CITY OF RYDE

GENERAL MANAGER’S REPORT NO. 10/06

Council Meeting – 13 June 2006

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PREcis OF CORRESPONDENCE

THERE ARE NO ITEMS OF CORRESPONDENCE

NOTICES OF MOTION

1 Notice of Motion in the name of Councillor Perram that the development application submitted for a proposed skate park in Meadowbank Park be withdrawn.

2 Notice of Motion in the name of Councillor Perram that Council express its dismay that the recommendation contained in the late Mayoral Minute presented to the Council meeting on 6 June 2006 was paraphrased in the press that same evening in its unamended form.
GENERAL MANAGER’S REPORT NO. 10/06

9 June 2006

The Mayor and Councillors

ITEM 1

COURT ACTIONS AND POWER OF ATTORNEY – Progress Reports

<table>
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<tr>
<th>Address</th>
<th>Description</th>
<th>Current Status</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A &amp; 1B Kent Road, North Ryde</td>
<td>Unauthorised conversion and use of duplex into 4 flats.</td>
<td>Payment of $26,136.75 received. Follow up action being taken by Pike Pike &amp; Fenwick in recovery of $7500 fine by State Debt Recovery Service through Land and Environment Court.</td>
<td>$26,136.75 $7,500 fine (All recoverable)</td>
</tr>
<tr>
<td>61 Anzac Avenue, West Ryde</td>
<td>Prosecution action against owner of a property in relation to an alleged unauthorised home industry</td>
<td>Injunction in place - business cannot operate from site. Costs Order issued - owner to pay. Costs yet to be recovered. Council's solicitors to review options for cost recovery. Matter has been lodged with the Local Court.</td>
<td>Not yet determined.</td>
</tr>
<tr>
<td>127 Tennyson Road, Tennyson Point Applicant - The Plan Shop</td>
<td>Alterations and additions to dwelling.</td>
<td>Applicant discontinued appeal and agreed to Council's conditions of approval – each party to pay their own costs</td>
<td>Not yet determined.</td>
</tr>
</tbody>
</table>
ITEM 1 (continued)

<table>
<thead>
<tr>
<th>Address</th>
<th>Description</th>
<th>Current Status</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ryde Hospital 1-13 Denistone Road, Eastwood</td>
<td>Ambulance Station.</td>
<td>Class 4 proceedings to determine permissibility of use on hospital land.</td>
<td>Not yet determined.</td>
</tr>
<tr>
<td>Applicant - Health Administration Corporation</td>
<td></td>
<td>Judgement delivered 14 September 2005 - ambulance station not prohibited.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Council agreed to Orders that the proceedings are otherwise dismissed and each party is responsible for their own costs.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Appeal lodged by Florence's Forest Preservation Society.</td>
<td></td>
</tr>
<tr>
<td>44 Trelawney Street, Eastwood</td>
<td>New dwelling &amp; pool.</td>
<td>Appeal upheld. Application approved. Final engineering design and conditions for stormwater disposal to be provided to the Court.</td>
<td>Not yet determined.</td>
</tr>
<tr>
<td>Applicant - MS Properties Pty Ltd</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>146 Bowden Street, Meadowbank</td>
<td>Residential flat building.</td>
<td>Amended plans submitted to Court.</td>
<td>Not yet determined.</td>
</tr>
<tr>
<td>Applicant - Conca D'Oro Lounge Pty Ltd</td>
<td></td>
<td>Plans to be notified by Council. Further call-over 13 July 2006.</td>
<td></td>
</tr>
<tr>
<td>1 William Street, Ryde</td>
<td>Residential flat building.</td>
<td>Appeal upheld. Application approved.</td>
<td>$20,070.29</td>
</tr>
<tr>
<td>Applicant - Earlcore Pty Ltd</td>
<td></td>
<td><strong>Matter finalised.</strong></td>
<td></td>
</tr>
<tr>
<td>53 Agincourt Road, Marsfield</td>
<td>Additions to Curzon Hall.</td>
<td>Appeal upheld. Application approved.</td>
<td>Not yet determined.</td>
</tr>
<tr>
<td>Applicant - Filippo Navarra</td>
<td></td>
<td>Written judgement yet to be released by Court. Council's legal team are protecting Council's position by reserving right to appeal after judgement can be reviewed.</td>
<td></td>
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</tbody>
</table>
ITEM 1 (continued)

<table>
<thead>
<tr>
<th>Address</th>
<th>Description</th>
<th>Current Status</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Ross Street, Gladesville</td>
<td>Deemed refusal - strata subdivision.</td>
<td>Court has accepted Council's argument that the units are 3 bedrooms and therefore State Environmental Planning Policy No. 10 - Retention of Low Cost Rental Accommodation applies. Matter adjourned. Department of Planning being consulted about application of provisions of SEPP 10. Further dates to be confirmed.</td>
<td>Not yet determined.</td>
</tr>
<tr>
<td>Applicant - Priority One Group</td>
<td></td>
<td></td>
<td></td>
</tr>
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CITY OF RYDE – POWER OF ATTORNEY REGISTER

<table>
<thead>
<tr>
<th>Date</th>
<th>Particulars</th>
<th>Registered By</th>
<th>Council Notified</th>
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<tr>
<td>26/5/06</td>
<td>Deed of Agreement for Hire of Plant Contract No. PWS/02/06</td>
<td>Sue Ledingham</td>
<td>13/6/06</td>
</tr>
<tr>
<td></td>
<td>Preferred Tenderers 1 Apr 06 – 30 June 07</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Listing as per PF&amp;S Committee Report No. 5/06)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>05/6/06</td>
<td>West Ryde – Supplemental Deed to Land Transfer and Development Deed at Graf Avenue and Anthony Road, West Ryde</td>
<td>Sue Ledingham</td>
<td>13/6/06</td>
</tr>
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RECOMMENDATION:

That the progress report on court actions and power of attorney be received and noted.
ITEM 2

COUNCILLOR WORKSHOPS

In accordance with Council’s resolution of 26 June 2001, I wish to report on the Councillor Workshops held since the previous Council Meeting.

Date: 23 May 2006, 4.30 – 5.30pm
Subject: Parking Demand Study Workshop

Apology: N B Campbell, T D A Ryan, E M Wilde OAM

Staff Present: General Manager, Group Manager – Community Life, Group Manager - Public Works, Group Manager – Environment & Planning, Group Manager – Corporate Services and Media & Community Relations Officer.

