site for the development"*.

4.1 Site Selection

The site is considered capable of accommodating the proposed development subject to conditions of consent recommended in Schedule 1 of this report. The scale of the development is consistent with that envisaged by the controls which apply to the site and the site is considered suitable for the proposed development.

4.2 Flora & Fauna

Subject to recommended conditions of consent in Schedule 1 of this report, the proposed development would have no impact on the flora and fauna of the locality.

4.3 Bushfire Risk

The site is not Bushfire Prone Land.

5. PUBLIC PARTICIPATION



Section 79C(1)(d) of the Act requires Council to consider *"... any submissions made in accordance with this Act"*.

5.1 Community Consultation

The proposed development was placed on public exhibition from 22 September 2016 to 6 October 2016 and notified to adjoining and nearby landowners in accordance with the notification requirements of Council. During this period, Council received four submissions from residents of five properties. The map below illustrates the location of those nearby landowners who made a submission.



NOTIFICATION PLAN

• PROPERTIES NOTIFIED	X SUBMISSIONS RECEIVED	 PROPERTY SUBJECT OF DEVELOPMENT	
1 submission out of map range and 1 submission with no address.			

The submissions object to the development, generally on the following grounds:

- Higher risk of accidents due to the redevelopment of the centre;
- Insufficient parking within the site; and
- The number of toilets within the community centre are insufficient.

Additionally the submissions made the following observations:

- "No Parking" sign should be posted on both sides of the street surrounding the development.
- The Traffic and Parking Report is incorrect as it only considers the traffic generation in the AM and PM peak periods.

- Details of the proposed acoustic barrier on the northern boundary have not been provided. The fence should be similar to the approval in 2012 (2.1m high). Such details should be provided.
- Assessment of the hazardous materials located within No. 12 Old Berowra Road should be undertaken and appropriate steps be taken during demolition works to ensure safety of neighbours.
- The data within the Site Contamination Report, regarding historical use of the land is incorrect.
- The design of the commercial kitchen should be completed in consultation with a catering expert.
- A café should be included in the project.
- The colour palette should include warm yellow or terra cotta colours.

The merits of the matters raised in community submissions have been addressed in the body of the report with the exception of the following:

5.1.1 Acoustic fencing

The initial Acoustic Report dated 16 June 2016, submitted to Council, proposed an acoustical barrier of minimum height 2.1m to be constructed along the northern boundary adjacent to the proposed carpark. The submitted site plan erroneously noted that height of the fence to be 2.4m. However, Council raised concerns regarding the appropriateness of this fence having regard to a two storey dwelling house being present on No. 14 Old Berowra Road. To address Council's concerns, the Acoustic report was amended and a revised Acoustic concept plan requiring the construction of a 2.5m high acoustic fence was submitted. The appearance of the fence would be exactly the same as approved under DA/1281/2012, but be higher.

Landscape planting between the fence and the northern boundary would include medium sized shrub, *Syzgium Leuhemii* for screening purposes. Additionally, *Banksia Ericifolia* Lantern *Banksia* has been selected to provide a higher level of screening as the species can grow up to 6m.

5.1.2 Colour Palette

In response to the concerns raised by the submitter with regard to the proposed colour scheme, the applicant provides the following, in summary:

- The form of the building includes a combination of two elements, the zinc clad wings and the pods which are clad in timber battens;
- The built form and the materials differentiate the public spaces from the community centre spaces;
- The building elements are organised around a central spine which sits at a different datum to the timber pods and the zinc wings and includes gazing and timber framing elements;
- The street-scape along Old Berowra Road is screened by large Australian Native trees that would be retained. The materials comprising a neutral selection of natural timbers and the zinc cladding respond to the surrounding foliage; and
- The proposed materials respond to the context and site conditions.

Comment: It is considered that the colors are neutral and would respond appropriately to the site context. As such, majority of the outer walls and frames would be of timber that blends well with the locality. Given this, the proposed colour palette is not required to be amended.

5.1.3 Toilets

The number of toilets required for the facility is guided by the Building Code of Australia. No objections are raised regarding the number of toilets proposed.

5.1.4 Hazardous materials

DA/1281/2012 included a Hazardous Material Survey Report which was assessed as satisfactory at that time. A condition of consent recommends that a further Hazardous Material Survey Report be submitted for No. 12 Old Berowra Road prior to the commencement of demolition works.

Appropriate conditions are recommended in Schedule 1 of this report to ensure that hazardous materials are treated when encountered during demolition or construction works.

5.1.5 Site Contamination Report

The clarification provided in the submission regarding the historic use of the site is noted and has been considered in the Hazardous Materials Survey Report.

5.1.6 Café

The appropriateness of adding a café to the proposed use is not a matter for consideration under Section 79(c) of the E P and A Act.

5.2 External Consultation

The proposed development was not required to be referred to any Public agencies.

6. PUBLIC INTEREST

Section 79C(1)(e) of the Act requires Council to consider "*the public interest*".

The public interest is an overarching requirement, which includes the consideration of matters discussed in this report. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The application is considered to have satisfactorily addressed Council's criteria and would provide a development outcome that, on balance, would result in a positive impact for the community.

Accordingly, it is considered that the approval of the proposal would be in the public interest.

Page 18

7. CONCLUSION

The proposed development is for demolition of the existing Council owned community centre and residence at Nos.10x and 12 Old Berowra Road respectively, and the construction of a community centre, off-street car parking, a public playground and landscaping.

The proposal is satisfactory in meeting the key development principles of the *HELP* and the desired outcomes of the *HDGP 2013*.

The proposal would not result in adverse impacts on the natural and built environment of the locality.

Four submissions have been received upon notification of the application and have been addressed in the body of this report.

It is recommended that the Council approve the development subject to the conditions of consent recommended in Schedule 1 of this report.

SCHEDULE 1**GENERAL CONDITIONS**

The conditions of consent within this notice of determination have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the relevant legislation, planning instruments and Council policies affecting the land and does not disrupt the amenity of the neighbourhood or impact upon the environment.

Note: For the purpose of this consent, the term 'applicant' means any person who has the authority to act on or the benefit of the development consent.

Note: For the purpose of this consent, any reference to an Act, Regulation, Australian Standard or publication by a public authority shall be taken to mean the gazetted Act or Regulation, or adopted Australian Standard or publication as in force on the date that the application for a construction certificate is made.

1. Approved Plans and Supporting Documentation

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

Plan No.	Rev	Plan Title	Drawn by	Dated
DA-A0200	1	Proposed Site Plan	Mode	09/09/2016
DA-A1200	1	Proposed Floor Plan	Mode	09/09/2016
DA-A1400	1	Roof Plan	Mode	09/09/2016
DA-A1600	1	Elevations	Mode	09/09/2016
DA-A1601	1	Elevations	Mode	09/09/2016
DA-A1700	2	Sections	Mode	15/11/2016
DA-A1701	1	Sections	Mode	09/09/2016
15126SYD	-	Acoustic Boundary Fence Concept Plan	Mode	02/11/2016
L101	C	Landscape Surfaces and Finishes	Mode	09/09/2016
L102	C	Furniture and fences	Mode	09/09/2016
L200	C	Planting Plan	Mode	09/09/2016
L300	C	Senior and Junior Play Equipment	Mode	09/09/2016

Page 20

Plan No.	Rev	Plan Title	Drawn by	Dated
C1.01	C	Cover Sheet	Warren Smith and Partners	April 2016
C1.02	C	Existing Survey Plan	Warren Smith and Partners	April 2016
C2.01	C	Sediment and Erosion Control Plan	Warren Smith and Partners	April 2016
C2.02	C	Sediment and Erosion Control Details	Warren Smith and Partners	April 2016
C6.01	C	Stormwater Layout Plan	Warren Smith and Partners	April 2016
C6.02	C	Stormwater Catchment Plan	Warren Smith and Partners	April 2016
C6.03	C	Stormwater drainage Details	Warren Smith and Partners	April 2016
C6.04	C	On-site detention plan and sections	Warren Smith and Partners	April 2016
C6.05	C	Stormwater360 Typical details	Warren Smith and Partners	April 2016

Supporting Documents

Plan No.	Rev	Document Title	Drawn by	Dated
DA-A0000	1	Cover Sheet	Mode	09/09/2016
DA-A1100	1	Demolition Plan	Mode	09/09/2016
DA-A1800	1	Shadow Diagrams	Mode	09/09/2016
L000	C	Coversheet	Mode	09/09/2016
C1.01	C	Cover Sheet	Warren Smith and Partners	April 2016
L100	C	Existing Trees	Mode	09/09/2016
3481 Sheets 1 - 7	B	Locality Plan of details and levels	Summit Geomatic	13/06/2012

Plan No.	Rev	Document Title	Drawn by	Dated
DA-A9000	1	Perspective	Mode	09/09/2016
-	E	Acoustic Report	JHA	22/11/2016
-	-	External Colours and Finishes	Mode	Received on 13/09/2016
-	-	Statement of Environmental Effects	Mode	Received on 13/09/2016
16034	1	Traffic and Parking Impacts Report	TEF Consulting	04/05/2016
-	-	Preliminary Tree Assessment Report	Earthscape Horticultural Services	February 2011
-	-	DA Access Audit	Independent Living Centre NSW	16/06/2016
-	-	Waste Management Plan	-	Received on 13/09/2016
5151000	C	Development Application Report	Warren Smith and Partners	5/09/2016
E2460 7Krpt	-	Preliminary Environmental Site Assessment	Environmental Investigation Services	February 2011
CA/13/83-1001 – 080313 doc)	-	Stage 2 Environmental Site Assessment	N.G. Child & Associates	08/03/2013
PCA1240_2 008	-	Asbestos Containing Construction materials Inspection	P. Clifton and Associated Pty Ltd	Nov 2008

2. Removal of Existing Trees

- a) This development consent permits the removal of Tree Nos. T4 - T9 and T42 - T46 as identified in the Tree Location Plan Appendix 5 contained the *Preliminary Tree Assessment Report* prepared by *Earthscape Horticultural Services* dated *February 2011*.

Page 22

- b) This development consent does not permit the removal of tree(s) numbered T1 and T2, T9 - T40 and T47 identified in the Tree Location Plan Appendix 5 contained the *Preliminary Tree Assessment Report* prepared by *Earthscape Horticultural Services* dated *February 2011*.as these trees contribute to the landscape amenity of the area/streetscape.
- c) The removal of any other trees requires separate approval in accordance with the Tree and Vegetation Chapter 1B.6 Hornsby Development Control Plan (HDCP).

3. Amendment of Plans

- a) The drawing *DA-A0200 Rev 1, Proposed Site Plan* prepared by *Mode* dated *09/09/2016* must be amended as follows:
 - (i) Delete reference to the 2.4m high acoustic fence. The acoustic fence on the northern side is to be designed as per the approved plans in Condition 1 of this development consent and be 2.5m in height;
 - (ii) Delete the incorrect reference to "existing chainlink fence" on the southern boundary adjoining the playground and include "existing colourbond fence" as per the existing situation on the site.
- b) The drawing *L102 Rev C, Furniture and fences* prepared by *Mode* dated *09/09/2016* must be amended to delete reference to "existing chainlink fence" on the southern boundary adjoining the playground and include "existing colourbond fence" as per the existing situation on the site.
- c) These amended plans must be submitted with the application for the Construction Certificate.

4. Project Arborist

A Project Arborist is to be appointed in accordance with AS 4970-2009 (1.4.4) to provide monitoring and certification throughout the development process. The details of the appointed Arborist are to be provided to Council and the PCA prior to the issue of the construction certificate.

5. Construction Certificate

- a) A Construction Certificate is required to be approved by Council or a Private Certifying Authority prior to the commencement of any works under this consent.
- b) A separate Construction Certificate must be obtained from Council for all works within the public road reserve under S138 of the *Roads Act*.
- c) A separate Construction Certificate must be obtained from Council for all works within drainage easements vested in Council.
- d) The Construction Certificate plans must not be inconsistent with the Development Consent plans.

REQUIREMENTS PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

6. Building Code of Australia

All approved building work must be carried out in accordance with the relevant requirements of the Building Code of Australia.

7. Utility Services

The applicant must submit written evidence of the following service provider requirements:

- a) *Ausgrid (formerly Energy Australia)* – a letter of consent demonstrating that satisfactory arrangements have been made to service the proposed development.

8. Sydney Water – Approval

This application must be submitted to *Sydney Water* for approval to determine whether the development would affect any *Sydney Water* infrastructure, and whether further requirements are to be met.

Note: Building plan approvals can be obtained online via Sydney Water Tap in™ through www.sydneywater.com.au under the Building and Development tab.

9. Dilapidation Report

To record the structural condition of No. 10, No. 14, No. 14A Old Berowra Road, Hornsby, adjoining the approved development, a Dilapidation Report must be prepared by a suitably qualified structural engineer for inclusion with the application of the Construction Certificate.

10. Traffic Control Plan

A Traffic Control Plan (TCP) must be prepared by a qualified traffic controller in accordance with the Roads & Traffic Authority's Traffic Control at Worksites Manual 1998 and Australian Standard 1742.3 for all work on a public road. The Traffic Management Plan shall be submitted and approved by Council's Manager Traffic and Road Safety prior to the issue of a construction certificate. The TCP must detail the following:

- a) Arrangements for public notification of the works;
- b) Temporary construction signage;
- c) Permanent post-construction signage;
- d) Vehicle movement plans;
- e) Traffic management plans; and
- f) Pedestrian and cyclist access/safety.

11. Identification of Survey Marks

A registered surveyor must identify all survey marks in the vicinity of the proposed development. Any survey marks required to be removed or displaced as a result of the proposed development shall be undertaken by a registered surveyor in accordance with Section 24 (1) of the *Surveying and Spatial Information Act 2002* and following the Surveyor General's Directions No.11 – "**Preservation of Survey Infrastructure**".

12. Stormwater Drainage

Page 24

The stormwater drainage system for the development must be designed in accordance with Council's *Civil Works – Design and Construction Specification 2005* and the following requirements:

- a) The drainage system shall be designed and constructed generally in accordance with the approved plans and water Quality treatment requirements pursuant to Council's HDCP s1C.1.2.i; and
- b) Connected to an existing Council piped drainage system under the supervision of Council.

Note: A certificate from a chartered civil engineer together with a works as executed design plan must be submitted to the principal certifying authority to demonstrate the satisfaction of this condition.

13. On Site Stormwater Detention

An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:

- a) Have a capacity similar to the approved plans and stormwater report;
- b) Have a surcharge/inspection grate located directly above the outlet;
- c) Discharge from the detention system must be controlled via 1 metre length of pipe, not less than 50 millimetres diameter or via a stainless plate with sharply drilled orifice bolted over the face of the outlet discharging into a larger diameter pipe capable of carrying the design flow to an approved Council system;
- d) Not be constructed in a location that would impact upon the visual or recreational amenity of residents.

14. Internal Driveway/Vehicular Areas

The driveway and parking areas on site must be designed, constructed and a Construction Certificate issued in accordance with Australian Standards 2890.1, 2890.2, and the following requirements:

- a) Design levels at the front boundary be obtained from Council;
- b) The pavements shall be an all-weather seal or concrete pavement designed by the Engineer;
- c) The pavements have a kerb to at least one side and a one-way cross fall with a minimum gradient of 1 percent and kerb inlets or flush grated pits provided on grade and at the low points; and
- d) The provision of safety systems where there is a level difference more than 0.3 metres and a 1:4 batter cannot be achieved.

15. Vehicular Crossing

A separate application under the *Local Government Act, 1993* and the *Roads Act 1993* must be submitted to Council for the installation of a new vehicular crossing and the removal of any redundant crossing. The vehicular crossing must be constructed in accordance with Council's *Civil Works Design 2005* and the following requirements:

- a) Design levels at the front boundary must be obtained from Council for the design on the internal pavements;
- b) Any redundant crossings must be replaced with integral kerb and gutter;
- c) The footway area must be restored by turfing;

Note: An application for a vehicular crossing can only be made to one of Council's Authorised Vehicular Crossing Contractors. You are advised to contact Council on 02 9847 6940 to obtain a list of contractors.

16. Pedestrian Refuge Islands

A preliminary design for a pedestrian refuge island in Old Berowra Road is to be provided to Council. The preliminary design will then be used for public consultation purposes, and pursuant to appropriate amendments will be considered by the Hornsby Local Traffic Committee (HLTC).

17. Waste Management Plan

Prior to issue of the Construction Certificate, a detailed Waste Management Plan Section One – Demolition Stage, Section Two – Design Stage, Section Three – Construction Stage and Section Four – Use and On-going Management as applicable, covering the scope of this project is required to be submitted to Council in accordance with the Waste Minimisation and Management Development Control Plan.

18. Acoustic Report Compliance

The proposed development must be designed in accordance with the recommendations of the *Acoustic Report Revision E, prepared by JHA dated 22/11/2016*. Details including the acoustic fence must be submitted with the Construction Certificate.

