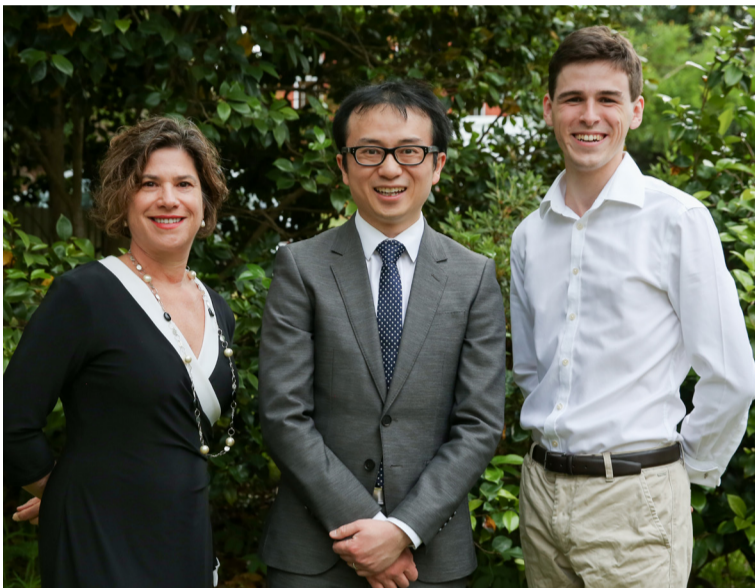


Ku-ring-gai Council Elections: 4 December 2021

First Term Report and Policy Position: Sam Ngai

Your Voice on Local Issues

Sam Ngai, Amanda Blackman and Mitchell Frater-Baird for Roseville Ward
(Roseville, Roseville Chase, Lindfield, East Lindfield, Killara)



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[@councillorsamngai](https://roseville.online)
<https://roseville.online>



First Term on Council & Call to Action

I thank the residents of Roseville, Lindfield and Killara for electing me in 2017. Coming from a **corporate background**, I joined council with a **fresh set of eyes**, have networked with councillors and general managers across NSW to **learn from best practice**, and have **delivered positive results**. It has also been an honour to meet and help residents, and I look forward to continuing to do so if elected.

As a councillor I can confidently say that **residents should be proud** of our roads, financial reporting and waste services. There are, however, **areas where we can improve** including **community consultation**, governance, performance, **accountability**, **financial sustainability**, **footpaths**, **climate change policies**, preservation of **open space** and delivery of the Lindfield Village Hub. **I wish to lead our council in aligning with industry best practice** but have to date been prevented by long-term incumbents.

I care about our area. I believe we can improve our policies and performance. **I know that your rates can be used more effectively**. I listen to you, the residents.

During this election there may also be groups who distort the truth. If my time is available, **I am always happy to speak or meet with you** to address any concerns or misconceptions that are raised in good faith, providing evidence from council minutes, recordings, and other primary documents. If you have any concerns, please reach out.

Introducing our Team

It is time to bring fresh blood to council. We come to you as a **diverse group of three strong candidates**.

Each of us have lived in the area for most of our lives. **We present to you our policies and seek your support to deliver the improvements that you deserve**. More information is available online, and **if you would like to help**, please spread the word and consider helping us on election day.

Ku-ring-gai Council Roseville Ward How to Vote for Sam, Amanda and Mitch (Group B)

GROUP D

3

GROUP C

GROUP B

1

GROUP A

2

Please number above the line as shown

GROUP D

CHING Anthony
Independent

GROUP C

ANDERSON Jennifer
Independent

GROUP B

NGAI Sam
Independent

GROUP A

TAYLOR Alec
Independent

GROUP D

HEFFERNAN Carmel
Independent

GROUP C

KVISLE Annelie
Independent

GROUP B

BLACKMAN Amanda
Independent

GROUP A

NADANACHANDRAN
Shankari
Independent

FRATER-BAIRD Mitchell
Independent

No need to number the boxes below the thick line

Who you vote for and preference matters. Please do your research.

Email: sam@roseville.online; amanda@roseville.online; mitch@roseville.online

Phone: 0491 052 850

Postal: PO Box 139, Roseville NSW 2069

Authorised by Sam Ngai, 18/12 Tryon Road, Lindfield NSW 2070 Printed by Clarke Murphy Print, Unit 14/171 Lower Gibbes Street, Chatswood NSW 2067

Testimonial

We have been impressed with Sam's **integrity, commitment and tenacity** for getting things done. He is **extremely proactive and efficient**; he doesn't shy away from challenging projects and is always prepared to serve the collective good. Sam is a **keen listener** who is interested in others' well-being. He has a strong sense of community justice and desires to build people up. He is **always looking for ways to improve outcomes** for the community through his skills and efforts.