Date: 23 May 2006, 5.30 – 6.45pm
Subject: Code of Conduct Workshop
Present: The Mayor, Councillor I J Petch (Chairperson) and Councillors M P Butterworth, T P McCosker, M Melhem, C M Netterfield, G O'Donnell, V J Tagg and S Yedelian.

Note: Councillor N B Campbell was present from 6.35pm onwards.

Apology: T W Perram, T D A Ryan, E M Wilde OAM

Staff Present: General Manager, Group Manager – Community Life, Group Manager - Public Works, Group Manager – Environment & Planning, Group Manager – Corporate Services, Manager Councillor Services and Media & Community Relations Officer.

External: Mr Jeff Williams, Fraud Prevention Services.

RECOMMENDATION:

That the information be received and noted.
ITEM 3

AUSTRALIAN CONSERVATION FOUNDATION – Green Home Project in Ryde

E - File COR2006/674

Report Summary
To advise of Council’s involvement in this valuable community initiative and the 6 sustainable living community workshops proposed for Ryde, to be held monthly from June to October this year, as part of the program.

Background
The Australian Conservation Foundation (ACF) approached Council, through the City’s Environment Unit, earlier this year about the opportunity to conduct a series of 6 Sustainable Living Community Workshops, in partnership with Council, as part of their Green Home Project. This project is intended to target both behavioural change and infrastructure improvements in the home.

The project is largely funded by the ACF from a $3.5 million NSW Government Environmental Trust Grant, to implement partnership projects with local councils statewide. The initiative will serve to bring together a range of organisations to conduct a collaborative education program promoting sustainable living in NSW.

The project is currently being implemented in the Baulkham Hills Council area in partnership with the Council to great success and the face-to-face and interactive nature of the workshops is being well received by their community.

Report
Workshop Details
The workshops in Ryde (dates below) will be based on the following 6 key themes:

1. Water Savings and Water Efficiency
2. Waste Avoidance, Recycling and Compost
3. Energy Saving at Home
4. Food, Vegetable Gardens and Native Gardens
5. Active Transport and Green Finance
6. Green Shopping and Household Chemicals

The first workshop is scheduled to take place on Wednesday 28 June 2006 at the Ryde – Eastwood Leagues Club from 6.30pm – 9.00pm (7pm start) and this will be on water savings and efficiency. The following dates have been set for the remaining workshops:

19th July 2006 (Waste Avoidance, Recycling and Compost)
16th August 2006 (Energy Saving at Home)
6th September 2006 (Food, Vegetable Gardens and Native Gardens)

ITEM 3 (continued)

27th September 2006 (Active Transport and Green Finance)
25th October 2006 (Green Shopping and Household Chemicals)

This project will be advertised in the local media and the intention is to engage the same members of the community (up to 200) who indicate a willingness to participate in the program to be involved in all 6 workshops. All workshops will be held at the Ryde – Eastwood Leagues Club.

Incentives and Capacity to Take Action
Participants would be offered, as an incentive or reward, free or discounted environmental products to fit to their home such as water timers, tap aerators and energy efficient light globes.

Social Interaction and Group Formation
The program will bring local residents together to encourage group action and effort on particular issues both during the interactive workshops.

Program Responsibilities
1. The ACF will cover the upfront costs of the project and will provide:
   - Project management staff for the program
   - Organisation of event logistics – facilitator, speakers, format etc
   - Materials for participants including a GreenHome workbook and other printed and web-based information
   - Products donated by businesses as door prizes or giveaways
   - Organisation of services for participants such as Home Assessment, Sydney Water services etc
   - Concept, design, and coordinate advertising for the Project;
   - Communications materials; and
   - Staff to contact and support participants in the Project;

2. The Council will provide:
   - Support staff to assist with local communications and at the events
   - Contacts to local networks of residents
   - Contacts to local businesses who could assist/participate
   - Contacts for venues and catering (and possible child care)
   - Assistance with advertising the program locally (for example through Council publications)
   - Assistance with environmental products to give to participants.
ITEM 3 (continued)

Overall, the project is considered to be a worthwhile environmental initiative for the Ryde community and the City’s Sustainability Officer Ms Louise Cramsie is coordinating the Council’s involvement in this project. A memorandum of understanding has been entered into with the ACF to enable the project to proceed.

Management Plan Linkages
Community education is a key performance indicator for the Environment in the City’s Management Plan 2005/08 on page 43, and is an integral part for many of the key outcome areas listed on page 35 and many of the key action plans from pages 37 to 42 inclusive under the Environment.

Relationship to Key Outcome Areas

Assets
No specific links to the key outcomes for Assets (set out on page 27 of the Management Plan 2005-2008):

Environment
This project meets all of the key outcomes for Environment (set out on pages 35-36 of the Management Plan 2005-2008) and provides for improved communication with the community and increased awareness of environmental issues and sustainability improvements available to the community at home:

Governance
This project meets the following key outcomes for Governance (set out on page 47 of the Management Plan 2005-2008):

‘Improved communication with the community and increased awareness and understanding of council’s decisions by the community’

‘Incorporation of best practice approaches in the delivery of services to the community and within the organisation’

People
This project meets the following key outcomes for People (set out on pages 54-55 of the Management Plan 2005-2008):

- ‘Community capacity is encouraged and developed through cultural and social activities’
- ‘The arts, culture, economy, environment, housing, leisure and public health of our community are positively and proactively influenced”
- ‘Educational and cultural opportunities that promote life long learning and access to information are provided’
- ‘Active and healthy lifestyles are promoted’
ITEM 3 (continued)

Consultation – Internal and External
Internal: Nil.

External: Several meetings with ACF Project Officers. Also, discussions held with relevant officers from Baulkham Hill Council who have participated in the project.

Policy Implications
There are no policy implications arising from this report.

Critical Dates
Workshop dates:
28th June 2006 (Water Savings and Water Efficiency)
19th July 2006 (Waste Avoidance, Recycling and Compost)
16th August 2006 (Energy Saving at Home)
6th September 2006 (Food, Vegetable Gardens and Native Gardens)
27th September 2006 (Active Transport and Green Finance)
25th October 2006 (Green Shopping and Household Chemicals)

Financial Impact
This project is being largely funded by the ACF.

Council will provide staff support, which is estimated will equate to 1 officer’s time for 0.5 day per week for the duration of the project (expected to run 6 months). This can be managed with existing resources.