19. Construction Traffic Management Plan

In order to enable unencumbered movement of traffic in the public road during construction works, a Construction Management Plan, including a Traffic Management Plan and scaled construction plans prepared by a suitably Chartered and Qualified Chartered Civil Engineer and Qualified Worksite Traffic Controller shall be prepared and submitted to Hornsby Shire Council for approval according to the following requirements:-

- a) A copy of the plans shall be submitted for consideration and written approval by Hornsby Shire Council prior to the release of the Construction Certificate.
- b) The plans shall detail the order of construction works and arrangement of all construction machines and vehicles being used at the same time during all stages.
- c) The CTMP plans shall be in accordance with the approved Development Application plans and the Development Consent conditions.
- d) In order to prevent injury, accident and loss of property, no building materials, work sheds, vehicles, machines or the like shall be allowed to remain in the road reserve area without the written consent of Hornsby Shire Council.
- e) The Plan shall be generally in compliance with the requirements of the Road and Traffic Authority's "Traffic Control at Worksites Manual 1998" and detailing:-

- i) Public notification of proposed works;
- ii) Long term signage requirements;
- iii) Short term (during actual works) signage;
- iv) Vehicle Movement Plans, where applicable;
- v) Traffic Management Plans;
- vi) Pedestrian and Cyclist access and safety;
- f) The plans shall indicate traffic controls including those used during non-working hours and shall provide pedestrian access and two-way traffic in the public road to be facilitated at all times.
- g) The plans shall include the proposed truck routes to and from the site including details of the frequency of truck movements at the different stages of the development. The plan shall also include details of parking arrangements for all employees and contractors.
- h) The Applicant and all employees of contractors on the site must obey any direction or notice from the Prescribed Certifying Authority or Hornsby Shire Council in order to ensure the above.
- i) If there is a requirement to obtain a Work Zone, partial Road Closure or Crane Permit an application to Hornsby Shire Council is to be made prior to the issue the Construction Certificate

20. Pedestrian Access Management Plan

A Pedestrian Access Management Plan (PAMP) must be submitted to Council, detailing changes and management of pedestrian movements during various stages of development, particularly during any partial or total closure of footpaths.

REQUIREMENTS PRIOR TO THE COMMENCEMENT OF ANY WORKS

21. Erection of Construction Sign

- a) A sign must be erected in a prominent position on any site on which any approved work is being carried out:
 - i) Showing the name, address and telephone number of the principal certifying authority for the work;
 - ii) Showing the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and
 - iii) Stating that unauthorised entry to the work site is prohibited.
- b) The sign is to be maintained while the approved work is being carried out and must be removed when the work has been completed.

22. Protection of Adjoining Areas

Page 27

A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- a) Could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic;
- b) Could cause damage to adjoining lands by falling objects; and/or
- c) Involve the enclosure of a public place or part of a public place.

Note: Notwithstanding the above, Council's separate written approval is required prior to the erection of any structure or other obstruction on public land.

23. Hazardous Material Survey Report

A Hazardous Material Survey Report for No. 12 Old Berowra Road is to be submitted to Council prior to the commencement of demolition works on the site.

24. Toilet Facilities

- a) To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site.
- b) Each toilet must:
 - i) be a standard flushing toilet connected to a public sewer; or
 - ii) be a temporary chemical closet approved under the *Local Government Act 1993*; or
 - iii) have an on-site effluent disposal system approved under the *Local Government Act 1993*.

25. Erosion and Sediment Control

To protect the water quality of the downstream environment, erosion and sediment control measures must be provided and maintained throughout the construction period in accordance with the manual *'Soils and Construction 2004 (Bluebook)'*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices must remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.

26. Tree Protection Barriers

- a) To safeguard the natural environment during the approved development works, tree protection fencing must be installed around T1, T2, T9 - T40 and T47 at nominated setbacks identified in Appendix 4 of the *Preliminary Tree Assessment Report* prepared by *Earthscape Horticultural Services* dated February 2011.
- b) The fencing must be constructed of 1.8 metre cyclone chainmesh fence or star pickets spaced at 2 metre intervals and connected by a continuous high-visibility barrier/hazard mesh at a height of 1 metre.

- c) All Tree Protection Zones must have a layer of wood-chip mulch installed prior to works commencing and must be maintained throughout the period of construction at a depth of 150mm – 300mm using material that complies with Australian Standard AS 4454.
- d) A certificate from the project arborist must be submitted to the Principal Certifying Authority and Council stating compliance with the relevant tree protection conditions of this consent.

REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION
27. Construction Work Hours

All works on site, including demolition and earth works, must only occur between 7am and 5pm Monday to Saturday.

No work is to be undertaken on Sundays or public holidays.

28. Demolition

To protect the surrounding environment, all demolition work must be carried out in accordance with "Australian Standard 2601-2001 – The Demolition of Structures" and the following requirements

- a) Demolition material must be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan;
- b) Demolition works, where asbestos material is being removed, must be undertaken by a contractor that holds an appropriate licence issued by *WorkCover NSW* in accordance with Chapter 10 of the *Occupational Health and Safety Regulation 2001* and Clause 29 of the *Protection of the Environment Operations (Waste) Regulation 2005*; and
- c) On construction sites where any building contain asbestos material, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' and measuring not less than 400mm x 300mm must be displayed in a prominent position visible from the street.

29. Environmental Management

The site must be managed in accordance with the publication '*Managing Urban Stormwater – Landcom (March 2004)*' and the *Protection of the Environment Operations Act 1997* by way of implementing appropriate measures. To prevent sediment run-off, excessive dust, noise or odour emanating from the site during the construction of the development.

30. Street Sweeping

- a) To protect the surrounding environment, Street sweeping must be undertaken following sediment tracking from the site along Old Berowra Road during works and until the site is established.
- b) The street cleaning services must undertake a street 'scrub and dry' method of service and not a dry sweeping service that may cause sediment tracking to spread or cause a dust nuisance.

31. Works Near Trees

- a) To protect trees to be retained, all required tree protection measures are to be maintained in good condition for the duration of the construction period.
- b) The appointed Project Arborist must monitor and record all changes or modifications to required tree protection measures for the period of construction and any necessary remedial actions for maintaining tree health and condition of the trees required to be protected under this development consent.
- c) Approved works within the tree protection zones (TPZ) of T1, T2, T9 - T40 and T47 must be undertaken in accordance with the following requirements:
 - i) New foundation/footing must provide a 100mm clearance above soil and be of sensitive construction techniques such as screw pilings or piers, cantilevered or suspended slab design.
 - ii) When the root zone is reactive clay, techniques such as localized pier and beam (bridged) screw pile footings or root and soil moisture control barriers may be appropriate to minimize effects on structures.
 - iii) Any necessary excavation must be undertaken by sensitive methods such as pneumatic or by hand as prescribe in AS 4970-2007 Sections 4.5.5.
 - iv) Existing grade must be retained within the TPZ of all trees being retained.
 - v) The installation of all services which enter or transects a designated TPZ must utilise sensitive methods of installation such as directional drilling or in manually excavated trenches. The process must be monitored by the Project Arborist to assess the likely impacts of boring and bore pits on retained trees.
 - vi) During manual excavation of trenches, the Project Arborist must provide advice on roots to be retained and must monitor all such works.
 - vii) Manual excavation may include the use of pneumatic and hydraulic tools in accordance with AS 4970-2009 Clause 4.5.3.
 - viii) All scaffoldings must be erected outside the TPZ of trees to be protected and in accordance with AS 4970-2009 Section 4.5.6.
- d) The filling or stockpiling of building materials, the parking of vehicles or plant, the disposal of cement slurry, waste water or other contaminants must be located outside the tree protection zones as prescribed in the conditions of this consent or the prescriptive measures of *Part 1B.6.1 Tree Preservation of the Hornsby Development Control Plan, 2013*, of any tree to be retained.
- e) The Project Arborist must submit monthly certificates to the principal certifying authority, certificate stating that the works have been carried out in compliance with the approved plans and specifications for tree protection. The certification should include a statement of site attendance, the condition of the retained trees, details of any deviations from the approved tree protection measures and their impacts on trees.

Note: Copies of monitoring documentation may be required.

32. Disturbance of Existing Site

During construction works, the existing ground levels of open space areas and natural landscape features, including natural rock-outcrops, vegetation, soil and watercourses must not be altered unless otherwise nominated on the approved plans.

33. Landfill

Landfill must be constructed in accordance with Council's '*Construction Specification 2005*' and the following requirements:

- a) Prior to fill material being imported to the site, a certificate shall be obtained from a suitable qualified environmental consultant confirming the fill wholly consists of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the *Protection of the Environment Operations Act, 1997* or material approved under the *Department of Environment and Climate Change's* general resource recovery exemption.

34. Excavated Material

All excavated material removed from the site must be classified by a suitably qualified person in accordance with the Department of Environment, Climate Change and Water NSW *Waste Classification Guidelines* prior to disposal to an approved waste management facility and be reported to the principal certifying authority prior to the issue of an Occupation Certificate.

35. Traffic Control Plan Compliance

The development must be carried out in accordance with the following documents:

- a) Traffic Control Plan (TCP);
- b) Construction traffic Management Plan;
- c) Pedestrian Management Plan
- d) The recommendations within the approved Stage 2 Environmental Site Assessment (Section 10.2) report and the Preliminary Environmental Site Assessment report.

36. Asbestos or Soil Contamination

Should the presence of asbestos or soil contamination, not recognised during the application process be identified during demolition, the applicant must immediately notify the principal certifying authority and Council.

37. Survey Report – Finished Floor Level

A report(s) must be prepared by a registered surveyor and submitted to the principal certifying authority prior to the pouring of concrete at each level of the building certifying that:

- a) The building, retaining walls and the like have been correctly positioned on the site and;
- b) The finished floor level is in accordance with the approved plans.

38. Waste Management

Waste management during the demolition and construction phase of the development must be undertaken in accordance with the approved Waste Management Plan. Additionally written

records of the following items must be maintained during the removal of any waste from the site and such information submitted to the Principal Certifying Authority within fourteen days of the date of completion of the works:

- a) The identity of the person removing the waste.
- b) *The waste carrier vehicle registration.*
- c) Date and time of waste collection.
- d) A description of the waste (type of waste and estimated quantity).
- e) Details of the site to which the waste is to be taken.
- f) The corresponding tip docket/receipt from the site to which the waste is transferred (noting date and time of delivery, description (type and quantity) of waste).
- g) Whether the waste is expected to be reused, recycled or go to landfill.

Note: In accordance with the Protection of the Environment Operations Act 1997, the definition of waste includes any unwanted substance, regardless of whether it is reused, recycled or disposed to landfill.

REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Note: For the purpose of this consent, a reference to 'occupation certificate' shall not be taken to mean an 'interim occupation certificate' unless otherwise stated.

39. Sydney Water – s73 Certificate

A s73 Certificate must be obtained from Sydney Water and submitted to the PCA.

Note: Sydney Water requires that s73 applications are to be made through an authorised Sydney Water Servicing Coordinator. Refer to www.sydneywater.com.au or telephone 13 20 92 for assistance.

40. Certification of WSUD Facilities

Prior to the issue of an Occupation Certificate a certificate from a Civil Engineer is to be obtained stating that the WSUD facilities have been constructed and will meet the water quality targets as specified in the Hornsby Shire Councils DCP.

41. Creation of Easements

The following matter(s) must be nominated on standard LPI Forms under Section 88E of the *Conveyancing Act, 1919*:

- a) The creation of an appropriate "Positive Covenant" and "Restriction as to User" over the constructed on-site detention/water quality treatment systems and outlet works, in accordance with Council's standard wording. The position of the on-site detention system is to be clearly indicated on the title;
- b) To register the OSD easement, the restriction on the use of land "works-as-executed" details of the on-site-detention system must be submitted verifying that the required storage and discharge rates have been constructed in accordance with the design requirements. The details must show the invert levels of the on site system together

with pipe sizes and grades. Any variations to the approved plans must be shown in red on the "works-as-executed" plan and supported by calculations;

Note: Council must be nominated as the authority to release, vary or modify any easement, restriction or covenant.

42. Pedestrian Refuge

A pedestrian refuge is to be constructed in Old Berowra Road subject to detailed design and approval process by the RMS and Council.

43. Completion of Landscaping

A certificate must be submitted to the PCA by a practicing landscape architect, horticulturalist or person with similar qualifications and experience certifying that all required landscaping works have been satisfactorily completed in accordance with the approved landscape plans and the following requirements:

- a) A minimum of 12 additional trees must be planted on the subject site. The tree species must be selected from the Council's Indigenous species listing located in the *Hornsby Shire DCP Tree Preservation Measures 1B.6 Table 1B.6(b)* such as *Angophora costata*, *Angophora floribunda*, *Eucalyptus elata*.
- b) Replacement trees must be located setback 4 metres or greater from the foundation walls of the approved development.
- c) The pot size of the replacement tree(s) must be a minimum 25 litres and replacement tree(s) must be maintained until they reach the height of 3 metres.
- d) The replacement trees must reach a mature height greater than 10 metres.
- e) All tree stock must meet the specifications outlined in 'Specifying Trees' (Ross Clark, NATSPEC Books).
- f) Planting methods must meet professional (best practice) industry standards
- g) The suitably qualified person holding a Certificate III in Horticulture must submit to the principal certifying authority a statement confirming all landscaping requirements has been completed in accordance with approved landscape plans and conditions of consent.

Note: Advice on suitable species for landscaping can be obtained from Council's planting guide 'Indigenous Plants for the Bushland Shire', available at www.hornsby.nsw.gov.au.

44. Retaining Walls

All required retaining walls must be constructed as part of the development.

45. Installation of Air Conditioner

To protect the amenity of adjacent properties, the condenser unit for the air conditioner must be sited a minimum of 3 metres from the property boundary of any adjoining residential premises.

46. Boundary Fencing

Fencing must be installed as per the following:

- a) Acoustic fencing along the northern boundary and landscape screening as per the approved plan *Acoustic Boundary Fence Concept Plan* prepared by *Mode* dated 02/11/2016;
- b) Existing colourbond fence on the southern boundary of the site to be retained; and
- c) All the remaining fencing to be in accordance with the approved plan, *L102 Rev C, Furniture and fences* prepared by *Mode* dated 09/09/2016 as amended by Condition 3 of this development consent.

47. External Lighting

- a) To protect the amenity of adjacent premises, all external lighting must be designed and installed in accordance with *Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting*.
- b) Certification of compliance with this Standard must be obtained from a suitably qualified person and submitted to the PCA with the application for the Construction Certificate.

48. Construction of engineering works.

All engineering works identified in this consent are to be completed and a Compliance Certificate issued prior to the release of the Occupation Certificate.

49. Food Preparation Area

The fit out and operation of that part of the building to be used for the manufacture, preparation or storage of food, must be in accordance with Australian Standard 4674-2004 – Design and fit out of food premises, the Food Act 2003, and the Food Regulation 2015 and the Food Standards Code developed by Food Standards Australia New Zealand. *Food Standards 3.3.1. 3.2.2 and 3.2.3* are mandatory for all food businesses.

Note: Walls are to be of solid construction.

50. Preservation of Survey Marks

A certificate by a Registered Surveyor must be submitted to the Principal Certifying Authority, certifying that there has been no removal, damage, destruction, displacement or defacing of the existing survey marks in the vicinity of the proposed development or otherwise the re-establishment of damaged, removed or displaced survey marks has been undertaken in accordance with the Surveyor General's Direction No.11 – **"Preservation of Survey Infrastructure"**.

51. Kitchen Exhaust Installation

A kitchen exhaust system must be designed and installed to effectively prevent air pollution in accordance with the *Protection of the Environment Operations Act 1997*.

52. Final Certification Arborist

The Project Arborist must submit to the principal certifying authority a certificate that all the completed works have been carried out in compliance with the approved plans and

Page 34

specifications for tree protection. Certification must include a statement of overall site attendance, the condition of the retained trees, details of any deviations from the approved tree protection measures and their impacts on trees.

Note: Copies of monitoring documentation may be required.

53. Damage to Council Assets

Any damage caused to Council's assets as a result of the construction of the development must be rectified in accordance with Council's written requirements and at the sole cost of the applicant.

54. Works as Executed Plan

A works-as-executed plan(s) must be prepared by a registered surveyor and submitted to Council for completed road pavement, kerb & gutter, public drainage systems, driveways and on-site detention system, services and service conduits.

55. Consolidation of Allotments

All allotments the subject of this consent must be consolidated into one allotment.

Note: The applicant is recommended to submit the plan of subdivision to consolidate allotments to the NSW Department of Lands at least 4-6 weeks prior to seeking an occupation certificate.

