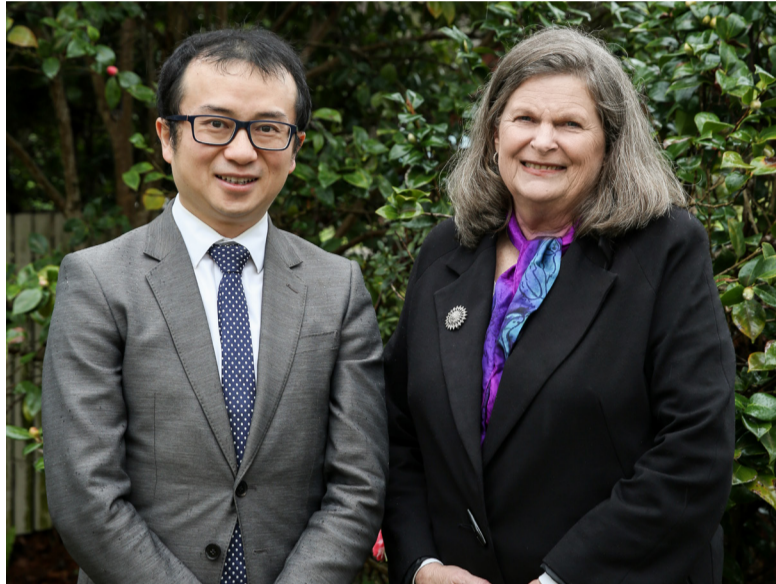


Ku-ring-gai Council Elections: 14 September 2024

Second Term Report and Policy Position: Sam Ngai

Your Voice on Local Issues

Sam Ngai and Kath Johnson
for Roseville Ward
(Roseville, Roseville Chase,
Lindfield, East Lindfield, part of Killara)



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<https://roseville.online>



Second Term on Council

I thank the residents of Roseville and Lindfield for electing me to a second term from 2022-24. **It has been an honour to meet and help residents**, and I look forward to continuing to do so if re-elected for 2024-28.

Despite the short council term, **a lot has been achieved – especially after becoming Mayor for 2024**. After calling for new blood, we have new leadership at the top and this has created the **opportunity to review our operations**, learn from best practice at other councils and organisations, and **adjust our processes and culture to deliver on community expectations**. In the coming year you will start to see a more **cost-efficient council** that **takes customer service and community consultation seriously**, striving to meet the needs of current and future residents while minimising impacts on the environment.

I am also keen to provide more housing for future generations, but this must be carefully planned. Our people deserve a great place to live that respects local character and promotes climate resilience.

Democracy at Work

With ten independent councillors at Ku-ring-gai, **we do not get every outcome that we want** and 2022-24 has been no different. Each councillor supports or rejects ideas based on their own knowledge, experience, and resident feedback. And while I have secured outcomes in a civil and constructive manner, there have been times when the council majority did not support initiatives which I know matter to you as residents.

I have enjoyed working with a new Roseville Ward councillor (Alec Taylor) who I find to be open minded, hard-working and keen to partner with the community.

During this election there may 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 raised in good faith, evidencing from council minutes, recordings, and other primary documents. If you have concerns, please reach out.

Ku-ring-gai Council Roseville Ward
How to Vote for Sam and Kath (Group A)

GROUP A **1** **GROUP B** **2** **GROUP C** **3**

Please number above the line as shown

GROUP A
NGAI Samuel Independent
JOHNSON Kathryn Independent

GROUP B
TAYLOR Alec Independent
BHOJMER Deidre Independent

GROUP C
ATKINSON Caroline THE GREENS
THOMAS Robyn THE GREENS

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, kath@roseville.online
Phone: 0412 574 600
Postal: PO Box 139, Roseville NSW 2069
Printed by Clarke Murphy Print, Unit 14/171 Lower Gibbes Street, Chatswood NSW 2067

Ku-ring-gai Council Elections
Saturday 14 September
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
Beaumont Road Public School
Killara High School
Gordon Library Rooms 1, 2 & Foyer

Second Term Achievements (2022-24)

- Greater **investment in footpath upgrades** with safety now factored in prioritisation.
- Retained the Roseville Chase Bowling** site for recreation.
- Expanded Dukes Green Playground** at East Lindfield.
- As 2024 Mayor, commenced **reviews in service delivery and financial sustainability** and through new tech identified long-term **cost savings of over \$100m**.
- Improved community notification and consultation practices** with more residents involved in major changes.
- Updated Council's public meeting practices to facilitate **2-way dialogue with residents**.
- Aligned General Manager Performance Reviews** with Office of Local Government Guidelines, **setting ambitious but realistic performance targets** and holding the General Manager to account.
- Established **electric vehicle charging infrastructure**, with 21 council chargers installed.
- Retained on-street parking options** on Hill Street and Lindfield Avenue.
- Commenced construction of the **St Ives Sporting Complex**.
- Established a Youth Advisory Committee** so that young people can contribute to local policy.
- Commenced a review of Council's Development Controls** to enhance sustainability practices such as the electrification of homes and adoption of solar.
- As Mayor, **guided council through turbulent times** while minimising use of the casting vote.