In addition, the amount of up to $2,000 has been allowed towards the costs of purchasing environmental products to give to participants. This will be funded from the 2005/06 Environment Strategy Operating Expenditure Budget and from future Environment Strategy budget allocations for the duration of the program.

RECOMMENDATION:

That the report on the City’s involvement in the Australian Conservation Foundation Green Home Program, during the months of June 2006 to October 2006 inclusive, be received and noted.
ITEM 4

20, 32 & 34 ASHBURN PLACE, GLADESVILLE. Lot 22 DP 708012, Lot 1 DP 301842 & Lot 2 DP 10088. Unauthorised work associated with the redevelopment of the aged-care facility known as Ashburn House. LDA 1222/2003  Applicant: Christadelphian Homes Limited.

FILE NO. LDA03/1222

1. Report Summary

This report considers legal advice on the prospects of success if the Council was to prosecute the owners of 20, 32 & 34 Ashburn Place, Gladesville for carrying out work contrary to the terms of the development consent issued to carry out alterations and additions to an existing aged care facility known as Ashburn House. The unauthorised work includes the demolition of part of the building to be retained, the excavation of part of the site to be retained (and the consequential increase in the basement level), changes to rear balconies and the partial construction of the first floor 100mm higher than that approved.

It is recommended that Council not prosecute in this instance.

2. Address: 20, 32 & 34 Ashburn Place, Gladesville

3. Background

Council at the Development Committee meeting of 15 November 2006, resolved:

That in relation to unauthorised work carried in respect of Ashburn House at 20-34 Ashburn Place, Gladesville, Council seek advice from its solicitors on the likely prospects of success for the commencement of legal proceeding for the unauthorized work carried out on the site and the subsequent non-compliance with the development consent.

The previous report on this matter is CIRCULATED UNDER SEPARATE COVER.

Following initial advice from Council’s solicitors, further information was provided, and the solicitors have now provided their final advice. This is CIRCULATED UNDER SEPARATE COVER.
ITEM 4 (continued)

Report
While noting that the developer has undertaken work which was not approved by the Council, the legal advice concludes that some of this was quite minor, and not likely to lead to a conviction, and that in relation to the demolition, excavation and construction of the additional basement area, the Court is likely to give considerable weight to the valuable service of the developer and therefore apply only a lenient penalty.

4. Management Plan Linkages

N/A

5. Relationship to Key Outcome Areas

Assets
The City of Ryde is committed to continuing the delivery and maintenance, with community participation, of high quality and environmentally friendly infrastructure facilities throughout the City, which contribute to the lifestyle of the community.

This matter has no direct relationship to this key outcome area.

Environment
The City of Ryde is committed to becoming an ecologically sustainable City through the professional management of our City’s natural and physical environment and the conservation of natural resources to ensure the health, diversity and productivity of the local environment is maintained or enhanced for the benefit of future generations.

This matter has no direct relationship to this key outcome area.

Governance
The City of Ryde is committed to ethical and effective decision making processes that ensure full transparency and involvement of its community in the governance of the City.

This matter meets the key outcomes for Governance (set out on pages 47-48 of the Management Plan 2005-2008):

• Improved communication with the community and increased awareness and understanding of Council’s decisions by the community.

The unauthorised work was brought to Council’s attention by the residents who had been advised by Council of the determination of the development application.
ITEM 4 (continued)

- **Compliance with all legislative requirements and statutory obligations.**
  
The unauthorised work has been assessed against the conditions and plans forming the development consent.

- **An efficient and effective regulatory environment.**
  
  Development and building work monitored through Council’s regulatory provisions, the relevant legislation and statutory processes.

**People**

The City of Ryde is committed to becoming a socially sustainable City through effective community participation and the active application of social justice principles. A City in which its citizens work together to improve the quality of life and enhance community wellbeing through improved networks and services.

This matter has no direct relationship to this key outcome area.

6. **Community Comment**

Not relevant.

7. **Financial Impact**

It is likely that legal costs associated with prosecution would be in the vicinity of $20,000 to $30,000 (not including staff time). If Council was successful then some of these costs would be paid by the offender. Based on the advice of Council’s solicitors it is likely that if a fine was imposed it will be lenient.

8. **CONCLUSION:**

While the extent of the unauthorised work on this project is of great concern, if Council is mindful to take prosecution action to demonstrate to the broader community that the Council does expect compliance with conditions of consent, this may not be the development to prosecute as the likely outcome is no fine or a very lenient fine. If that was the outcome it would hardly be a deterrent to others.

**RECOMMENDATION:**

That no further action be taken in relation to the unauthorised works at 20-34 Ashburn Place, Gladesville.

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ITEM 5

MONTHLY FINANCIAL REPORT – APRIL 2006

File No. S10490

Report Summary
This monthly Financial Report provides an update on Council’s financial performance to 30 April 2006. The report includes a summary of items that have been identified as having an impact on Council’s projected financial position and an explanation for the potential budget variation.

Report
The following annexures are circulated under separate cover:

ANNEXURE 2  Capital Status Report – provides comments regarding the status of the 2005/06 Capital Works Program.

Budget Summary as at 30 April 2006
The April monthly financial report projects Council’s Working Capital balance of $3.769M as reported to Council as part of the March 2006 Management Plan Implementation Review (Committee of the Whole – 16 May 2006) to increase by $266K to $4.035M to provide for additional general revenue carry overs to be included in the 2006/2007 Budget. This is in accordance with the report on the 2006/2009 Draft Management Plan presented to the Extra-Ordinary Council Meeting on the 6 June 2006. The following is a summary of these carry over projects along with any known and potential variations to Council’s End of Year Result.

Operating Income
• The Library Subsidy of $216K from the State Library of New South Wales has been received, this payment is $31K higher than budget.
• Gutter Bridge Construction income is anticipated to be $240K, this is an increase of $80K. This income is partially offset by an additional $45K in Gutter Bridge capital expenditure.
• Road Restoration income is likely to be $610K, $70K lower than budget. Utility Restoration operating expenditure is also expected to be $78K lower due to the decline in restoration works required to be undertaken.
• The Street Lighting Subsidy received from the RTA was $307K, $29K higher than budget.
ITEM 5 (continued)

Capital Income
- The Federal Government has increased its grant contribution under the Supplementary Auslink Roads to Recovery Programme. The City of Ryde will receive an additional $376K this financial year to be spent on the construction or maintenance of roads. These funds must be spent by June 2009. However a schedule of Capital Works will be prepared by September 2006 identifying specific projects. It is anticipated that these funds will be spent in the 2006/2007 financial year and as such an amount of $376K has been included in the 2006/2007 Budget.