56. Car Parking and Deliveries

All car parking and driveway areas including turning paths, aisle widths, parking bay dimensions, sight lines and grades must be constructed in accordance with *Australian Standard AS 2890.1 – 2004 – Off Street Car Parking*, *Australian Standard 2890.2 – 2002 – Off Street Commercial* and the following requirements:

- a) The driveway works are to be completed in accordance with Condition No.13;
- b) All parking areas and driveways are to be sealed to an all-weather standard, line marked and signposted;
- c) No landscaping or fencing within the front setback should restrict sight distance to pedestrians and cyclists travelling along the footpath; and
- d) All parking spaces for people with disabilities must be constructed in accordance with Australian Standard AS/NZS 2890.6:2009 – Off-street parking for people with disabilities.

57. Final Certification Acoustic Consultant

A final certificate must be provided by the Acoustic Consultant stating that the recommended measures in the approved Acoustic Report have been complied with.

OPERATIONAL CONDITIONS

58. Use of the premises

The approved community centre would accommodate a maximum of 240 patrons at any one time.

59. Hours of Operation

The hours of operation of the premise are restricted to those times listed below:

- a) 7.30am to 10.00pm Monday to Saturday; and
- b) 8.00am to 10.00pm Sunday.

60. Car park security gate

The security gate at the entry to the proposed on site car park is to remain open until 10.30pm, seven days a week, to allow for egress from evening sports training.

61. Noise

All noise generated by the proposed development must be attenuated to prevent levels of noise being emitted to adjacent premises which possess tonal, beating and similar characteristics or which exceeds background noise levels by more than 5dB(A).

62. Fire Safety Statement - Annual

On at least one occasion in every 12 month period following the date of the first 'Fire Safety Certificate' issued for the property, the owner must provide Council with an annual 'Fire Safety Certificate' to each essential service installed in the building.

63. Waste Management

The waste management on site must be in accordance with the following requirements:

- a) The site must include sufficient number of bins to contain the volume of waste and recycling expected to be generated between collection services.
- b) The Community Centre hire terms and conditions are to include waste management provisions.

64. Landscape establishment

The landscape works must be maintained into the future to ensure the establishment and successful growth of plant material to meet the intent of the landscape design. This must include but not be limited to watering, weeding, replacement of failed plant material and promoting the growth of plants through standard industry practices.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2000, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires:

- The issue of a construction certificate prior to the commencement of any works. Enquiries can be made to Council's Customer Services Branch on 9847 6760.
- A principal certifying authority to be nominated and Council notified of that appointment prior to the commencement of any works.
- Council to be given at least two days written notice prior to the commencement of any works.

- Mandatory inspections of nominated stages of the construction inspected.
- An occupation certificate to be issued before occupying any building or commencing the use of the land.

Long Service Levy

In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, a 'Long Service Levy' must be paid to the Long Service Payments Corporation or Hornsby Council.

Note: The rate of the Long Service Levy is 0.35% of the total cost of the work.

Note: Hornsby Council requires the payment of the Long Service Levy prior to the issue of a construction certificate.

Tree and Vegetation Preservation

In accordance with Clause 5.9 of the *Hornsby Local Environmental Plan 2013* a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation protected under the Hornsby Development Control Plan 2013 without the authority conferred by a development consent or a permit granted by Council.

Notes: A tree is defined as a long lived, woody perennial plant with one or relatively few main stems with the potential to grow to a height greater than three metres (3M). (HDCP 1B.6.1.c).

Tree protection measures and distances are determined using the Australian Standard AS 4970:2009, "Protection of Trees on Development Sites".

Fines may be imposed for non-compliance with both the Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2013.

Disability Discrimination Act

The applicant's attention is drawn to the existence of the *Disability Discrimination Act*. A construction certificate is required to be obtained for the proposed building/s, which will provide consideration under the *Building Code of Australia*, however, the development may not comply with the requirements of the *Disability Discrimination Act*. This is the sole responsibility of the applicant.

Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this consent. Applicants must rely on their own enquiries as to whether or not the building breaches any such covenant.

Dial Before You Dig

Prior to commencing any works, the applicant is encouraged to contact *Dial Before You Dig* on 1100 or www.dialbeforeyoudig.com.au for free information on potential underground pipes and cables within the vicinity of the development site.

Telecommunications Act 1997 (Commonwealth)

Page 37

If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

Asbestos Warning

Should asbestos or asbestos products be encountered during demolition or construction works, you are advised to seek advice and information prior to disturbing this material. It is recommended that a contractor holding an asbestos-handling permit (issued by *WorkCover NSW*) be engaged to manage the proper handling of this material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au

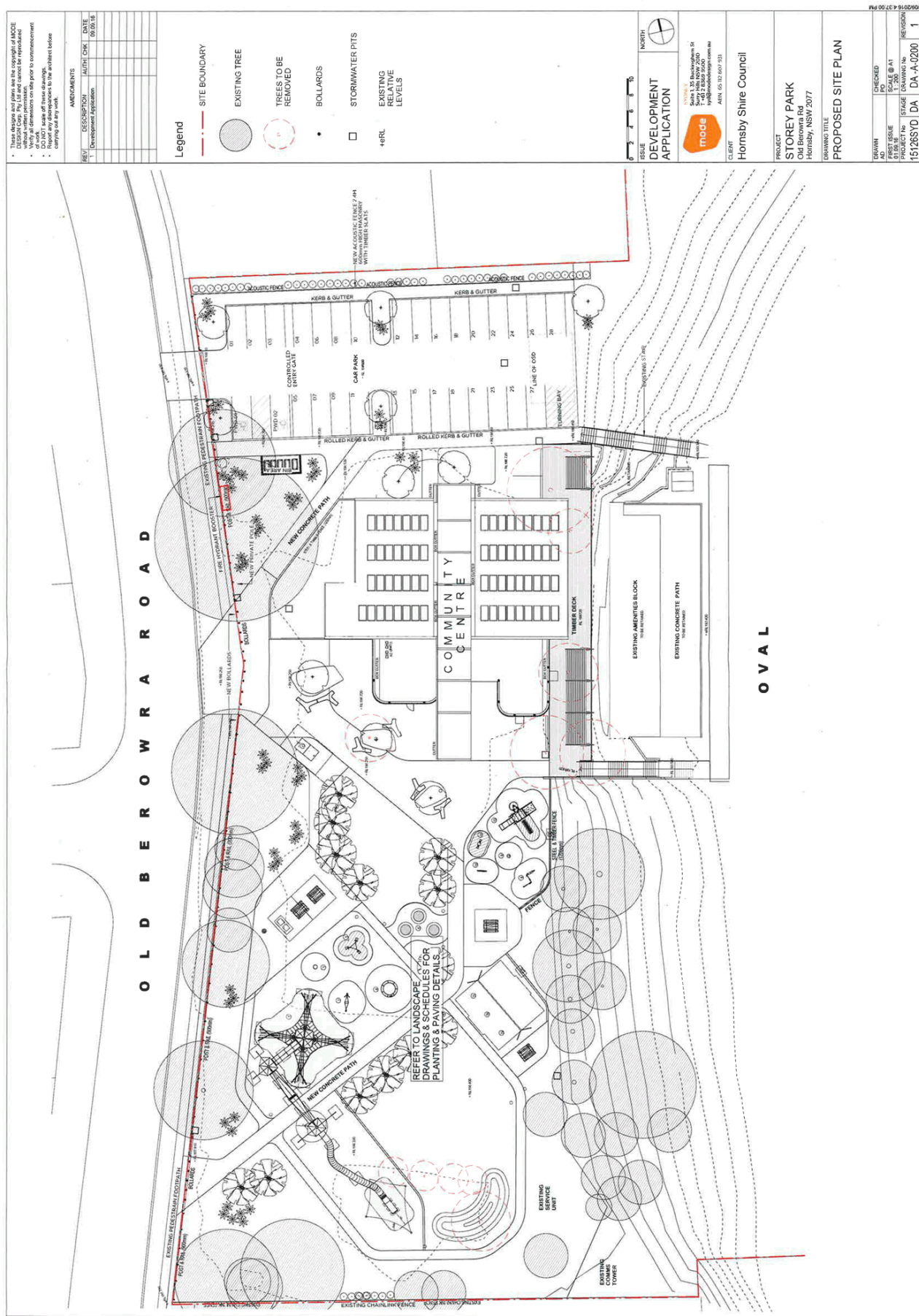
www.nsw.gov.au/fibro

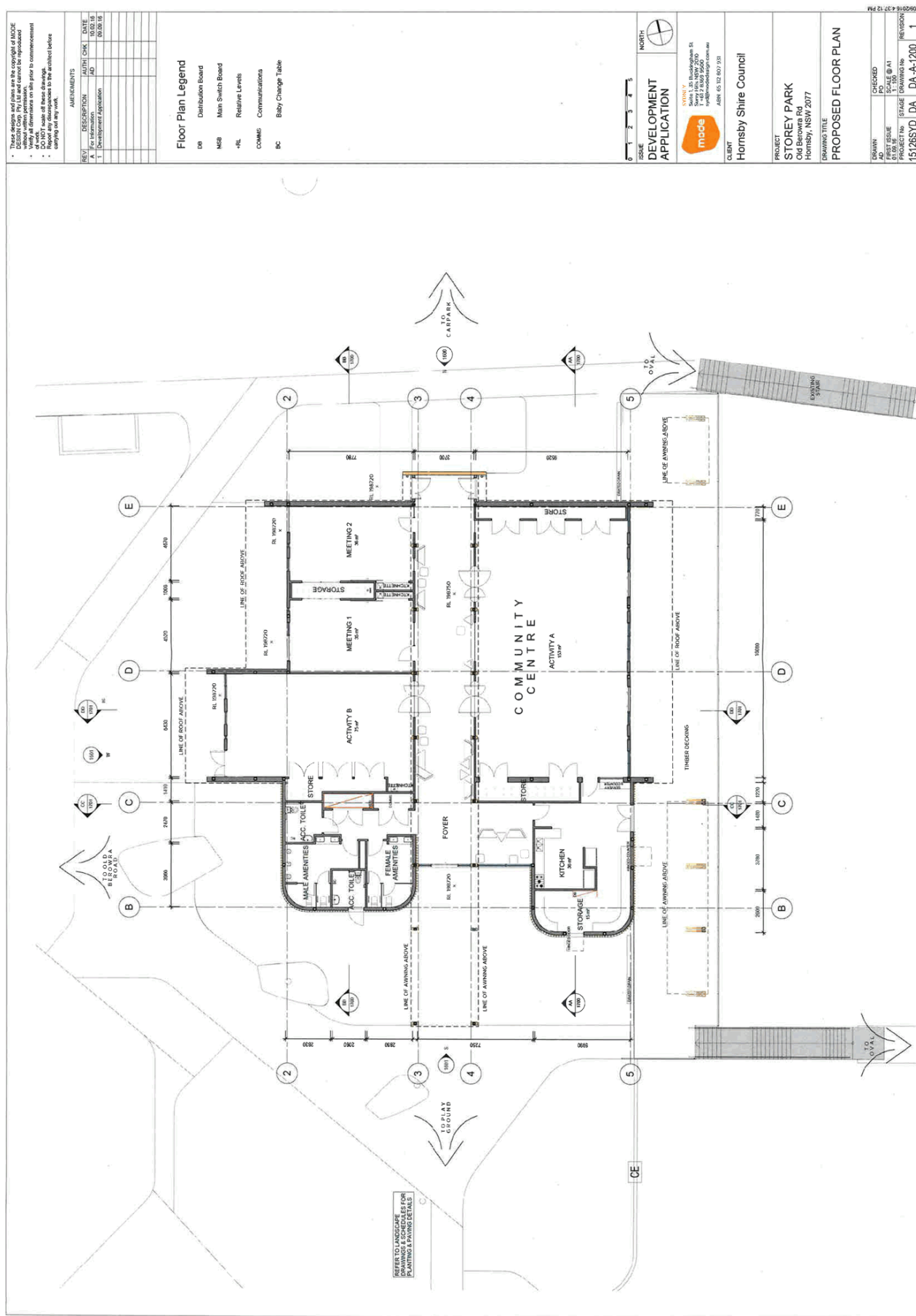
www.adfa.org.au

www.workcover.nsw.gov.au

Alternatively, telephone the *WorkCover* Asbestos and Demolition Team on 8260 5885.