- Stuart and Lesley Glass, Lindfield

Principles and Values

Listening and Collaboration — We believe that the best results come through regular consultation with community groups and government agencies.

Integrity and Honesty — If things go wrong, we believe it's best to own up and focus on solutions.

Fiscal Responsibility — With limited ratepayer funds, we must wisely spend on a range of projects. When the community proposes ideas, we may sometimes say 'no', 'later', or 'try another approach'.

Realistic Goals — Some candidates will tell you that if you vote for them, all your problems will disappear overnight. Our goals are realistic, we will think outside the box and strive for what is realistically achievable.

Self Funded Campaign — We do not accept political donations as we do not want to owe favours to anybody. The people of Ku-ring-gai expect all Councillors to act objectively and in the public interest.

Postal Voting in a Pandemic

The Electoral Commission advises that **you can postal vote if you:**

- reasonably believe that attending a polling place on election day will pose a risk to the health or safety of yourself or people around you, because of the COVID-19 pandemic;
- are a permanent or temporary resident in a hospital, nursing home, retirement village or similar facility; or
- are self-isolating because of COVID-19 related reasons

To help you we have provided a copy of the postal vote application form or you can apply online.

Ku-ring-gai Council Elections
Saturday 4 December
8am to 6pm

The Roseville Ward comprises of:

Roseville (north of Boundary St)
Roseville Chase
Lindfield
East Lindfield
Some parts of Killara

Polling locations:

Roseville Uniting Church
Roseville Public School
Roseville Chase Community Hall
Castle Cove Public School
Lindfield East Public School
Lindfield Public School
St Alban's Anglican Lindfield
St Martin's Anglican Church
Beaumont Road Public School
Ku-ring-gai Council Chambers

First Term Achievements (2017-21)

- ✓ **Stopped Excessive Heights**; resisted pressure from the former mayor to support 14 storeys in Lindfield.
- ✓ **Lindfield Village Green**; listened to residents and businesses, **increased short stay parking spaces** from 80 to 136 and increased lifts from 1 to 2.
- ✓ Worked with residents and staff to introduce **footpath and traffic improvements**.
- ✓ Supported residents and worked effectively with State Members in **lobbying for Roseville and Killara Station lifts** and increased train services.
- ✓ Supported netball lighting at **Canon Road**, the upgrade of **Norman Griffiths**, and **St Ives Basketball**.
- ✓ Helped initiate the revival of **Marian Street Theatre**.
- ✓ Updated apartment development controls to encourage **communal rooftop gardens**.
Plus motions to be considered in November.
- ✓ **Increasing the basketball hoops** in Roseville, Lindfield and Killara from 5 to at least 12.
- ✓ **Increasing netball court availability** at Tryon Road.
- ✓ **Saving Bates Park** from sale to property developers.
- ✓ Mandate for a **Pedestrian Bridge** in Lindfield.

Second Term Objectives (2021-24)

- Consider safety in **new footpaths** prioritisation.
- **Build the Lindfield Village Hub**, no stuffing around.
- **Retain Roseville Chase Bowling** site for recreation.
- **Improve financial sustainability** by reviewing council's operating cost structure.
- **Improve Council's notification practices** by updating the Community Participation Plan.
- Conduct a **future needs analysis of sporting facilities**, seeking input from all codes.
- Reduce emissions by **improving energy efficiency**.
- Amend Council's development controls to **reduce the impact of development on tree canopy**.
- Establish **electric vehicle charging infrastructure**.
- Explore **modest options for residents to downsize** to townhouses or duplexes without leaving the LGA.
- **Ensure diverse community participation** in the Community Strategic Plan & other council decisions.
- **Align General Manager Performance Reviews** with Office of Local Government Guidelines, **setting ambitious but realistic performance targets** and holding the General Manager to account.
- **Break the dysfunctional cycle of the casting vote** through a 2024 referendum on council composition.



Amanda Blackman

I have lived in **Lindfield since 1994**, previously attended **Roseville College and Killara High School**, and studied **Arts / Law** at Macquarie University. My children attended Lindfield East Public, Ravenswood, and Barker and I have been **active in school and other local committees**.

I founded Blackman Legal (now known as Blumberg Family Lawyers), **located in Lindfield**, and **I understand the needs of local business and residential communities**. I have witnessed the enormous changes that Lindfield has gone through, from a quiet sleepy village to its current bustling and often congested state.

I am ready to give back to the local community and believe that my **skills as a lawyer, business owner and parent** will serve me to understand the needs of all who live and work in the Roseville Ward.