Operating Expenditure
- The following projects within the Environment Budget will not be completed this financial year and have been included in the 2006/2007 Budget:
  - Air Management $24K
  - Natural Environment Policy $47K
  - Water Management $23K
- As mentioned above Utility Restoration operating expenditure is expected to be $78K lower due to a decline in restoration works required to be undertaken. This expenditure is generated by third parties and is offset by income.
- The Traffic Block Grant for Local/Regional Roads has been over expended by $69K. This additional expenditure is partly attributable to the replacement of all “No Standing” signs with “No Stopping” or “No Parking” signs. This additional expenditure will be offset by savings/income within the Public Works budget.
- Eastwood Flood Plain Risk Management Study has been transferred from the Stormwater Capital Works Program as these works are operational in nature.

Capital Expenditure
The following projects are not anticipated to be completed this financial year and have been included in the 2006/2007 Budget:

- **Ida Street Road Reconstruction - $140K Carry Over**
  These works require the part property acquisition of No.s 2 and 4 Ida Street. These acquisitions have been pursued voluntary however have not been successful. Design works are in progress. Power Poles and Telstra mains are required to be relocated.

- **Forster Lane Resealing/Resheeting - $17K Carry Over**
  This project has been deferred due to current extensions being undertaken by the Ryde Eastwood Leagues Club.

- **Corporate IT – CHRS 21 Upgrade - $15K Carry Over**
  Upgrades to Council’s HR/Payroll system with the introduction of kiosk facilities will not be implemented this financial year.

ITEM 5 (continued)

- **Corporate IT - $30K Carry Over**
  It is proposed that an additional $30K be carried over to the 2006/2007 Budget to fund the IT system upgrade.

Other variations within the 2005/2006 Capital Works Program include:

- **Town Centre Tree Planting** at Gladesville ($30K) and Top Ryde ($35K) will not be undertaken this financial year and it will be recommended that these funds be transferred to the Civic Precinct Reserve.

- **Road Reconstruction works** are anticipated to incur additional costs at the following locations:
  - **Culloden Road** $68K ↑18K
    The scope of works was increased to widen the road by three (3) meters which was wider than the preliminary estimate.
  - **Fifth Avenue** $262K ↑$52K
    The scope of works has been increased to include longitudinal stormwater drainage and pavement reconstruction for the full length of the road.
  - **Patricia Street** $219K ↑$39K
    Full reconstruction has necessitated the lowering of all water and gas services to obtain the necessary pavement depth.

- **The Resealing/Resheeting Program** of works is expected to be $98K less than budget following the preparation of detailed estimates for the individual projects to be undertaken. These savings will be used to offset the additional expenditure in the Road Reconstruction program.

- **Although the new SES Headquarters** was officially opened in November last year, costs are still being finalised with the contractors to complete defects. This budget was previously revised to $985K in the December Quarter review, however it is anticipated that final costs this financial year will be $1,03M, an increase of $46K. The original construction budget for these works was $1.22M over two (2) financial years (2004/2005 and 2005/2006), the total project cost is estimated to be $1.149M, an overall saving of $71K.

- **Water quality improvement works at Archers Creek** are anticipated to cost $113K, an increase of $50K. Remediation works were programmed to be undertaken over several years to complete the full length of the creek, however the scope of works have been increased to suit the funds available. These additional works are being funded by a transfer from the Stormwater operating budget.

**Other Items**
In addition to the items listed above there are other budget variations as at 30 April 2006 that are a result of incorrect profiles or expenditure/income being received earlier or later than expected. While these items do not affect Council’s Working Capital balance they contribute to the year to date variations. Major items are listed below for information purposes.

ITEM 5 (continued)

Operating Income

- Library Services income is $136K over budget. The fourth instalment of the Ryde Hunters Hill library contribution ($122K) has been received earlier than profiled.
- Parks income is currently $216K over budget. Parks user charges income for ground hire, facilities usage and rentals is currently $150K over budget whilst telecommunications lease income is $22K over budget. These are timing variations with these budgets profiled incorrectly.
- RALC income currently exceeds budget by $150K. Learn to Swim ($70K), Kiosk ($31K) & Facility Hire ($24K) exceed budget. RALC income will exceed the annual budget of $4.43M however any additional revenue will be retained in the RALC reserve to assist in funding the future maintenance of this facility.
- Interest on investments is currently $141K above budget. This income is likely to exceed budget however is partly restricted by external reserves.
- Environmental Planning income is currently $112K below budget. Additional regulation income ($166K) is anticipated, however the following income sources are below budget:
  - Development Application Fees $116K
  - Development Advertising Fees $50K
  - Rezoning Application Fees $29K
  - Construction Certificates $29K
  - PCA Appointment Fee $21K
  - Planning Certificate (s149) $17K

  Overall, it is anticipated that the Environmental Planning income budget will be reached in total.
- Material disposal income at 160 Wicks Road exceeds Annual Budget by $135K.

Capital Income

- Section 94 income is currently $1.86M under budget.
  - Open Space $1.76M
  - Stormwater $226K
  - Access $119K
  - Meadowbank $107K
  - Administration $95K

  The total Section 94 income budget is $6M with actual income received to April being $3.1M. Approvals this financial year exceed $5.5M however it is difficult to predict when this income will be received. This income is externally restricted.
- Roads to Recovery income is currently $131K under budget. This income was received in May.
ITEM 5 (continued)

Operating Expenditure

- Information Technology and Telecommunications is $203K below budget. Aerial Photography (↓$41) is being undertaken in May, whilst the license agreement for Microsoft Software (↓$110K) and Finance Leases (↓$33K) are the other major variations.
- Property Services expenditure is currently $161K over budget due to project management expenditure associated with three (3) key projects – West Ryde Carpark Re-development, Brush Farm House and the Civic Precinct Project. It is anticipated that Property Services will be overspent by approximately $200K, however this will be funded from savings across the organisation or from designated reserves if required.
- The Customer Contact Review is $80K under budget. Council has been invoiced for these services in May.
- Interest on loans is $57K under budget. This expenditure is internally restricted.
- Environment and Planning operating expenditure is currently $552K under budget, however after allowing for the carry overs mentioned above the year to date variation is reduced to $507K. Employee costs (↓$112K), Recruitment Advertising (↑$26K), Consultants Fees (↑$213K) and Legal Fees (↑$46K) are the main variations in this budget. Other anticipated variations are:
  - Regulation expenditure is likely to be $60K higher due to higher infringement processing fees and further costs associated with the parking demand study.
  - Developments assessments by third parties is expected to be $75K, an increase of $25K due to an increase in the number of applications that the City of Ryde has an interest in and as such are required to be assessed externally.
- Waste Facilities and Services (Domestic) expenditure is $988K under budget. Invoices remain up to one month in arrears. Savings within this budget will be used to fund the capital purchase of a two (2) tonne truck and chipping machine. (Public Facilities & Services Committee – 7 March 2006)