ATTACHMENT 3 - ITEM 5

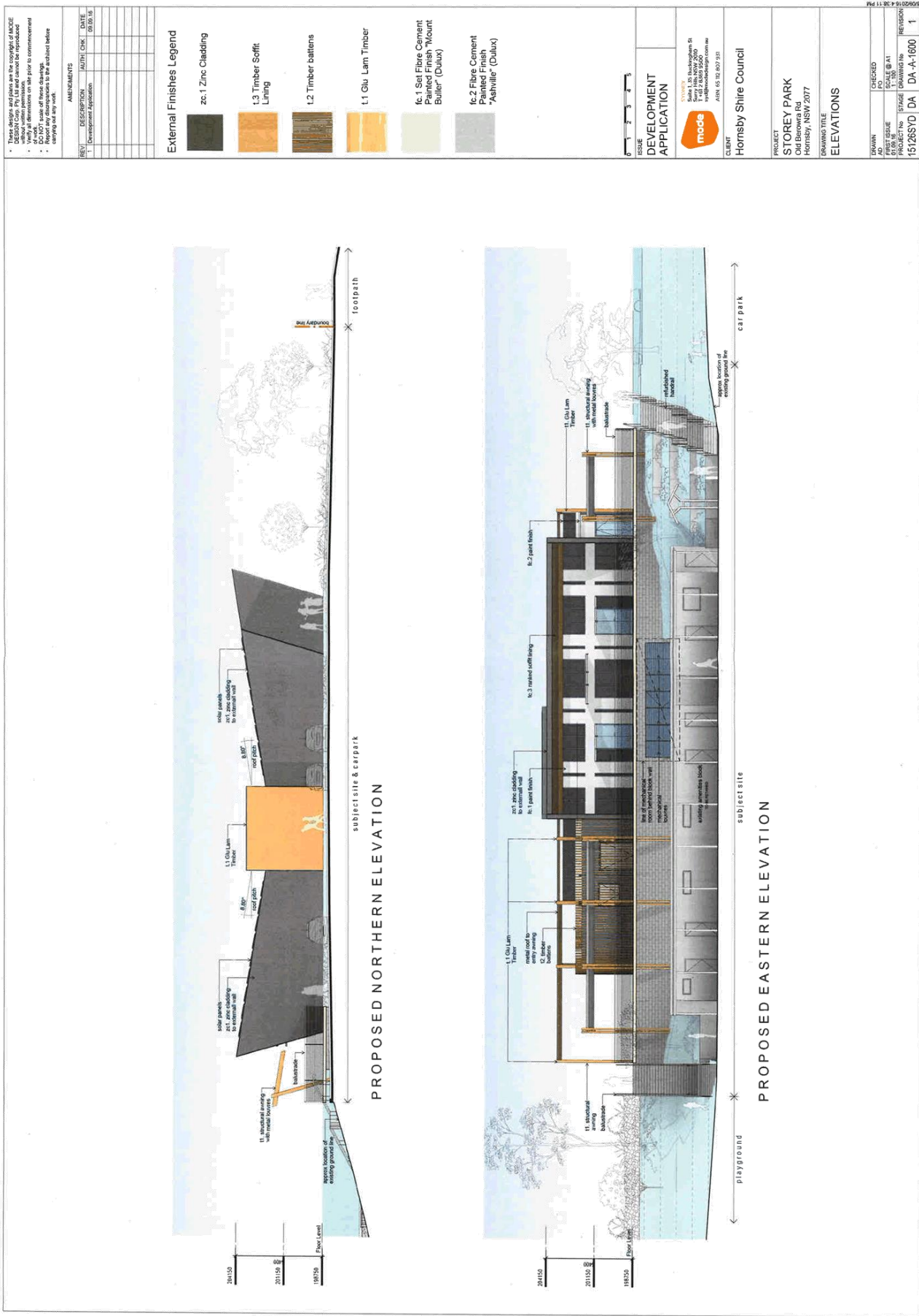




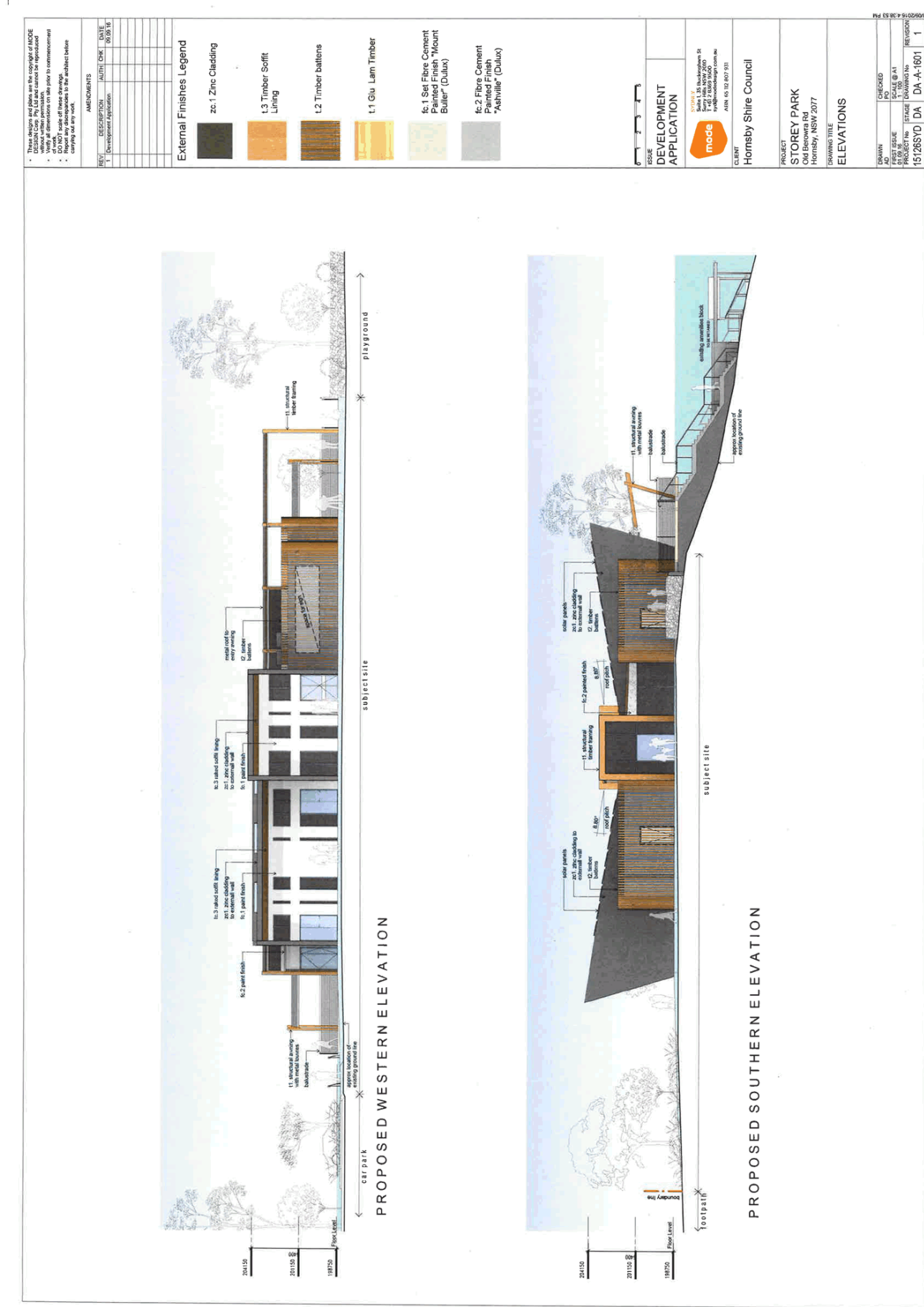
ATTACHMENT 4 - ITEM 5



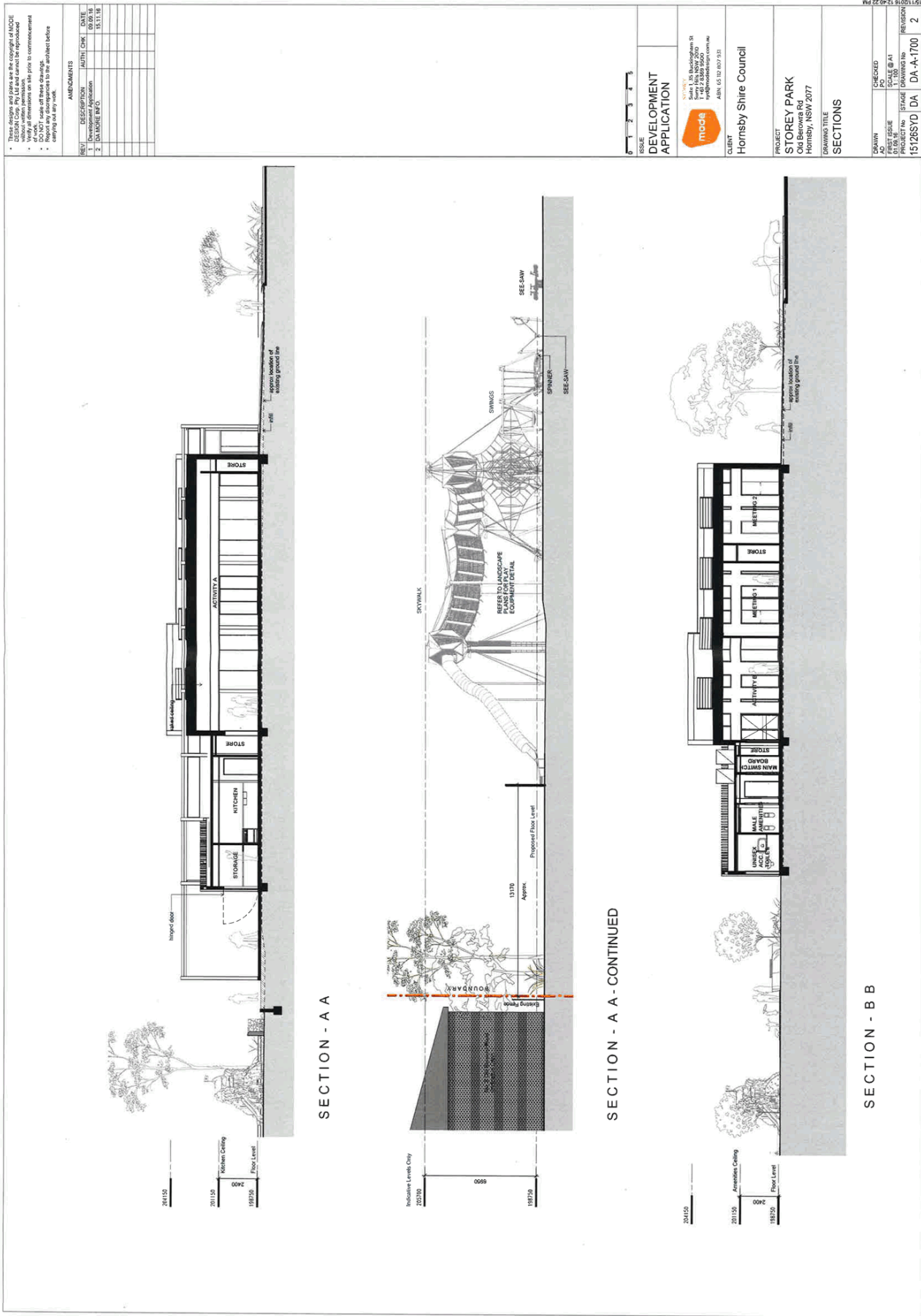
ATTACHMENT 6 - ITEM 5



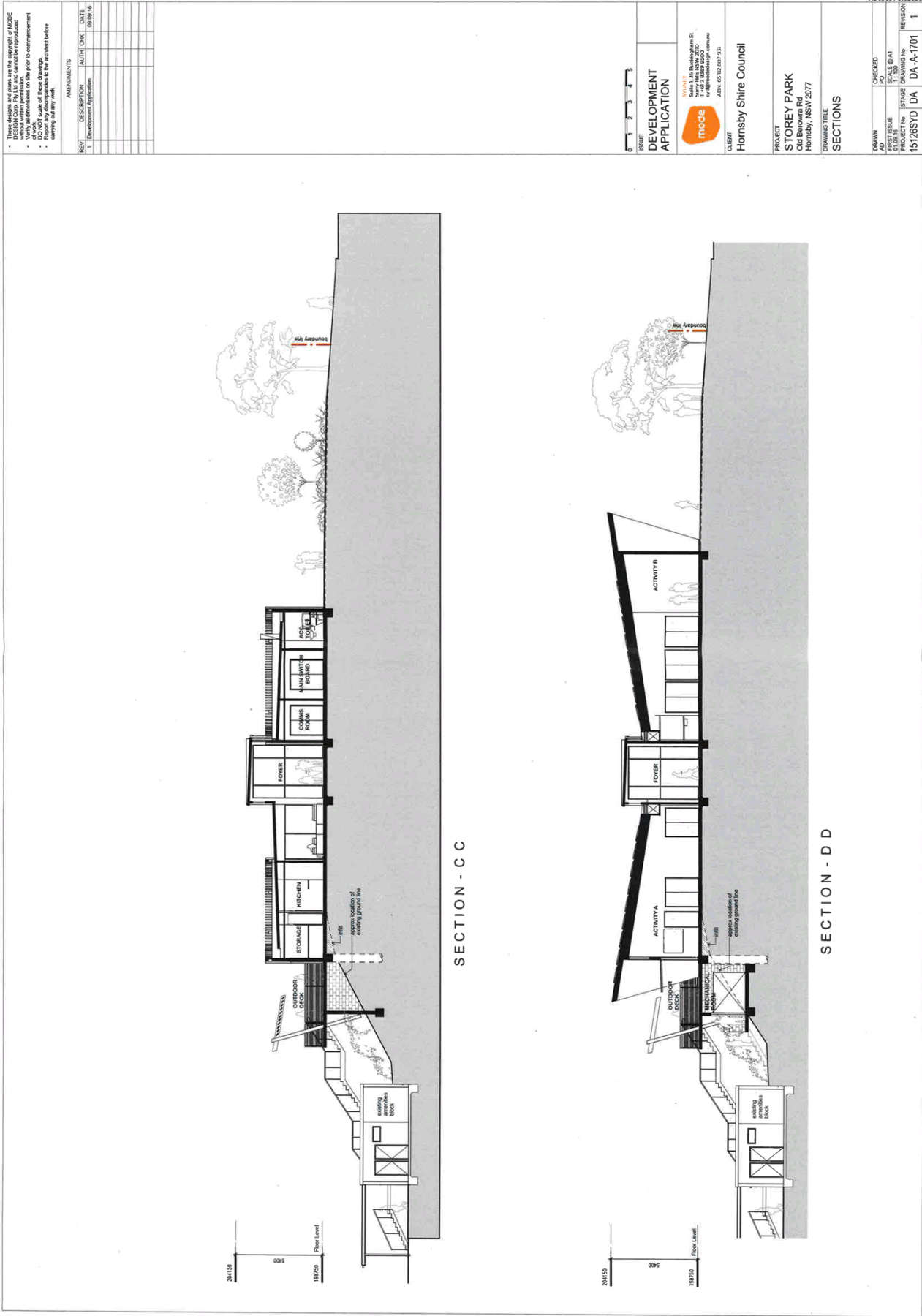
ATTACHMENT 6 - ITEM 5

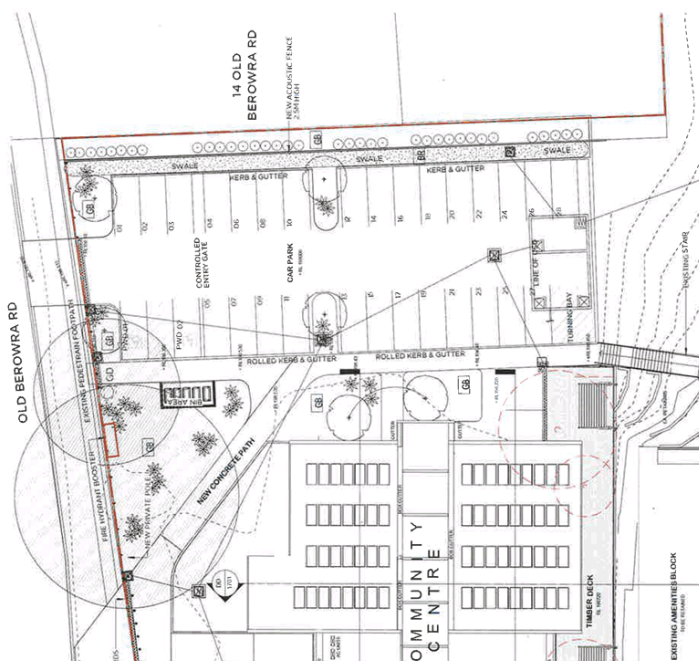


ATTACHMENT 6 - ITEM 5



ATTACHMENT 6 - ITEM 5





SITE PLAN EXTRACT (NTS)

ACOUSTIC BOUNDARY FENCE

2500mm high acoustic fence is proposed to screen neighboring properties from site. Fence will be constructed timber slats and will feature rendered block panels.

The fence is proposed to sit 2000mm clear from the boundary to allow for planting along the boundary to provide screening to 14 Old Berowra Rd. The Syzygium Leuhamii is a medium sized shrub selected to screen the neighboring property. The Banksia Ericifolia Lantern Banksia has been selected to provide a higher level of screening as the species can grow up to 6m.



EXISTING BOUNDARY FENCE PICTURE
(14 OLD BEROWRA RD)

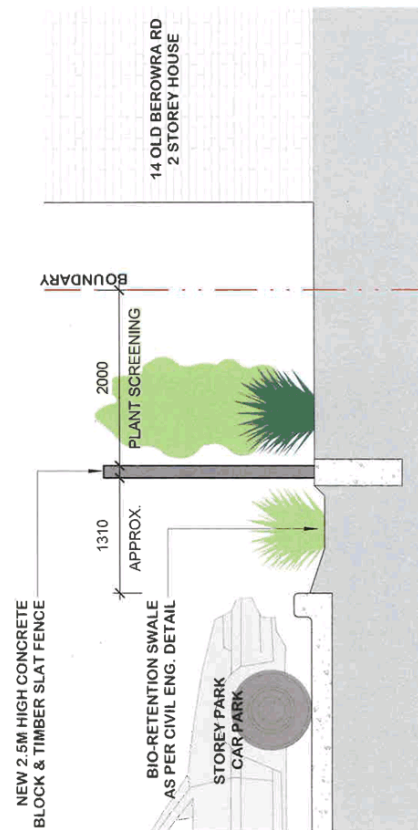


PICTURE OF INDICATIVE FENCE TYPE FOR
ACOUSTIC WALL



PROPOSED 14 OLD BEROWRA RD FENCE
PERSPECTIVE

14 OLD BEROWRA RD



ACOUSTIC WALL DETAIL
1:50 @ A3



SMALL TREE
BANKSIA ERICIFOLIA
LANTERN BANKSIA



SHRUB
SYZYGIUM LEUHAMII
SMALL LEAF LILLY PILLY



SYDNEY
Suite 1.35 Buckingham St,
SURREY HILLS NSW 2010
T +61 4 8396 9500
E syd@modedesign.com.au



STOREY PARK
Old Berowra Road, HORNSBY NSW

ACOUSTIC BOUNDARY FENCE CONCEPT PLAN - IMPACT TO 14 OLD BEROWRA RD

Project No: 15126SYD
Date: 2/11/16
Scale: VARIES @ A3
Drawn / Check: AD

ATTACHMENT 7 - ITEM 5



DRAWING LIST

COVER SHEET	DDA-A 0000
PROPOSED SITE PLAN	DDA-A 0200
DEMOLITION PLAN	DDA-A 1100
	DDA-A 1200
	DDA-A 1300
	DDA-A 1400
PROPOSED FLOOR PLAN	
ROOF PLAN	
ELEVATIONS	DDA-A 1600
	DDA-A 1601
ELEVATIONS	
	DDA-A 1700
	DDA-A 1701
SECTIONS	
SHADOW DIAGRAMS	DDA-A 1800
PERSPECTIVE	DDA-A 9000

[illegible]

ATTACHMENT 8 - ITEM 5

[illegible][illegible]

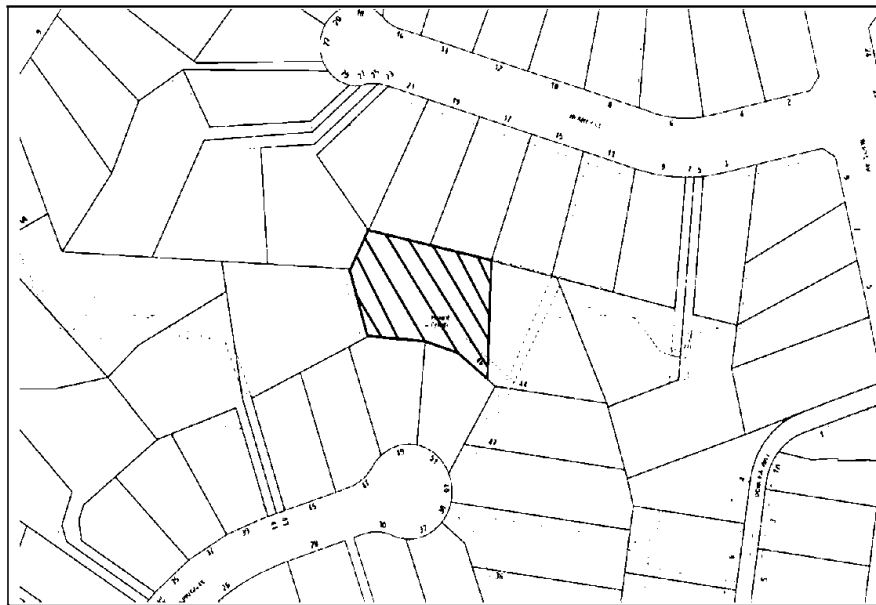
ATTACHMENT 9 - ITEM 5

ATTACHMENT/S

REPORT NO. PL3/17

ITEM 6

- 1. LOCALITY MAP**
- 2. SITE PLAN**
- 3. FLOOR PLANS**
- 4. ELEVATION PLANS**
- 5. SECTIONS PLANS**
- 6. LANDSCAPE PLAN**
- 7. SUBDIVISION PLAN**
- 8. SHADOW PLANS - PART 1**
- 9. SHADOW PLAN - PART 2**
- 10. SHADOW PLAN - PART 3**
- 11. PHOTOMONTAGE**
- 12. RECOMMENDED LAYOUT BY COURT APPOINTED
EXPERT**