Second Term Setbacks (2022-24)

- Could not stop council majority from selling **Bates Park** for property development in 2022.
- Did not receive majority council support to accelerate the delivery of **basketball and netball courts** elsewhere in Roseville, Lindfield and Killara in 2022.
- Was **unable to prevent councillor time-wasting in 2022-23** which delayed the delivery of the **Lindfield Village Hub** and subsequently impacted the timing of the Marian Street Theatre and Turramurra Hub. Sam understands that to deliver infrastructure we must move quickly with realistic assumptions, and he hopes for a constructive council in the coming term.

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.

Are you able to help out?

Local Government Elections are difficult without the support of volunteers. **If you believe in our values and objectives and would like to help out**, please contact us at sam@roseville.online

Third Term Objectives (2024-28)

- Achieve greater sustainability and energy efficiency by updating our development controls.
- Consult with residents to provide more diverse housing options (e.g. townhouses) while reducing the impact on heritage and environment.
- Explore 7-10% affordable housing for large DAs.
- Improve Development Application turnaround times, aiming for a reduction from 134 to 85 days.
- Increase the basketball hoops in Roseville, Lindfield and Killara from 5 to at least 12.
- Upgrade the clubhouse and increase netball and basketball availability at Tryon Road.
- Improve recreation options at the Roseville Chase Bowling site, the Ibbitson, Queen Elizabeth and Clanville Road parks, and the Roseville Town Centre.
- Subject to a constructive council, build the Lindfield, Gordon and Turramurra Hubs as well as Marian Street Theatre without unnecessary delay.
- Fund and build an extra lane at Tryon x Archbold.
- Continue advocating for State Government action at hotspots along Pacific Highway and Boundary St.
- Create a 'What to Plant and Where' guidebook to assist residents in choosing the most appropriate tree or bush without subsequent regret.
- Establish a customer advocate and align our complaints process to international standards.
- Improve accessibility to Council information, news and services via an app and central web portal.
- Deliver further waste reduction and reuse initiatives such as car boot sales and toy recycling.

Kath Johnson

I have lived in Roseville for over a decade and studied Arts / Law at Macquarie University. I recently retired after 22 years of running my own legal business which involved listening to people and helping them reach their dream of becoming Australian Citizens.

I am ready to serve the residents of Roseville and Lindfield. I have the available time and with my experiences as a lawyer and business owner, **I am keen to listen to your concerns and advocate for solutions on your behalf.**

Infrastructure and Accountability



Getting the Right Balance

When considering complex issues such as infrastructure policy, we must consider the **diverse range of needs** of both current and future residents.

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 also expect our government to consult with us when making change.

Prior to 2024, Ku-ring-gai had a **systematic way of matching future housing with the infrastructure needs** of our new residents. Each suburb was carefully zoned and new infrastructure such as transport upgrades, land acquisition for new parks, and new community facilities were funded by contributions from new development.

This year, the **NSW Government's non-consultative approach to housing policy has been contrary to everything that is taught about good planning and development**. I support rezoning Ku-ring-gai to provide for more diverse housing, but the State's blanket rezonings will **impact our environment and heritage** while **significantly escalating ratepayer costs** of acquiring open space and delivering infrastructure.

To reduce the impacts, council staff are currently **preparing alternate scenarios** for meeting the State's housing objectives. **You will be consulted** about these options in early November. For more information, visit <https://roseville.online/housing>

Did you know?

- While the former government required 3,600 new homes around Gordon, Killara, Lindfield and Roseville Station, the new government is requiring 20,000.
- These 20,000 homes will generate over \$210m in housing contributions to the State, but the State has not committed to reinvesting any of this to our LGA.

Financial Sustainability

In the last 10 years, **Council's cost of service delivery has increased 40%** while rates revenue (pegged by the NSW Government) has only increased 28%.

This term, our neighbours at Willoughby and Hornsby overcame this by increasing their rates by 15% and 31% respectively, however, **I do not believe Ku-ring-gai should raise rates without first assessing our internal spend**. I sought an internal review in August 2022 but it was not supported by the Council majority at the time.



As 2024 Mayor, we commenced **reviews in service delivery and financial sustainability**. Technology has driven **over \$100m in long-term cost savings** for council's infrastructure backlog. Targeted reviews of customer service, development assessment, comms, compliance, and sportsgrounds are underway.

With population growth, we have a greater need to provide the **open space, libraries, and facilities that our communities deserve**. In this context, we convinced councillors to save the Roseville Chase and Gordon Bowling club sites for recreation and **accelerate delivery of the Lindfield, Gordon and Turramurra Hubs** with running costs supported by the increase in ratepayers.

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 key drivers.

As Mayor, I aligned the **General Manager's performance management practices with Office of Local Government guidelines**. The performance targets are no longer low bars set by the Mayor alone. **Performance targets now strive for best practice with input from multiple councillors**.