Capital Expenditure

- Parks is currently $505K below budget. Excluding those projects mentioned above, all budgets are expected to be spent.
- Information Technology and Telecommunications is currently $737K under budget. Business cases are being prepared along with purchase versus lease scenarios being considered to optimise the benefit to the organisation. It is proposed that the renewal/replacement of all existing PC’s be undertaken at an estimated cost of $560K to create a stable IT operating platform.
- Property Services capital expenditure is currently $520K under budget.
  - Office Modification and relocations ↓ $185K – Modifications to the operations Centre are in progress, whilst additional works are to be undertaken at the Civic Centre.
  - Brush Farm House Restoration ↓ $180K – Conservation works on Phase 1 have commenced and the target date for completion is January 2007.
ITEM 5 (continued)

- The following variations are within the Public Works Capital Program:
  - Access Facilities & Services  $\downarrow \$917K$
  - Stormwater Management  $\downarrow \$722K$
  - Plant & Fleet Management  $\downarrow \$133K$

Excluding the projects mentioned above, all projects within these programs are expected to be completed this financial year.

Management Plan Linkages
The potential variations to budget listed above are for information purposes only. The carry over projects identified in this report have been included in the 2006/2007 Budget.

Relationship to Key Outcome Areas

Assets
This matter has no direct relationship to this key outcome area.

Environment
This matter has no direct relationship to this key outcome area.

Governance
This report meets the following key outcomes for Governance (set out on page 47-48 of the Management Plan 2005-2008):
- To maintain a sound financial position for the City of Ryde and continue to review Council’s short and long term financial plans.
- To continue to improve the transparency of Council’s financial performance and operations.

People
This matter has no direct relationship to this key outcome area.

Consultation – Internal and External
Council business units were consulted for this report.

External public consultation was not required.

Policy Implications
There are no policy implications through adoption of the recommendation.

Critical Dates
Not applicable
ITEM 5 (continued)

Financial Impact
The carry over projects identified in this report will increase Council’s working capital balance to $4.035M, an increase of $266K. The remaining variations to budget listed in this report are expected to have no impact on Council’s projected Working Capital and are listed for information purposes only.

Other Options
Not applicable.

RECOMMENDATION:

That the report on Council’s financial performance to 30 April 2006 be received and noted.
ITEM 6

RYDE AQUATIC LEISURE CENTRE – Tender to operate the Kiosk Facility at the Ryde Aquatic Leisure Centre
COR-RFT- 02/06.

File No: COR2006/987

Report Summary
Council recently invited selective tenders to operate the Kiosk facility at the Ryde Aquatic Leisure Centre. The purpose of this report is to advise Council that the Tender to operate the Kiosk Facility at the Ryde Aquatic Leisure Centre closed on Tuesday 2 May 2006 and to recommend the Tender be awarded to Spotless Services Australia Limited. Pending the agreement of Council, a suitable lease agreement is to be negotiated with the successful operator for a period of 3 years with an option for a further 2 years at Council’s sole discretion.

Background
Over the last year or so, the profitability of the kiosk operations has declined. Kiosk revenue has declined while labour costs have increased resulting in a negative impact of the kiosk's profitability. This result has persisted despite numerous strategies being introduced to address the decline.

Council initially undertook a public call for Expressions of Interest in relation to the Kiosk operations in November 2005. The purpose of this was to gauge the level of interest in the market and to ascertain Councils various options for the future operation of the kiosk. Following an evaluation of responses received, Council invited all respondents to the Expression of Interest to submit a tender for the operation of the kiosk facility. A total of three (3) submissions were received in response to this tender.

Report
Tender closed on the 2 May 2006 with submissions being received from:
- Jimmy’s Cantena
- Kaylene Stutchbury
- Spotless Services Australia Limited

One of the respondents (Kaylene Stutchbury) is the current Kiosk Team Leader. She is employed on a contract that expires on 30 June 2006.

Tenders were selected and evaluated using an Assessment Matrix (ON FILE and CIRCULATED UNDER SEPARATE COVER – CONFIDENTIAL). Pursuant to Section 10A(2)(d) of the Local Government Act 1993, these documents are listed as confidential as they contain commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the persons who supplied it.
ITEM 6 (continued)

Furthermore, it is considered that discussion in open meeting would, on balance, be contrary to the public interest as it could affect Council’s ability to secure the preferred tenderers.

Assessment of Tenders
A tender evaluation panel was formed comprising of the Manager Venue Support, Manager Parks, and the Centre Manager, Ryde Aquatic Leisure Centre. Given the fact that the current Team Leader was a respondent it was felt prudent to have at least 2 other independent persons on the tender evaluation panel for probity purposes. Council’s Manager Procurement and Auditing Services has also been heavily involved in the entire procurement process and has reviewed the tender evaluation process.

Tender submissions were assessed against the following criteria (as specified in the tender documents).

- Lease fee + annual increment
- Suitable seasonal menus and pricing
- Proposed service delivery methods during peak & non-peak periods
- Proposed hours of operation
- Intention of using existing staff where possible
- Previous experience in similar work/service
- Referees
- Company background/ Organisation structure
- Technical capability to operate the kiosk
- Financial capability to operate the kiosk
- Insurance
- OHS&R
- Conformity to the Documentation
- Legal status of the entity
- Proposed amendments to the standard lease document.

The result of the assessment ranked the submissions as per the table below:

<table>
<thead>
<tr>
<th>Ranking</th>
<th>Tenderer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Spotless Services Australia Limited</td>
</tr>
<tr>
<td>2</td>
<td>Kaylene Stutchbury</td>
</tr>
<tr>
<td>3</td>
<td>Jimmy’s Cantena</td>
</tr>
</tbody>
</table>

After review the submissions, the panel determined that the top two applicants (Spotless Services Australia Limited, and Kaylene Stuchbury) should be invited to attend an interview to clarify points from the submissions including:

- A demonstration of an understanding of the local demographic and how that applies to pricing
- Clarification on food preparation location, safety & handling issues

ITEM 6 (continued)

- Summary of service delivery methods and ability to adapt to peaks & troughs on demand both daily & seasonally
- Staffing issues & potential employment of existing staff
- Vending machine arrangements
- Use of existing equipment.