Testimonial

I have known Amanda Blackman for over 10 years both in her professional capacity as a lawyer and as secretary of our commercial strata committee. **Amanda is hard-working, competent and a fierce advocate for the rights of others**. She is **forthright but polite** and not afraid to tackle the most complex of problems. She is an **effective communicator** with people of all ages and walks of life. I believe Amanda has all the skills necessary to serve in a civic role and believe she would be **a great asset to the community as a councillor** for Roseville Ward.
Angus Hordern, Hordern Wealth Management Roseville



Mitchell Frater-Baird

I have lived in **Lindfield and Killara for 18 years** and studied **Economics / Law** at Macquarie University. I am involved in multiple youth initiatives, received the **Rotary Youth Leadership Award in 2020**, and am passionate about **expanding community and sporting programmes** across Ku-ring-gai.

Infrastructure and Accountability



Getting the Right Balance

When considering complex issues such as infrastructure policy, we must consider the **diverse range of needs** of people who live in this area, both present and future.

The pandemic has changed how we work and play. The local experience has become more important and we must do whatever we can to **protect existing open space** and acquire more. I have also spoken to **residents who want to downsize while staying in Ku-ring-gai**; some want to live in a low maintenance townhouse or duplex rather than an apartment with shared ventilation, however these are rare in Ku-ring-gai and our **Development Control Plans must be amended** to ensure that future townhouses and duplexes are **in keeping with local character**.

We care about issues such as **traffic management**, commuter parking, and **safely dropping off our kids at school**. Some of us also value **quality footpaths**, **access to reliable transport**, **amenities**, and **local green space**.

We will listen to local community concerns, seek a balanced position, then work with all levels of government to reach a collaborative outcome.

Financial Sustainability



With demand for services growing faster than the rates that Council collects, **Council has relied on asset sales to fund maintenance and projects**. However **once sold the land is gone forever**, and while asset sales may support Council's short-term needs, **they do not address underlying issues with Council's cost structure** meaning that more needs to be sold next decade.

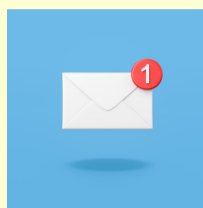
We will improve Council's financial sustainability by reviewing its operating cost structure.

Organisational Performance and Accountability

While most residents are satisfied with council services, **those who are dissatisfied state low accountability, poor communication and organisational culture** as issues. We therefore seek to:

Align Performance Management Practices with Office of Local Government (OLG) Guidelines. Ku-ring-gai is the **only council in Sydney's North** that does not follow OLG guidelines on having a panel of multiple councillors set the General Manager's performance agreement. Instead, the former mayor alone had set the agreements with easy targets, and many attempts by other councillors to contribute to the agreement had been disregarded. **Aligning with OLG guidelines will give councillors a greater say in Ku-ring-gai's performance and culture.**

Update the Community Participation Plan to improve notifications on major works. Earlier this year, major changes to the Lindfield Town Centre were considered without notification letters being sent to all affected residents. While staff said it was not required, we disagree and will change this practice.



Ensure diverse community participation in setting the Community Strategic Plan, which sets Council's priorities at the start of term. Last term's participation was low compared to Willoughby, resulting in a plan to 2038 that was almost identical to the plan to 2030.

Tip of the Iceberg?

Once or twice each year (pre-covid), the councillors and senior council staff held a two-night retreat at **Bells at Killcare** to discuss matters and socialise. **After attending once and discovering your ratepayer cost, Sam vowed to stop staying overnight** and proposed more cost-effective venues. The retreats were subsequently moved to weekdays to slightly reduce cost, however **the retreats remain at Bells**.

Major Projects Update

Lindfield Village Green

– After talking to local residents and businesses, we amended the design to increase the short stay **parking spots from 80 to 136**, allowing more patrons and visitors to the area. We also increased the number of **lifts from 1 to 2** to ensure that there would always be 1 operational. Due to COVID and the substantial design changes requiring development approval, delivery has been delayed to January 2022.



Lindfield Village Hub – This project has faced significant cost and delay. The last two years under COVID are understandable; project capital had frozen, many developers lost interest, and without competitive tension council was not receiving offers that provided good ratepayer value. However, prior to COVID there was more than a **one-year delay when council spent money to promote a 14-storey design** which Sam had objected to.

With an improved financial environment, we are keen to build the Village Hub along with a pedestrian bridge, however the assumptions still require careful scrutiny.