Roads, Footpaths and Cycleways

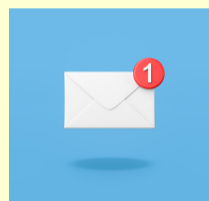
Ku-ring-gai's roads are generally in good condition, with potholes quickly repaired so long as they are reported. Our delivery of new footpaths is another matter, and it is extremely embarrassing to tell residents that the new footpath they requested will not be coming until next decade or never at all. In 2022 we increased our footpaths budget by 25% and **safety is now considered when prioritising which footpaths to build first**.

With increasing population comes greater pressures on major intersections and traffic on local roads. In the coming term I wish to **update our development contributions plan to fund traffic improvements such as Tryon x Archbold** while also providing **active transport options that connect to our town centres**. The Pacific Highway and Boundary Street are owned by the NSW Government and we will continue to advocate for action at unsafe intersections.

Community Consultation

With any proposed change in traffic infrastructure, council staff will traditionally send a notification to nearby households (e.g. 10 or 20) and then make a recommendation based on feedback received. However, these **traffic change notifications did not go out to the wider group of residents affected**, leading to dissatisfaction and the need to re-consult.

As Mayor, I recently asked council staff to make the details of large impact changes available for online consultation and this has vastly improved the volume of feedback that we receive.



I have also asked staff to promote greater community awareness of major works by **updating our Community Participation Plan and Community Engagement Policy**. These will be finalised early 2025 by the newly elected Council.

Environment and Social

Sam Ngai

I have lived in **Roseville, Killara and East Lindfield for the last 37 years**. I attended **Roseville Public** and my wife attended **Lindfield Public**. We have three daughters, and our parents all live in Roseville.



I have four degrees in **Engineering, Accounting, Environmental Law, and Business Administration** at UNSW. I am also a **fellow at CPA Australia** and **graduated at the Australian Institute of Company Directors with top marks**.

Prior to becoming the 2024 Mayor, I worked in a range of **finance, strategy, risk and governance roles at Origin Energy** supporting the delivery of renewable and thermal energy projects. I currently 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.

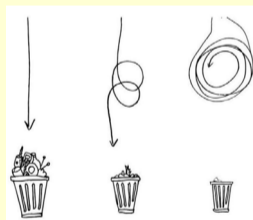
I volunteer as the **Treasurer at East Lindfield Community Preschool** and in **children's ministry at St Barnabas Roseville East**. I previously served as **Secretary at KYDS Youth Counselling Lindfield**.

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 and identify further opportunities to increase capacity, encouraging 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.

Reducing Waste to Landfill

Sydney is projected to run out of inert landfill by 2028, making it **important to reduce the waste we generate**. At Ku-ring-gai, 61% of our waste is diverted from landfill and the EPA has set an 80% target for all councils by 2030.



One third of our red bin (by weight) is comprised of food scraps, and our current landfill captures the methane emissions to generate electricity. However, **the EPA has mandated all councils to separately collect food organics collections by 2030**.

This term, we **trialled separated food-waste collection at 2,400 households** and found high contamination rates in food-only bins, as well as issues with funky smells and confusion between red bins and the State-mandated maroon bins. **Further education will be required** in supporting the rollout of food-only bins.

There has been considerable interest in soft plastics recycling and Ku-ring-gai is currently undergoing trials, however it comes at considerable cost and with a limited waste levy, solving food organics must take priority.

Environmental Initiatives

Council operations are now 100% renewable energy and **we are targeting Net Zero by 2040 for the entire LGA**. As an early Electric Vehicle adopter, Sam understands the challenges preventing uptake. **This term Council installed 21 chargers across the LGA**.



We recognise the **importance of tree canopy** in keeping us cool, providing us with fresh air, and providing wildlife with homes and **we have introduced tree protection orders to mandate replacement planting of illegally removed trees**. We are also revising our planning controls to reduce the urban canopy impact of the State's inappropriate policies, and you will be consulted on this later in the year.

Youth Advisory Committee

To give young people the opportunity to participate in policy and projects that matter to them, **Sam proposed the creation of a Youth Advisory Committee**. The details are available on the Council website and **anyone aged 14-24 is welcome to apply**. Applications close 13 September.

Housing Affordability

It is important to dispel the difference between housing affordability and 'affordable housing'.

With a 2 bedroom unit now costing over \$650,000 to build *before* factoring the cost of land or profit margins, even a modest home is difficult to afford.

However, **'affordable housing'** is a different concept in NSW where quality homes are made available to **lower income households** (such as our teachers, nurses, police officers and firefighters) **for rental via a community housing provider**.

Under the NSW Government's Housing Policy, developments over 2,000 sqm are required to provide only 2% mandatory affordable housing in perpetuity however if elected, **we will seek to update our local plan to require at least 7-10%**.

Supporting our Seniors

Council runs a range of services for seniors, and also supports not-for-profits like the Ku-ring-gai Neighbourhood Centre, Meals on Wheels, Computer Pals and Easy Care Gardening to cover specific needs.



This term, we also joined the Dementia Alliance and are promoting dementia friendly cafes across the LGA. We would love to explore other ideas to support our elderly so if you are interested, please reach out.