The interview process involved the tender evaluation panel with the inclusion of Manager, Procurement and Auditing Services. Applicants were also afforded the opportunity to ask questions.

The outcome of the evaluation and further clarification indicated that Spotless Services Australia Limited is the panels preferred tenderer. This is primarily due to the following:

- Superior returns to Council
- Sound financial capacity and backing to operate the business
- Good range of menus and reasonable proposed pricing
- Extensive experience in the operation of similar ventures.

Management Plan Budget / Linkages
The operation of the Kiosk by an external provider is not included in the City of Ryde Management Plan 2005/08.

Relationship to Key Outcome Areas

Assets
This matter has no direct relationship to this key outcome area.

Environment
This matter has no direct relationship to this key outcome area.

Governance
Council’s Manager Procurement and Auditing Services has reviewed the tender process to ensure compliance with all legislative requirements and statutory obligations through the Tender process.

People
Services are delivered and facilities provided for social, cultural, recreational and environmental needs. An experienced service operator will provide patrons of the Centre with suitable food and beverage choices at affordable prices. One of the requirements of the tender was for organisations to indicate their intention to use suitably experienced staff for employment.
ITEM 6 (continued)

Consultation – Internal and External
Council business units consulted included: Procurement Services, Financial Services and Venue Support

External public consultation included: Willoughby Leisure Centre, Whitlam Leisure Centre, Leichhardt Aquatic Centre and Peninsula Leisure Centre.

Policy Implications
There are no policy implications through adoption of the recommendation.

Critical Dates
It is anticipated that acceptance of the recommendation of the report will allow the successful tenderer to begin operation from 1 July 2006.

Financial Impact
A financial analysis has been undertaken of the kiosk’s recent performance and forecasts prepared for comparative purposes. The proposal from Spotless Services Australia Limited ensures a favourable financial result for Council. The awarding of the tender to operate the kiosk will provide the Centre with a fixed revenue stream whilst eliminating the operating costs and overheads involved with stocking and staffing.

Other Options
Council could decide to reject the recommendation or determine that the Kiosk remain directly operated by the staff of the Ryde Aquatic Leisure Centre.

RECOMMENDATION:

That Council accept the Tender submitted by Spotless Services Australia Limited and a suitable lease be negotiated with the City of Ryde for the operation of the Kiosk at the Ryde Aquatic Leisure Centre.
ITEM 7

HERITAGE ADVISORY COMMITTEE – Minutes of Meeting held on 19 April 2006

File No. S8296 - 03

Report Summary
This report advises Council of the outcomes of the Heritage Advisory Committee meeting 02/06 held on 19 April 2006.

This report recommends that:
- the minutes from the Heritage Advisory Committee meeting 02/06 held on 19 April 2006 be received and noted
- regularly updated progress reports on the restoration of Brush Farm House be placed on Council's website
- the Brush Farm Park Plan of Management be referred to the Heritage Advisory Committee prior to the Plan going to Council for adoption

Background
The Heritage Advisory Committee meets every 2 months to discuss issues relating to the preservation and enhancement of items and places within the City of Ryde that are of natural, indigenous, cultural, social, aesthetic and historic significance.

Report
The Minutes of the Heritage Advisory Committee meeting 02/06 are ATTACHED.

The following recommendations from the Heritage Advisory Committee are brought to the attention of Council:
- Progress reports on the restoration of Brush Farm House to be placed on Council’s website
- Surviving remnant elements of the Brush Farm Estate to be heritage listed
- Prior to adoption by Council of the Brush Farm Park Plan of Management, Council’s Parks section have a workshop with key stakeholders of Brush Farm Park
- Brush Farm Park Plan of Management to be “signed-off” by the Heritage Advisory Committee before going to Council for adoption.

Progress reports on Brush Farm House restoration
The Committee recommended that regular progress reports would be a useful way for the community to be made aware of the conservation work at Brush Farm House, and would be a “good news” heritage story. It is anticipated that the progress reports would take the form of text and some illustrative photographs. This work would be undertaken by Council’s Property Services section and Council’s web-coordinator. Council’s Property Services section have indicated support for these updates.
ITEM 7 (continued)

Heritage listing of Brush Farm Park surviving remnants
The Landscape and Archaeology Assessment for the former Brush Farm Estate prepared by Geoffrey Britton recommends that surviving remnant features of the Estate be heritage listed. These features include landscape features such as trees and potential archaeological sites. It is proposed that this matter be addressed in a separate report to Council on the Geoffrey Britton study.

Brush Farm Park Plan of Management
The Heritage Advisory Committee expressed its concern about the consultation process for the Plan of Management, in particular, the apparent lack of consideration given to the comments of the Brush Farm Historical Society. It was recommended that a workshop with key stakeholders, including the Brush Farm Historical Society and the Brush Farm Park Preservation Group, be conducted by Council. The other key stakeholder would be the Brush Farm Park Preservation Group. Following the Heritage Advisory Committee Meeting Council’s Parks section have organised a meeting with the Brush Farm Historical Society to discuss their concerns. This meeting is to be held on Thursday 1 June 2006.

It was also recommended that, given the significant heritage value of Brush Farm Park to the City or Ryde, the Plan of Management should be considered by the Heritage Advisory Committee prior to its presentation to Council.

Management Plan Budget / Linkages
Many of the issues addressed by the Committee are identified in the Management Plan 2005-2006 under Assets and Environment. The functions and role of the Committee also address a number of key outcomes listed in the Plan.

This project forms part of the 2005/2006 Operational Budget for Environment and planning.

Relationship to Key Outcome Areas
Assets
This project meets the following key outcomes for Assets (set out on page 27 of the Management Plan 2005-2008):

• Well planned, safe and maintained public places and spaces throughout the City.
• New buildings that are functional, attractive and designed to minimise their impact on the environment.

The specific items discussed by the Committee that relates to this area include the restoration works relating to Brush Farm House.
ITEM 7 (continued)

Environment
This project meets the following key outcomes for Environment (set out on pages 35-36 of the Management Plan 2005-2008):

- Preserved natural areas which are enhanced and maintained.
- Strong links to the past through protection and conservation of our heritage.