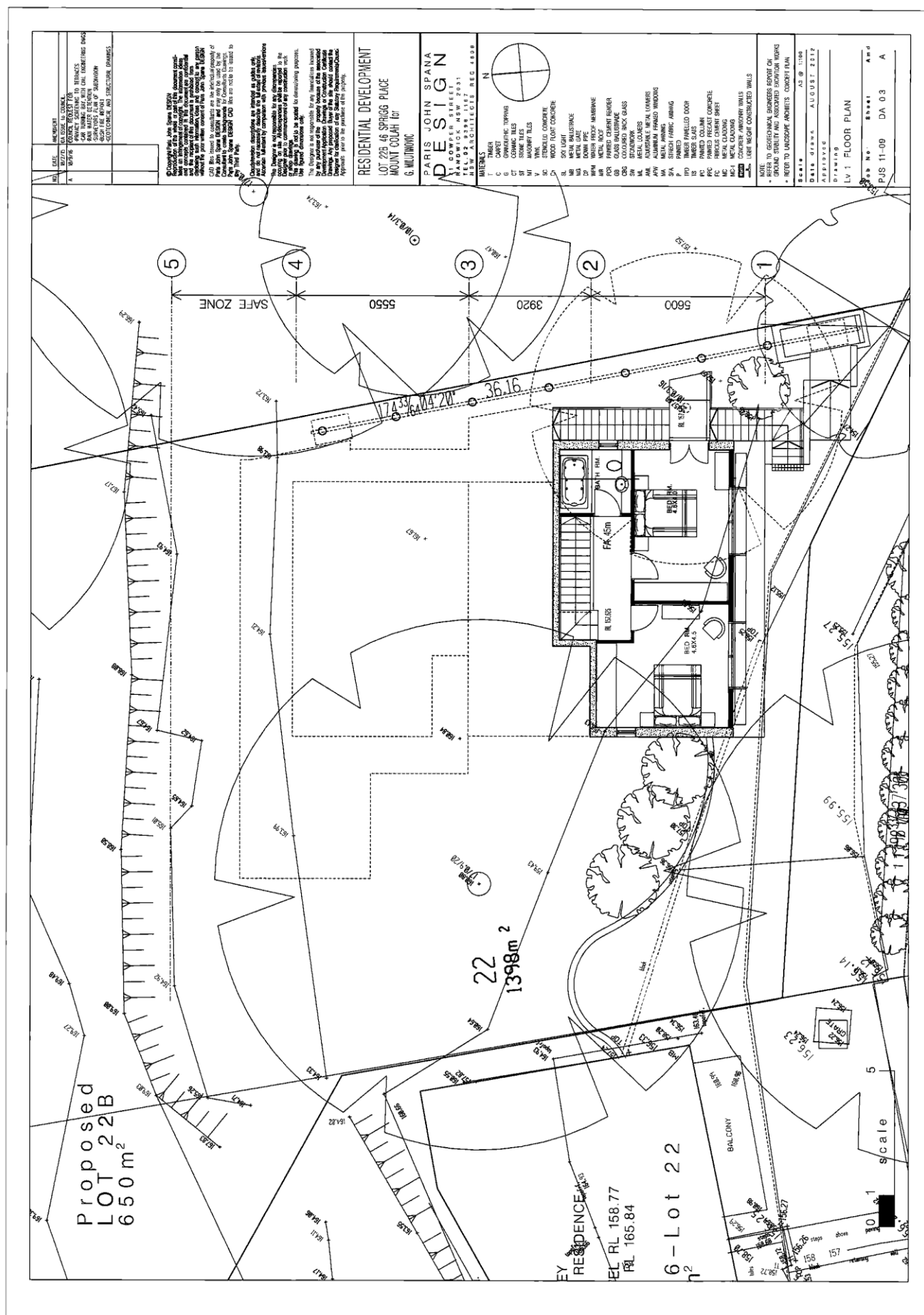
LOCALITY PLAN

DA/444/2016

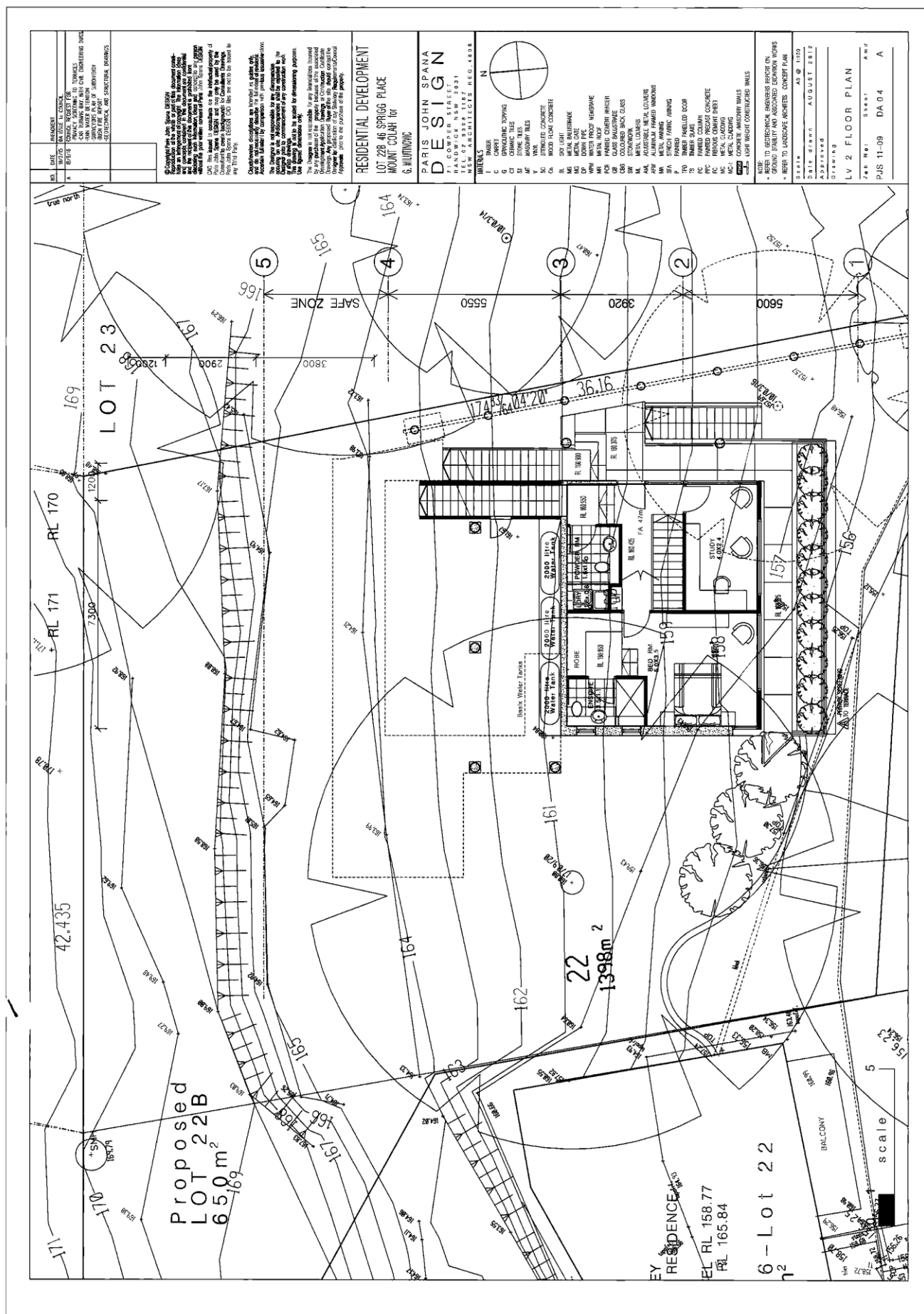
46 Sprigg Place, Mount Colah



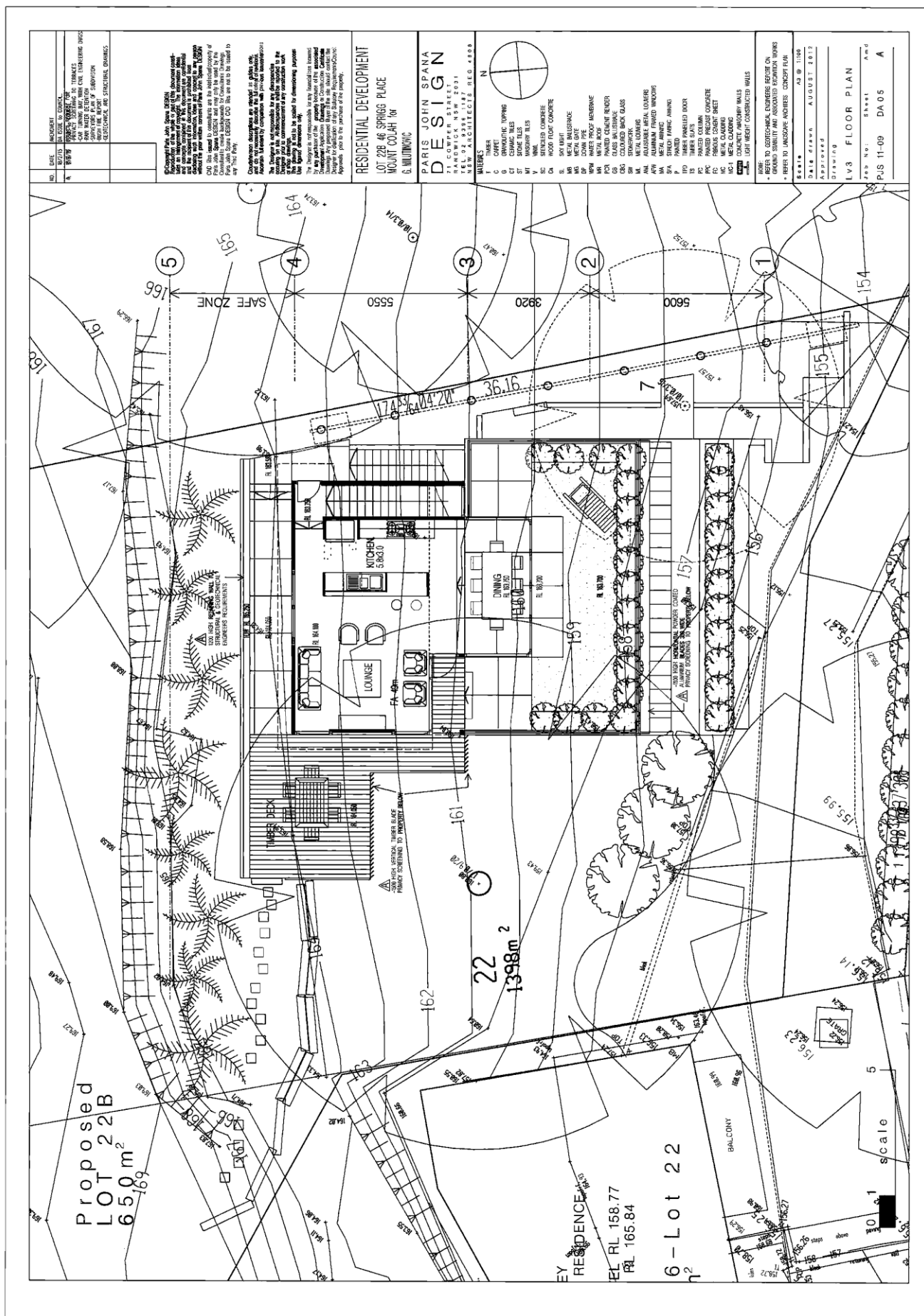




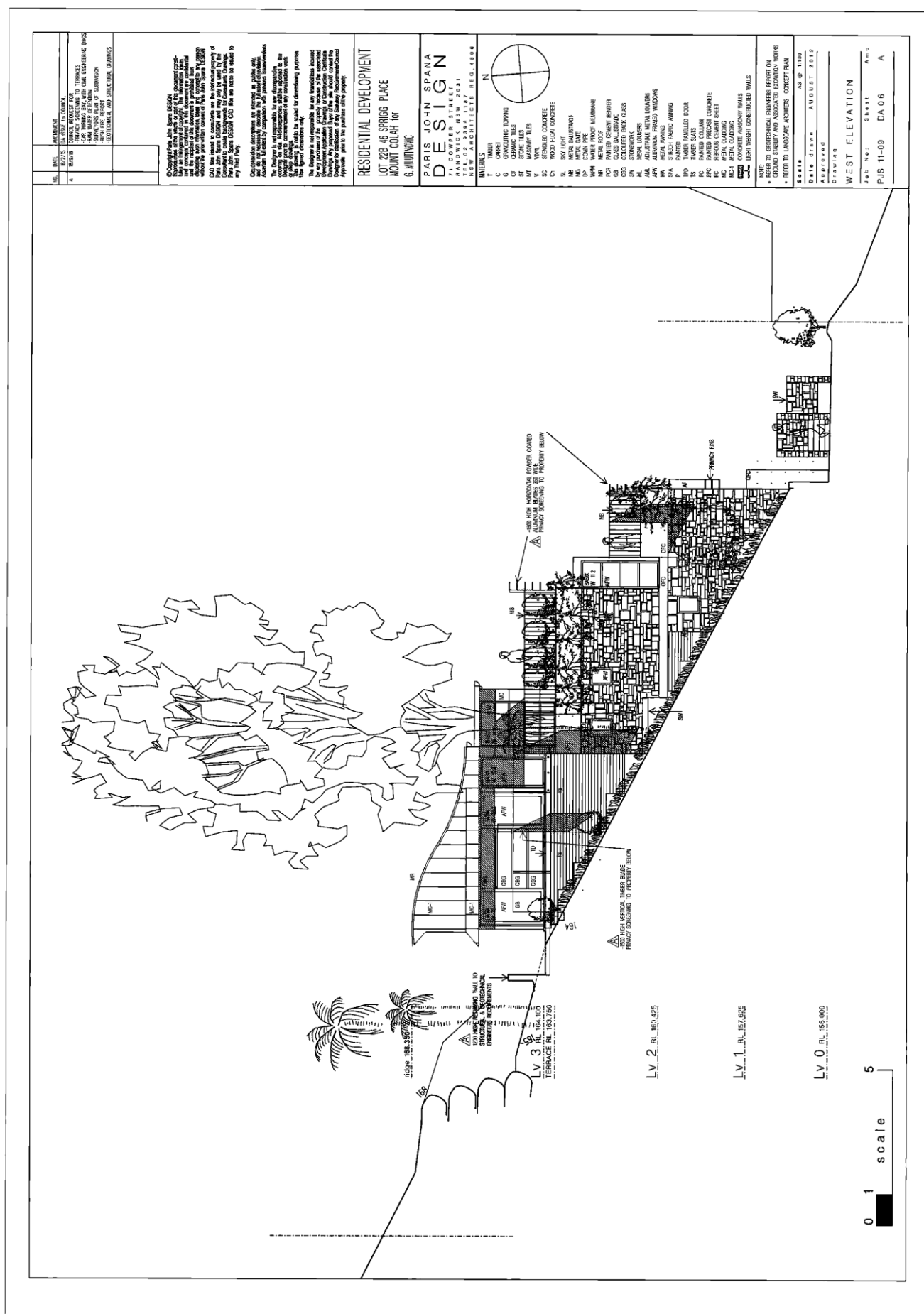
ATTACHMENT 3 - ITEM 6



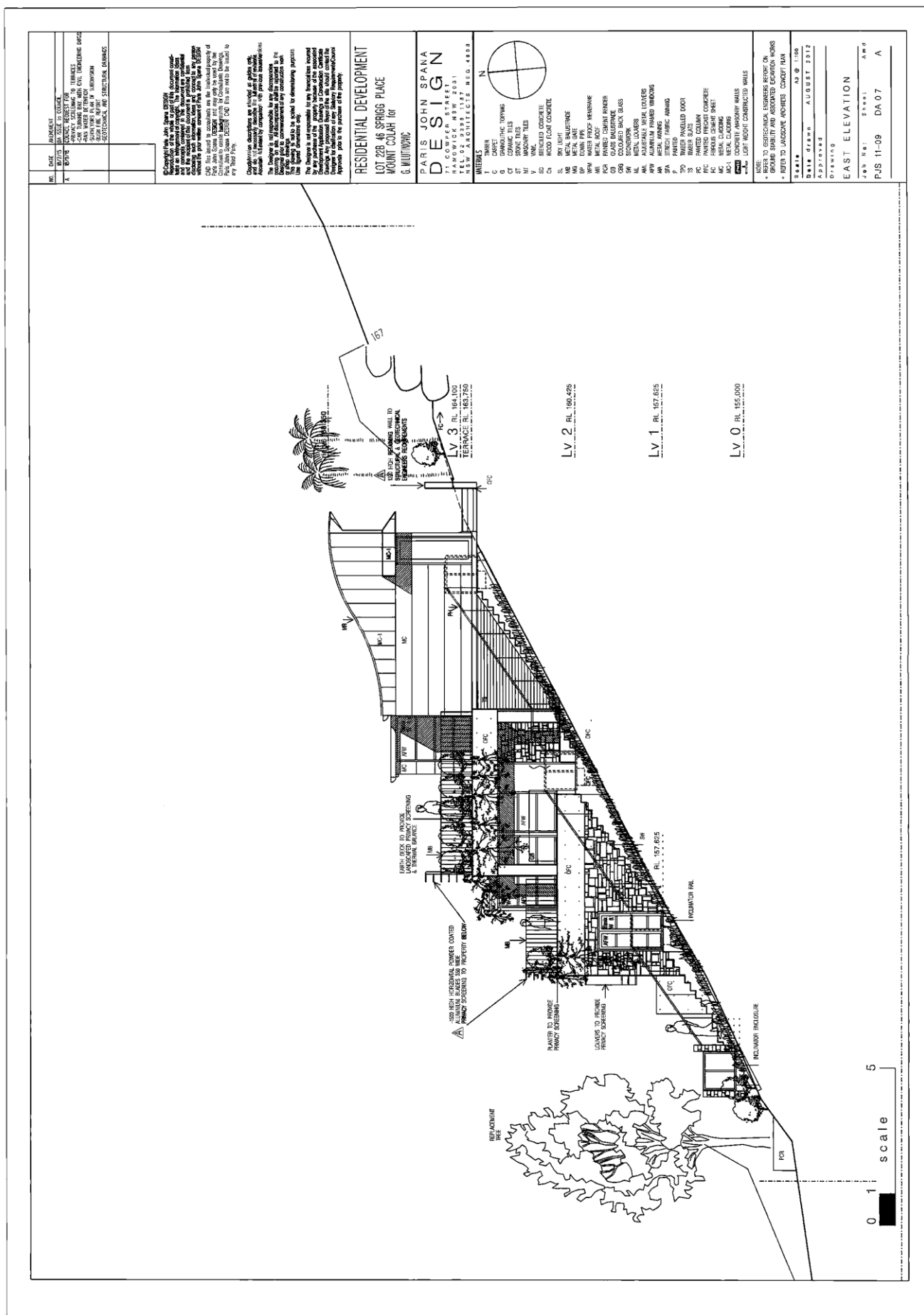
ATTACHMENT 3 - ITEM 6



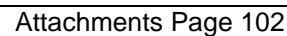
ATTACHMENT 4 - ITEM 6



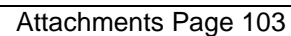