Roseville Chase Bowling Green

In 2018 all councillors supported the staff recommendation to sell this site for redevelopment, however with changes from the pandemic, a clearer understanding of how hard it is to acquire new land, and a deeper understanding of council's finances **our team is now of the view that the site should be retained for recreation**. Sam also sought to assess the heritage value of the site in May 2021 but this was not supported by the majority of councillors.

Environment and Social

Sam Ngai

I have lived in **Roseville, Killara and East Lindfield for the last 34 years**. I attended **Roseville Public** and my wife attended **Lindfield Public**. We have two young daughters, and our parents all live in Roseville.



I studied **Engineering and Accounting** at UNSW, am a **qualified accountant (CPA)**, and **graduated at the Australian Institute of Company Directors with top marks**. I am currently completing my MBA at AGSM (exchange at Oxford).

I work in **Risk & Internal Audit** at Origin and serve as a **Director at StateCover**, a Local Government Insurer.

My wife and I also run a wedding and family portrait photography business; we understand and care about small business.

I volunteer as the **Treasurer at East Lindfield Community Preschool**, as **Secretary at KYDS Youth Development Service** in Lindfield, and in **children's ministry at St Barnabas** Roseville East.

Supporting our Vulnerable

During the pandemic, Council did what it could to point volunteers and donors to organisations such as the Ku-ring-gai Neighbourhood Centre, Meals on Wheels and KYDS Youth Development Service. These not-for-profits need your help today and would appreciate your time or money.



Roads, Footpaths and Cycleways

While the NRMA's *Rate Your Road* report found roads in Ku-ring-gai's to be in the best condition, our delivery of new footpaths is another matter. Council spends \$1m a year on new footpaths and it's extremely embarrassing to tell residents that the footpath they requested won't be coming until 2024, 2027, or never at all. If elected, **we will increase the footpaths budget** and also **require safety to be a key consideration when prioritising which footpaths to build first**.

Ku-ring-gai will expand its network of Cycleways under its town centre plans, to be approved in 2022.

Provision of Sporting Facilities

Like many residents, we appreciate the **benefits of community sport for physical, social and mental health**. However, Council faces the challenge of providing capacity for all sports. **We will work with each sporting code** to conduct a local supply and demand analysis for all sporting facilities, **identifying further opportunities to increase capacity and encourage our residents to remain fit and healthy**. At the same time, we recognise the impact that extending sportsground use may have on local residences and believe that in order to be good neighbours, Council should jointly work with neighbours to identify appropriate mitigations.

Ku-ring-gai's Housing Strategy

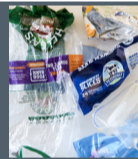
In the last two years, all metro councils were required to lodge plans to support diverse housing needs to 2036. **Council staff proposed 20 storey residential, which all councillors rejected**, and the video and minutes of the September 2020 Council meeting confirms this. However there was a divergence on best way forward.

- **Sam then proposed** that with declining immigration, a lower dwelling target should be set. **No heights greater than existing LGA limits** and a **small increase of townhouses and duplexes as requested by residents**. The revised plan was to then go out for public consultation before approval, as per usual process.
- **Another councillor proposed** that it would be adequate to **do nothing** through to 2036, and that the housing strategy should be overhauled and directly **lodged without any review or consultation**.

Sam objected to this approach. By not considering zoning changes to support townhouses, duplexes, seniors living or childcare in sensible locations, **Sam believed that Council abdicated its responsibility to plan carefully in consultation with the public**, leaving us **exposed to spot rezoning by developers in inappropriate locations**. A July 2021 State Government letter confirmed that the plan alone did not sufficiently provide the housing diversity required to 2036 and that if Council will not do its part, the developers will. **We believe that councillors are elected to consult and lead, not pass the buck**.

Reducing Waste to Landfill

In 2017, Sam asked Council to **investigate soft plastic recycling**, however the only provider in Australia was at full capacity.



In 2018, Sam **explored food scraps recycling** but was discouraged by the EPA as organic waste is required in red bins to support electricity generation at the Woodlawn Bioreactor. **We are open to community feedback on other ways to reduce waste to landfill**.

Environmental Initiatives

Council is already targeting **Net Zero by 2040 and 100% renewable by 2025** but more can be done. As an **early Electric Vehicle adopter**, Sam understands the **challenges preventing uptake**. In 2021, Council mandated new apartments to support EV charging however whilst neighbouring LGAs have many public chargers, we only have one at St Ives. We will **put Council's EV charging infrastructure to tender**.



We recognise the **importance of tree canopy** in keeping us cool, providing us with fresh air, and providing wildlife with homes. If elected, we will amend Council's DCP to **reduce the impact of development on tree canopy**.