The specific items discussed by the Committee that relate to this area include Brush Farm Park Plan of Management, the War Memorial Project, conservation of The Hermitage, celebrating the anniversary of Gregory Blaxland, the commemoration of Harold Meggitt, the Denistone Character Area, and the protection of the remnants of the Brush farm estates curtilage, and the proposed development at Curzon Hall.

Governance
This project meets the following key outcomes for Governance (set out on page 47-48 of the Management Plan 2005-2008):

- Improved communication with the community and increased awareness and understanding of council’s decisions by the community.
- Incorporation of best practice approaches in the delivery of services to the community and within the organisation.

The Committee provides advice on projects and tasks that are being developed and are kept updated on project and works being undertaken by Council.

People
This project meets the following key outcomes for People (set out on pages 54-55 of the Management Plan 2005-2008):

- Members of the community are engaged through the involvement in democratic decision making and the promotion of active citizenship.
- Extensive social relationships and support networks of volunteers, social clubs, associations exist and the development of social capital is enhanced.
- The arts, culture, economy, environment, housing, leisure and public health of our community are positively and proactively influenced.
- The dignity, aspirations, and rights of residents are responded to.

The Committee provides a forum for various community interest groups and individuals to provide advice about heritage matters for Council’s consideration.
ITEM 7 (continued)

Consultation – Internal and External
The Committee has representation from a range of organisations - including historical societies, progress and community associations and specific interest groups. The issues addressed by the Committee requires representation and input from a number of Units of Council - in particular Property Services, Parks and Assessment.

Policy Implications
There are no policy implications through adoption of the recommendation.

Critical Dates
The next meeting of the Heritage Advisory Committee (03/06) is on 21 June 2006.

Financial Impact
There are no financial impacts associated with the recommendations of this report.

Other Options
Not applicable

RECOMMENDATION:

(a) That the Minutes of the City of Ryde Heritage Advisory Committee Meeting 02/06 held on 19 April 2006 be received and noted.

(b) That regular progress reports on the restoration of Brush Farm House be placed on Council's website.

(c) That the Brush Farm Park Plan of Management be referred to the Heritage Advisory Committee prior to the Plan being presented for consideration to Council.
ITEM 7 (continued)

RYDE HERITAGE ADVISORY COMMITTEE 02 / 06

DATE:       Wednesday, 19 April 2006
TIME:       6.30 pm
LOCATION:   Ryde Civic Centre – Room 2 Level 5

REPRESENTATIVES PRESENT:
COUNCILLORS
Councillor Ivan Petch – Mayor - Chair
Representing City of Ryde
Councillor Terry Ryan
Representing City of Ryde

COMMUNITY REPRESENTATIVES
Ms Jennifer Noble
Representing Brush Farm Historical Society
Ms Jennifer Minifie
Representing National Trust
Ms Margarita Grunberg
Representing Putney District Progress Association
Mr Kevin Shaw
Representing Ryde District Historical Society
Mr Peter Mitchell
Community Representative
Mr Phil Hunt
Representing Ryde Hunters Hill Flora and Fauna Preservation Society
Mr Helge Sangkuhl
Representing Eastwood Community Association
Mr Greg Blaxell
Community Representative
Mr Patrick Sullivan
Representing Denistone Heritage & Environment Preservation Group
Ms Joan Carson representing Mr Peter Bardos
Representing West Ryde–Meadowbank Progress Association

COUNCIL STAFF
Ms Sue Weatherley
Group Manager – Environment and Planning
Ms Kate Higgins
Strategic Planner – Heritage – City of Ryde


General Manager                   Chairperson
ITEM 7 (continued)

MIN NO. 01 APOLOGIES:
Councillor Terry Perram
  Representing City of Ryde (Observer)
Councillor Vic Tagg
  Representing City of Ryde
Councillor Nicole Campbell
  Representing City of Ryde
Ms Jane Haydon
  Representing Friends of the Hermitage
Mr Glenn Ford
  Manager Strategic Planning and Client Management – City of Ryde
Ms Angela Phippen
  Local Studies Librarian, City of Ryde

MIN NO. 02 Consideration and adoption of Minutes 01 / 06
Minute No. 05 should have been titled “Brush Farm Park Plan of Management” rather than “Brush Farm Plan of Management”. (Note: The title of the document is actually “Brush Farm Park and Lambert Park Plan of Management”)

MIN NO. 03 Brush Farm – Brush Farm House conservation works update
An update on the progress of the Brush Farm House restoration works was provided by Roy Newsome, Group Manager Corporate Services. A copy of his memo was distributed at the meeting. It was recommended that the progress report with photographs be placed on Council’s web page. It was noted that the Department of Corrective Services will occupy the first floor of the restored building.

Megan Jones of Howard Tanner and Associates presented the colour schemes for the house.

Margaret Betteridge presented the interpretation plan for the house and grounds.

MIN NO. 04 Brush Farm – Use of the front garden area by Riding for the Disabled
In response to a request to provide advice on this matter Geoffrey Britton, heritage consultant, recommended against the use of the front garden area by Riding for the Disabled, because of its impact on the gardens, its impact on the setting of Brush Farm House, and the apparent inadequacy of the area to meet the needs of the riding group. Sue Weatherley advised that other places were being examined for possible use by Riding for the Disabled.
ITEM 7 (continued)

MIN NO. 05 Brush Farm – Heritage listing of items within the curtilage of Brush Farm Estate as recommended by Geoffrey Britton
This matter will be addressed in the report currently being prepared on the implementation of the Britton recommendations.

MIN NO. 06 Brush Farm – Brush Farm Park and Lambert Park Plan of Management
A stakeholder meeting was held on 27 February 2006 and the draft plan went to Council on the 19 April 2006. Council resolved that the draft Brush Farm Park and Lambert Park Plan of Management (POM) be referred to the key stakeholders for feedback and any significant issues be reported back to Council. If there are no significant changes the draft plan of management will be placed on public exhibition. A letter and a copy of the draft POM are being sent to key stakeholders.

Some Committee members raised concern about, the consultation process for the POM, that the POM seems to have become a “light” version of the original draft, that submissions on the previous draft have not been addressed, and that the stakeholder meeting notes were not complete. Options to address concerns raised by the Committee include:

- The Parks section holds a workshop with key stakeholders. (A smaller working party could be formed from the large number of stakeholders.) The workshop could be assisted by the prior preparation of a discussion paper or notes.
- Community representatives on the heritage advisory committee could make written submissions during the exhibition of the draft POM.
- The draft POM could be required to be “signed-off” by the HAC prior to its adoption by Council.