ATTACHMENT 4 - ITEM 6



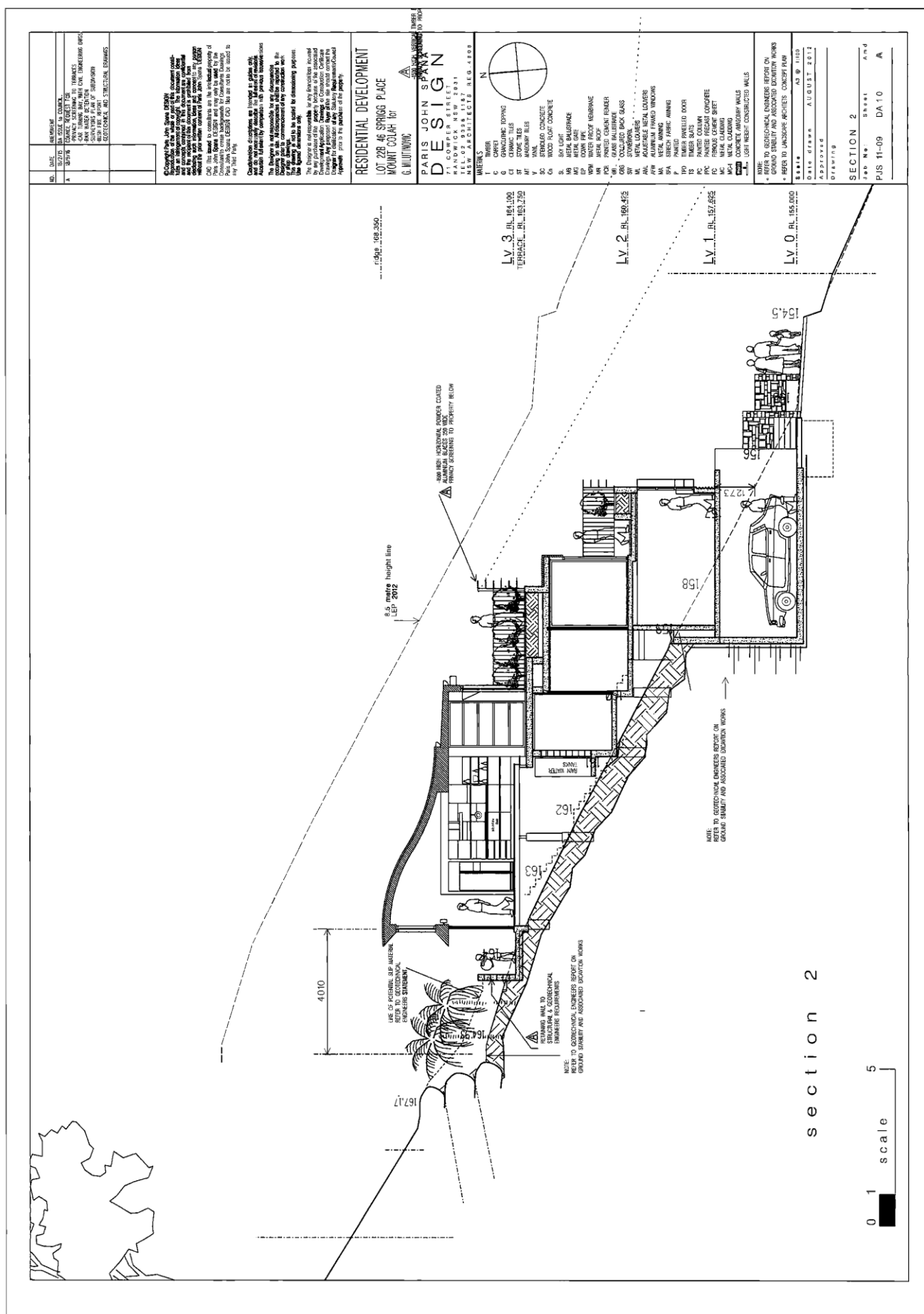
ATTACHMENT 4 - ITEM 6



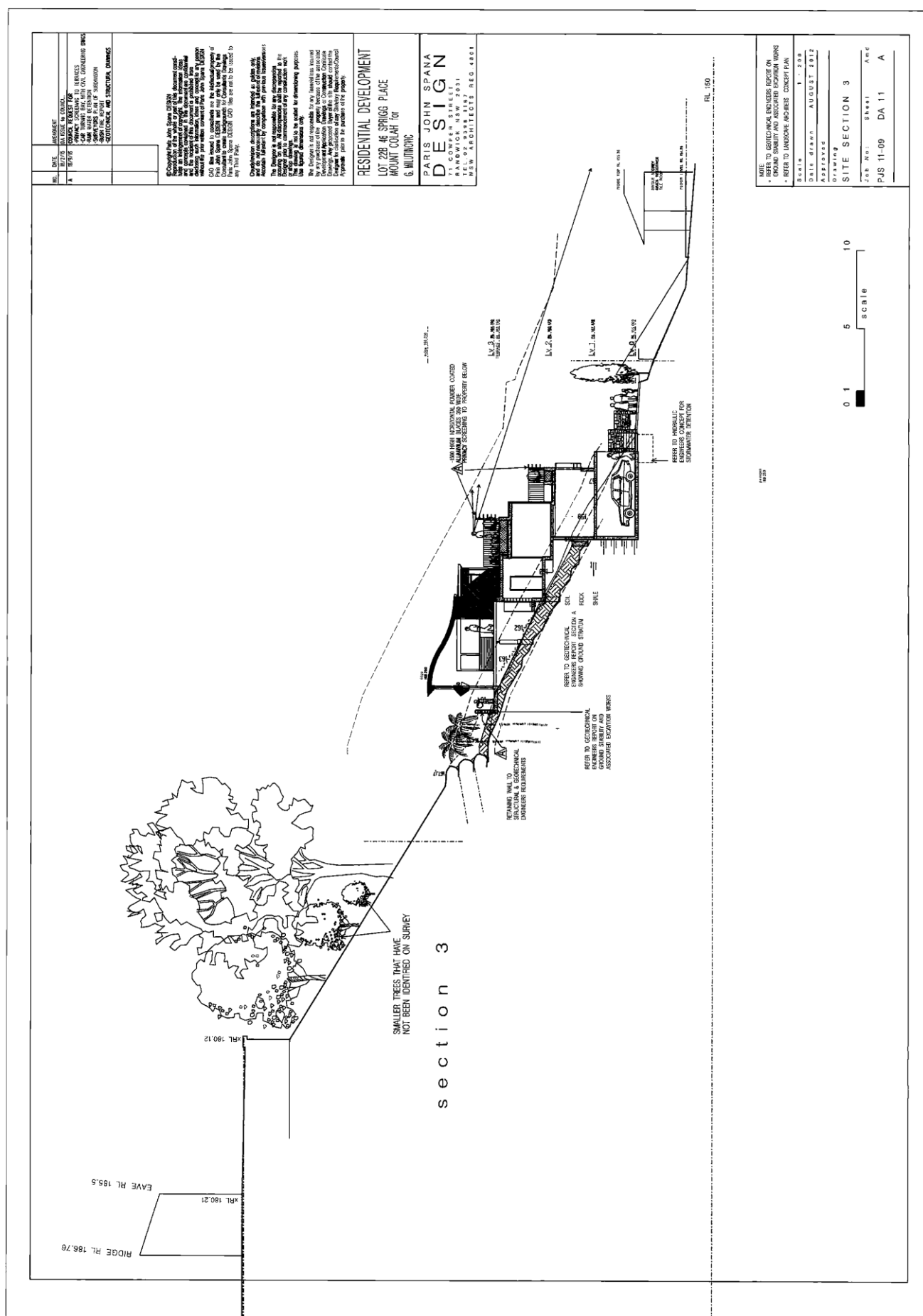
ATTACHMENT 4 - ITEM 6



ATTACHMENT 5 - ITEM 6



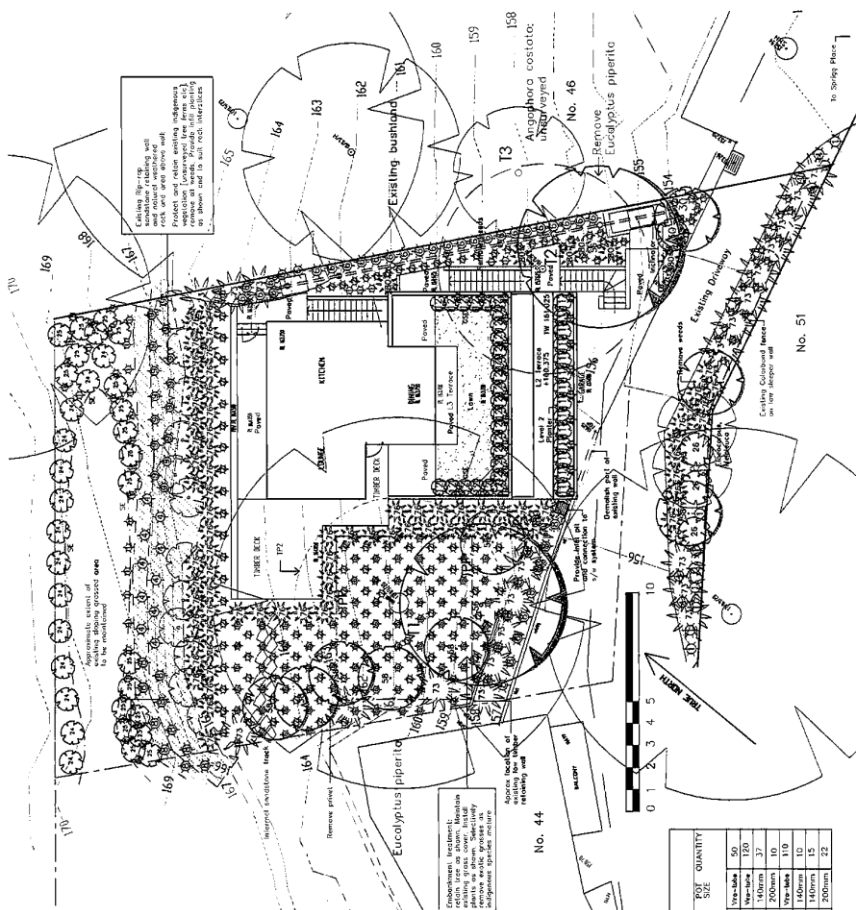
ATTACHMENT 5 - ITEM 6



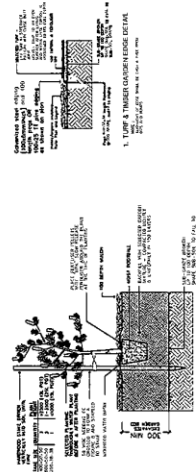
ATTACHMENT 6 - ITEM 6

NAME OF STUDENT	DP	DATE
A Preliminary		3.8.14
B For CIA		14.8.14

- [illegible]

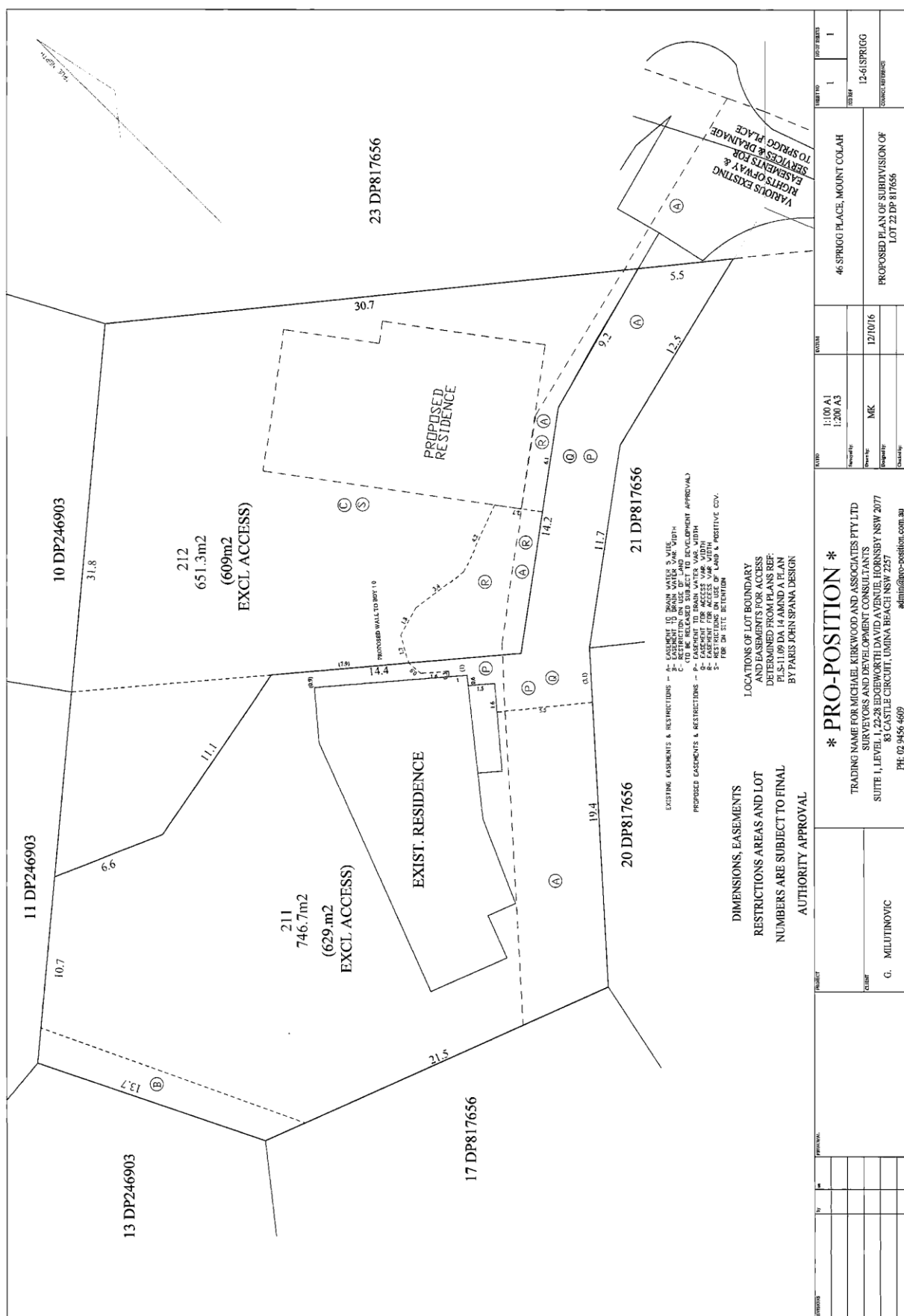


PROPOSED PLANT SCHEDULE					
NO.	SYMBOL NAME	COMMON NAME	FROM DATE	TO DATE	QUANTITY
NO. 5074 CALANNE, NATIVE GRASSES, CUMBERS					
1	Lantana	Leafy Bush	8/20/20	Yes-No	50
2	Calanthe	Orchid	8/20/20	Yes-No	10
3	Calanthe	Orchid	8/20/20	Yes-No	10
4	Calanthe	Orchid	8/20/20	Yes-No	10
5	Calanthe	Orchid	8/20/20	Yes-No	10
6	Calanthe	Orchid	8/20/20	Yes-No	10
7	Calanthe	Orchid	8/20/20	Yes-No	10
8	Calanthe	Orchid	8/20/20	Yes-No	10
9	Calanthe	Orchid	8/20/20	Yes-No	10
10	Calanthe	Orchid	8/20/20	Yes-No	10
11	Calanthe	Orchid	8/20/20	Yes-No	10
12	Calanthe	Orchid	8/20/20	Yes-No	10
13	Calanthe	Orchid	8/20/20	Yes-No	10
14	Calanthe	Orchid	8/20/20	Yes-No	10
15	Calanthe	Orchid	8/20/20	Yes-No	10
16	Calanthe	Orchid	8/20/20	Yes-No	10
17	Calanthe	Orchid	8/20/20	Yes-No	10
18	Calanthe	Orchid	8/20/20	Yes-No	10
19	Calanthe	Orchid	8/20/20	Yes-No	10
20	Calanthe	Orchid	8/20/20	Yes-No	10
21	Calanthe	Orchid	8/20/20	Yes-No	10
22	Calanthe	Orchid	8/20/20	Yes-No	10
23	Calanthe	Orchid	8/20/20	Yes-No	10
24	Calanthe	Orchid	8/20/20	Yes-No	10
25	Calanthe	Orchid	8/20/20	Yes-No	10
26	Calanthe	Orchid	8/20/20	Yes-No	10
27	Calanthe	Orchid	8/20/20	Yes-No	10
28	Calanthe	Orchid	8/20/20	Yes-No	10
29	Calanthe	Orchid	8/20/20	Yes-No	10
30	Calanthe	Orchid	8/20/20	Yes-No	10
31	Calanthe	Orchid	8/20/20	Yes-No	10
32	Calanthe	Orchid	8/20/20	Yes-No	10
33	Calanthe	Orchid	8/20/20	Yes-No	10
34	Calanthe	Orchid	8/20/20	Yes-No	10
35	Calanthe	Orchid	8/20/20	Yes-No	10
36	Calanthe	Orchid	8/20/20	Yes-No	10
37	Calanthe	Orchid	8/20/20	Yes-No	10
38	Calanthe	Orchid	8/20/20	Yes-No	10
39	Calanthe	Orchid	8/20/20	Yes-No	10
40	Calanthe	Orchid	8/20/20	Yes-No	10
41	Calanthe	Orchid	8/20/20	Yes-No	10
42	Calanthe	Orchid	8/20/20	Yes-No	10
43	Calanthe	Orchid	8/20/20	Yes-No	10
44	Calanthe	Orchid	8/20/20	Yes-No	10
45	Calanthe	Orchid	8/20/20	Yes-No	10
46	Calanthe	Orchid	8/20/20	Yes-No	10
47	Calanthe	Orchid	8/20/20	Yes-No	10
48	Calanthe	Orchid	8/20/20	Yes-No	10
49	Calanthe	Orchid	8/20/20	Yes-No	10
50	Calanthe	Orchid	8/20/20	Yes-No	10
51	Calanthe	Orchid	8/20/20	Yes-No	10
52	Calanthe	Orchid	8/20/20	Yes-No	10
53	Calanthe	Orchid	8/20/20	Yes-No	10
54	Calanthe	Orchid	8/20/20	Yes-No	10
55	Calanthe	Orchid	8/20/20	Yes-No	10
56	Calanthe	Orchid	8/20/20	Yes-No	10
57	Calanthe	Orchid	8/20/20	Yes-No	10
58	Calanthe	Orchid	8/20/20	Yes-No	10
59	Calanthe	Orchid	8/20/20	Yes-No	10
60	Calanthe	Orchid	8/20/20	Yes-No	10
61	Calanthe	Orchid	8/20/20	Yes-No	10
62	Calanthe	Orchid	8/20/20	Yes-No	10
63	Calanthe	Orchid	8/20/20	Yes-No	10
64	Calanthe	Orchid	8/20/20	Yes-No	10
65	Calanthe	Orchid	8/20/20	Yes-No	10
66	Calanthe	Orchid	8/20/20	Yes-No	10
67	Calanthe	Orchid	8/20/20	Yes-No	10
68	Calanthe	Orchid	8/20/20	Yes-No	10
69	Calanthe	Orchid	8/20/20	Yes-No	10
70	Calanthe	Orchid	8/20/20	Yes-No	10
71	Calanthe	Orchid	8/20/20	Yes-No	10
72	Calanthe	Orchid	8/20/20	Yes-No	10
73	Calanthe	Orchid	8/20/20	Yes-No	10
74	Calanthe	Orchid	8/20/20	Yes-No	10
75	Calanthe	Orchid	8/20/20	Yes-No	10
76	Calanthe	Orchid	8/20/20	Yes-No	10
77	Calanthe	Orchid	8/20/20	Yes-No	10
78	Calanthe	Orchid	8/20/20	Yes-No	10
79	Calanthe	Orchid	8/20/20	Yes-No	10
80	Calanthe	Orchid	8/20/20	Yes-No	10
81	Calanthe	Orchid	8/20/20	Yes-No	10
82	Calanthe	Orchid	8/20/20	Yes-No	10
83	Calanthe	Orchid	8/20/20	Yes-No	10
84	Calanthe	Orchid	8/20/20	Yes-No	10
85	Calanthe	Orchid	8/20/20	Yes-No	10
86	Calanthe	Orchid	8/20/20	Yes-No	10
87	Calanthe	Orchid	8/20/20	Yes-No	10
88	Calanthe	Orchid	8/20/20	Yes-No	10
89	Calanthe	Orchid	8/20/20	Yes-No	10
90	Calanthe	Orchid	8/20/20	Yes-No	10
91	Calanthe	Orchid	8/20/20	Yes-No	10
92	Calanthe	Orchid	8/20/20	Yes-No	10
93	Calanthe	Orchid	8/20/20	Yes-No	10
94	Calanthe	Orchid	8/20/20	Yes-No	10
95	Calanthe	Orchid	8/20/20	Yes-No	10
96	Calanthe	Orchid	8/20/20	Yes-No	10
97	Calanthe	Orchid	8/20/20	Yes-No	10
98	Calanthe	Orchid	8/20/20	Yes-No	10
99	Calanthe	Orchid	8/20/20	Yes-No	10
100	Calanthe	Orchid	8/20/20	Yes-No	10



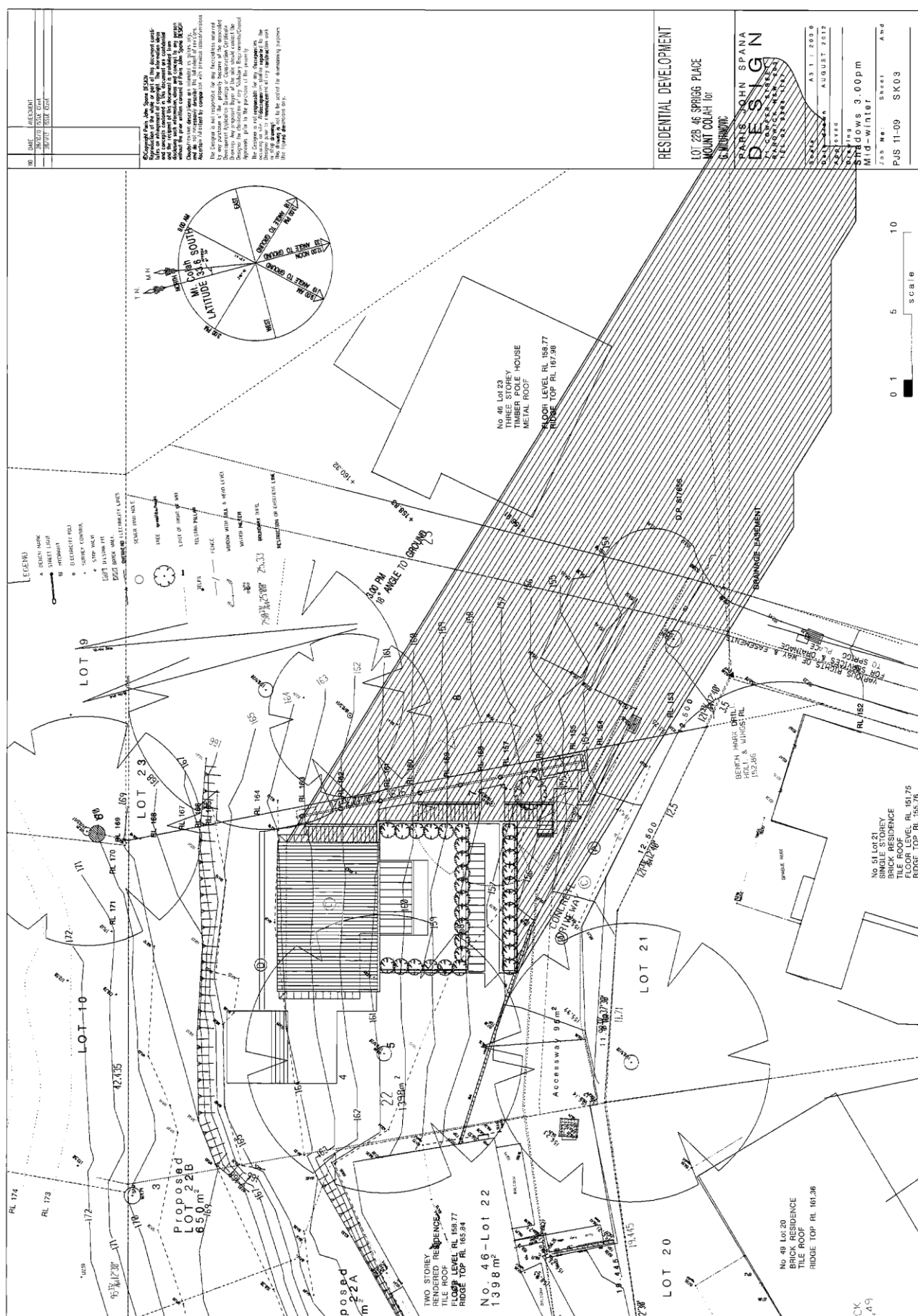
NOTE:
CO-GROW PLANT IN WINTERGARD, VEGHOUSE, OLD ROOMS
UNDER AN EXISTING ROOF (FOR LOW COST)
GLASS SIDE IS IN THE GARDEN WITH SLIP-RESISTANT
AND GRAB-BARS, ETC.

[illegible]

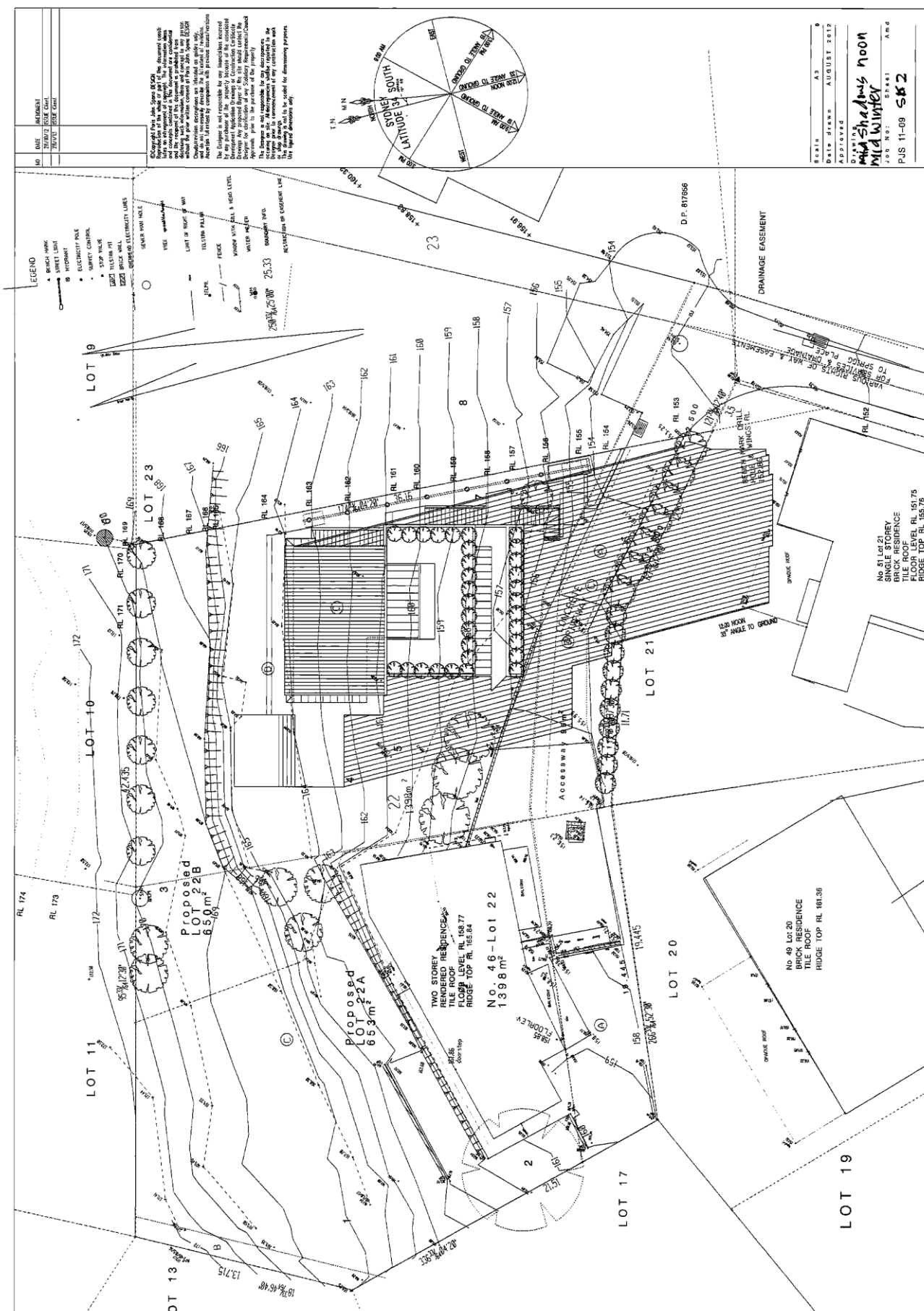


ATTACHMENT 7 - ITEM 6

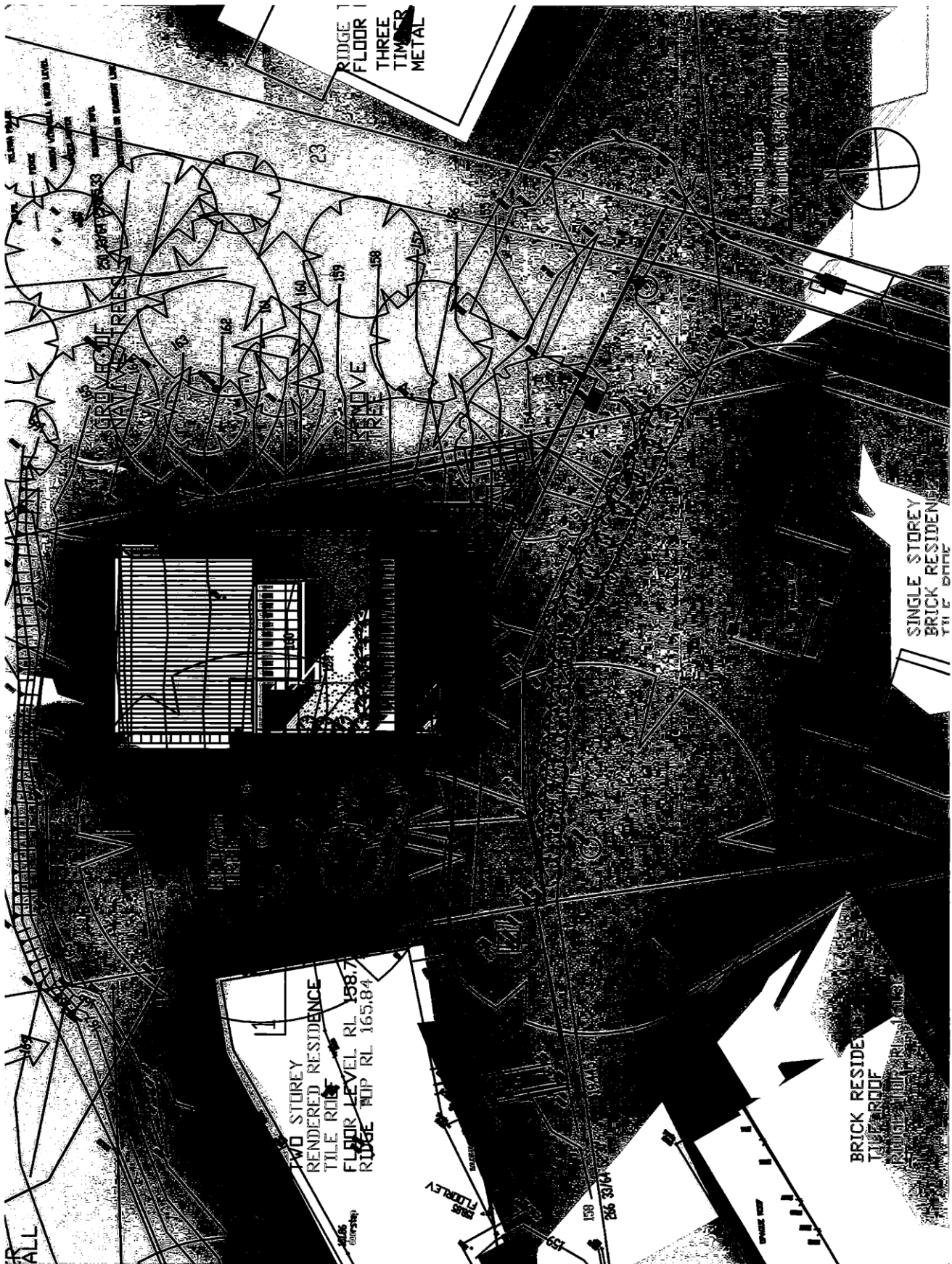




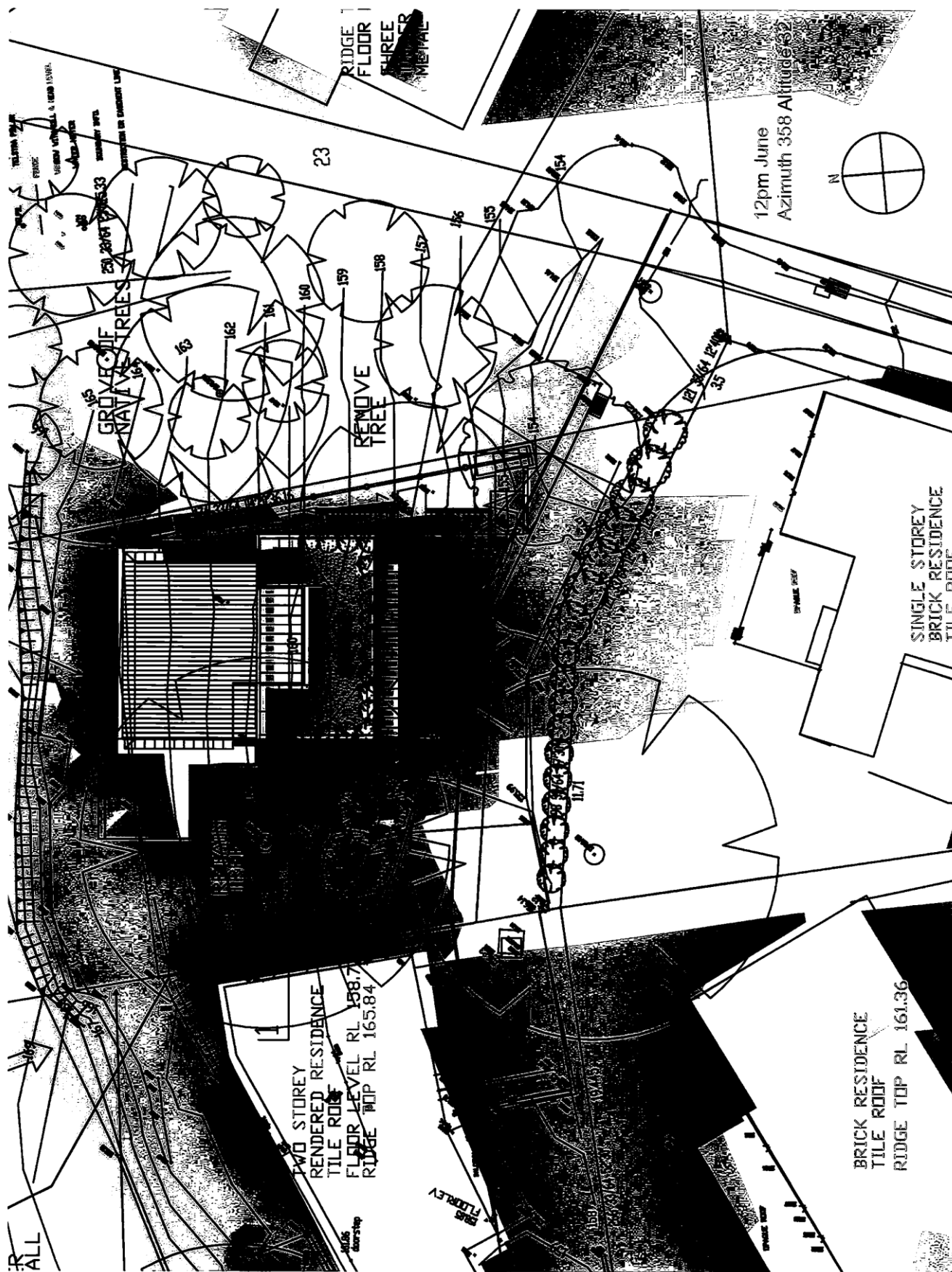
ATTACHMENT 8 - ITEM 6



ATTACHMENT 9 - ITEM 6



ATTACHMENT 10 - ITEM 6



ATTACHMENT 10 - ITEM 6



ATTACHMENT 10 - ITEM 6

PARIS JOHN SPANA
DESIGN

71 COWPER STREET
RANDWICK NSW 2031
TEL 02 93981187
ABN 14 215 360 927
email parisspana50@gmail.com
NSW Architects Reg. 4808

46 Sprigg Place, Mount Colah



Montage View 1 (refer to DA-00 for location of viewing point)

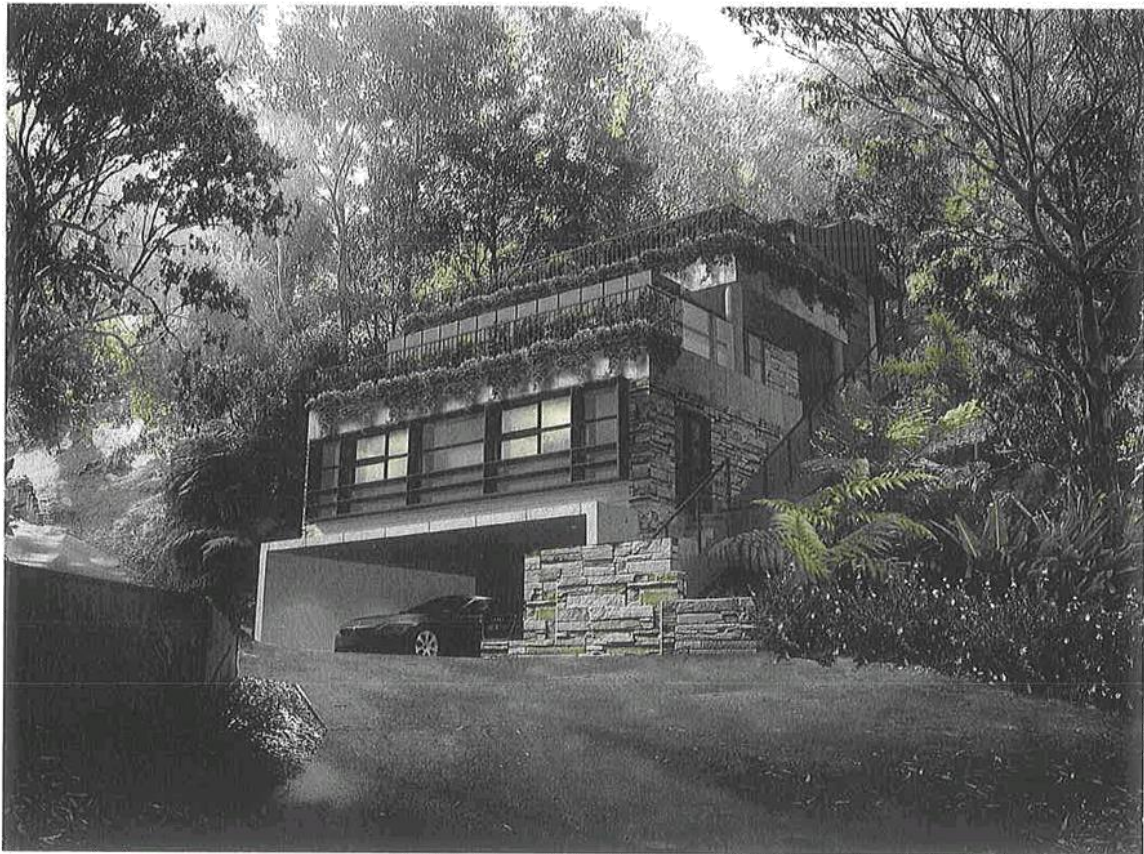
COUNCIL COPY

DA / 444 / 16

PARIS JOHN SPANA
DESIGN

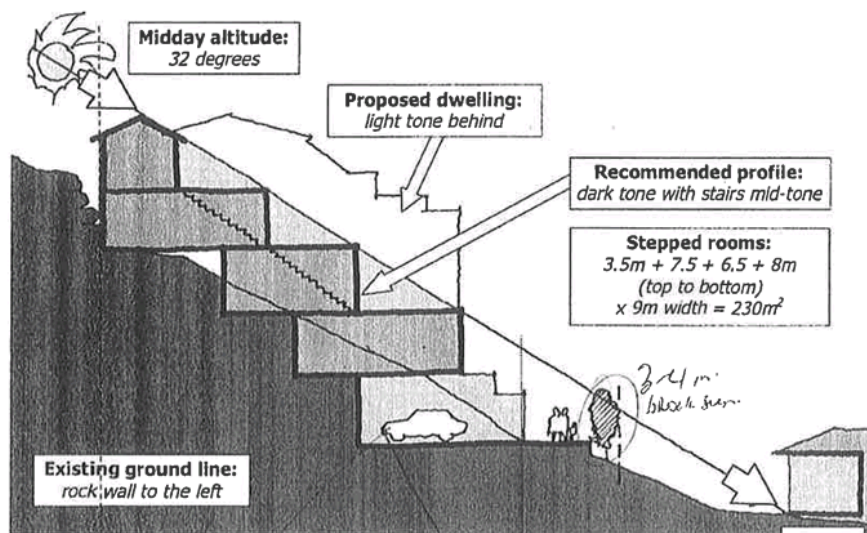
71 COWPER STREET
RANDWICK NSW 2031
TEL 02 93981187
ABN 14 215 360 927
email parisspana50@gmail.com
NSW Architects Reg. 4808

46 Sprigg Place, Mount Colah

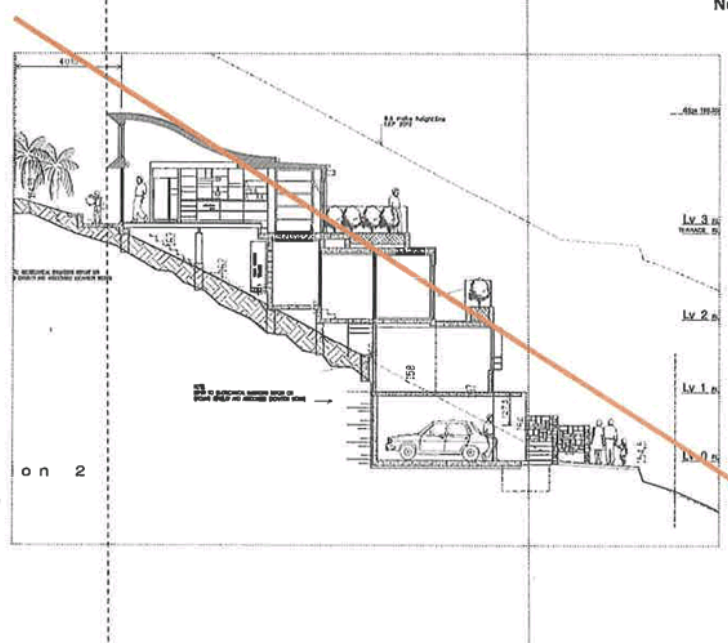


Montage View 2 (refer to DA-00 for location of viewing point)

ATTACHMENT 11 - ITEM 6



Newbold's Suggested Profile



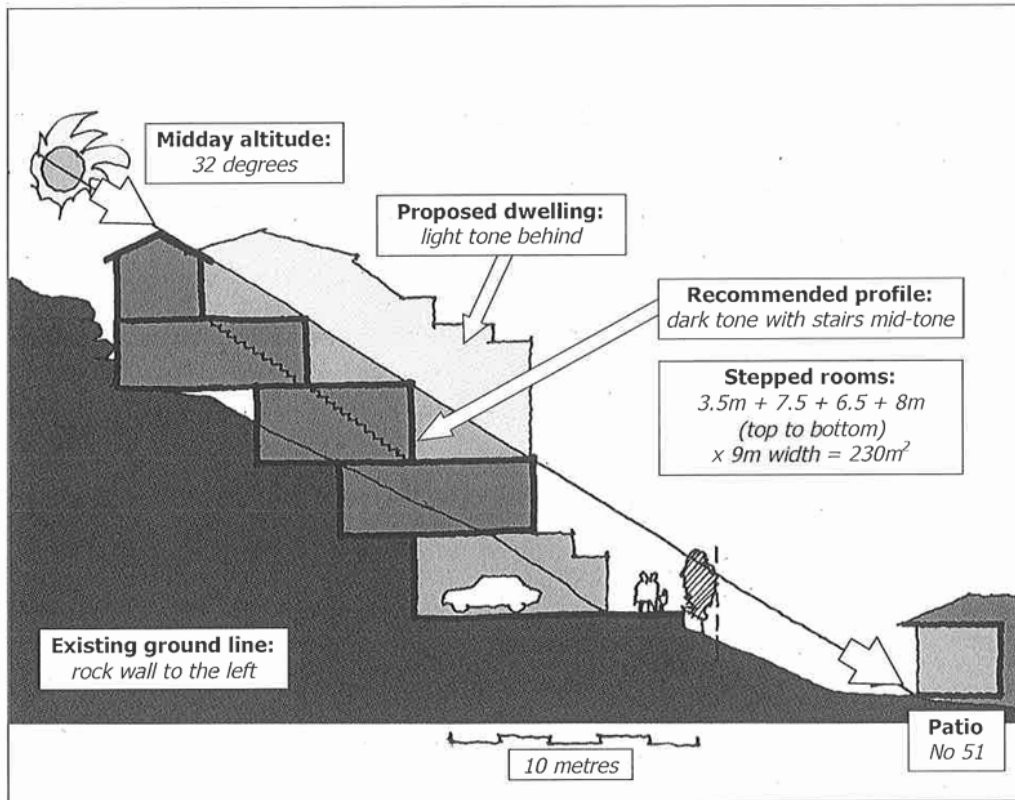
Proposed Dwelling Profile

Comparison of the proposed dwelling profile and

SOLAR ENVELOPE

1 This diagram illustrates the alternative design that was described at 4.4 in my Preliminary Opinion:

- It is based upon the Applicant's drawing DA 11.



2 The building envelope adopts critical dimensions of the proposed dwelling:

- Floor-to-floor heights;
- A footprint that is approximately 9m wide;
- Siting relative to the eastern boundary.

3 In relation to the viability of this envelope, two matters need to be confirmed:

- Structural solutions in proximity to the existing rock wall;
- Location of critical roots of the *Eucalyptus piperita* and the maximum extent of excavation that would not affect that tree.

Brett Newbold

Brett Newbold

Town Planning + Urban Design Expert
25 May 2006

LAND + ENVIRONMENT COURT No 10178 of 2006
Court-appointed Expert's Preliminary Opinion: Brett Newbold