These options are to be referred to Council for its consideration.

MIN NO. 07 Gregory Blaxland Bicentenary Celebrations
Gregory Blaxell described the success of the events for the celebrations. The events included the unveiling of the Blaxland Plaque in Eastwood Mall which was attended by 16 schools, the book launch, and the dinner at Brush Farm in the evening.

The Committee and the Brush Farm Historical Society congratulated and thanked Gregory Blaxell and the Brush Farm Historical Society for their commitment and hard work with regard to the celebration events.

Formal letters of thanks are to be written to Gregory Blaxell and the Brush Farm Historical Society.

MIN NO. 08 Heritage listed properties

Curzon Hall
ITEM 7 (continued)

Council's refusal of the development application is currently being appealed by the applicant in the Land and Environment Court.

The Hermitage
The Mayor has spoken to the owners and indicated that the restoration work is a priority and needs to be done prior to any development work.

Council has written to the NSW Heritage Office seeking action on the lack of maintenance of the building.

The owner has also spoken to the NSW Heritage Office and said that they would like to start work soon. No indication was given of the nature of this work other than that it may include sub-division. If building work is soon to commence then the maintenance and repair could be part of this work. Council staff will follow up with the Heritage Office.

MIN NO. 09 Ryde Rehabilitation Centre
The demolition of all the buildings on the site, including the historic buildings, has been approved by the Minister for Planning.

MIN NO. 10 Denistone Character Area
Council resolved on the 4 April 2006 to make the Denistone Character Area (rather than the area being a heritage conservation area). The draft planning controls are currently on exhibition.

The Heritage Advisory Committee has considered the proposal for the creation of the Denistone Character Area and wishes to inform Council that it strongly supports action by Council to preserve and maintain the essential features of the Character Area. The area represents a diverse architecture that is indicative of suburban development during the first half of the 20th Century. Long-term preservation of the area's identity is an important and worthwhile objective.

The Committee recognises that housing standards change over time and that allowance needs to be made to allow residents to alter premises to bring them to contemporary standards. In this regard, the Committee notes that the Development Control Plan for the Denistone Character Area is the outcome of considerable community consultation; and, that the DCP is judged, by the community representatives who were involved in its preparation, to be an appropriate tool for achieving the desired balance between change and preservation.

MIN NO. 11 War Memorial project
The creation of an electronic searchable database of the war memorials will proceed if there is money in next year's Council budget for this work. It is anticipated that the information will be placed in the library catalogue.

Three quotes for the restoration work have been obtained:
ITEM 7 (continued)

- Peter McNamara $3,630
- International Conservation Services $10,780
- Stan Bailey $14,800

The quote from International Conservation Services is considered the most acceptable due to their experience in this type of work. It is also recommended that an application be made for funding for this project. However, the first step is to find a permanent location for the plaques. Places suggested were the RSL sub-branch, the Civic Hall, and West Ryde Library. A report on this is to be provided to the next HAC meeting.

MIN NO. 12 Harold Meggitt – Linseed Factory
It was suggested that the historical interpretation of the place through the name change of the wharf and the installation of an information panel be incorporated into a larger interpretation project. It was suggested that this project would be the interpretation of the river front, possibly associated with the new cycle path.

MIN NO. 13 HAC Projects for 2006
A possible project is a development control plan for heritage items. Jennifer Noble and Kevin Shaw volunteered to be part of the working group.

MIN NO. 14 Northern Sydney Health Oral History Project
The Executive Unit of the Macquarie Hospital has been advised that, Council does not have IT resources to assist with their project, and that the HAC committee does not have a budget and so cannot provide grants.

MIN NO. 15 Reports from Community representatives
The Ryde Hunters Hill Flora and Fauna Preservation Society advised that they have had question from a member about his recommendation of heritage listing of Buffalo Creek from Council. The issue of how is Council reviewing the community recommendations, and how are they responding to applicants, was raised.

Sue Weatherly advised that currently the heritage significance of properties is assessed if they come under threat from unsympathetic development. It was also noted that some places may have high natural values but not necessarily heritage values.

MIN NO. 16 Other business

Heritage Advisory Committee Minutes
Council’s web page is to be updated with regard to meeting minutes.

Heritage properties
ITEM 7 (continued)

It was suggested that Council could write to the owners of heritage listed properties advising them of the possibility of rate reductions available through the Valuer-General’s office.

Other plaques in Eastwood mall
Council could prepare a rationale and guidelines for the installation of other plaques in Eastwood Mall.

Closer association with schools
Council could examine ways of achieving a closer association with schools in order to increase the understanding of the history of the local area.

MIN NO. 17  Next Meeting: Wednesday 21 June 2006 at 6.30pm.

Meeting Closed: 8.45pm
ITEM 8

CIVIC PRECINCT COMMITTEE – Minutes of Meeting held on 31 May 2006

File No. S11662

Report Summary
The Minutes and Agenda of the Civic Precinct Committee Meeting held on 31 May 2006 are (ATTACHED) for Council’s consideration.

Background
The Civic Precinct Committee was established on 4 October 2005 as part of the consideration of the future development options for the Civic Centre site.

Report
The details relating to the matters discussed by the Committee and the relevant actions arising from these discussions are set out in the Minutes.

Management Plan Budget / Linkages

Relationship to Key Outcome Areas

Assets
This project meets the following key outcomes for Assets (set out on page 27 of the Management Plan 2005-2008):

- An integrated and efficient transport network that links the City, with minimal environmental impact.
- High quality environmentally friendly infrastructure services which meet all Australian Standards and contribute to the lifestyle of the community.
- Well planned, safe and maintained public places and spaces throughout the City.
- Footpaths, cycleways and roads that are well maintained and designed to enable the safe use by all users.
- New buildings that are functional, attractive and designed to minimise their impact on the environment.

Environment
This project meets the following key outcomes for Environment (set out on pages 35-36 of the Management Plan 2005-2008):

- Social and economic needs are met in a way that does not harm the environment.
ITEM 8 (continued)

- Global environmental impacts of local activities are considered.

- Use of public transport systems and integrated transport nodes are supported to reduce air pollution and greenhouse gas emissions.

Governance

This project meets the following key outcomes for Governance (set out on page 47-48 of the Management Plan 2005-2008):

- Improved communication with the community and increased awareness and understanding of council’s decisions by the community.

- Incorporation of best practice approaches in the delivery of services to the community and within the organisation.

People

This project meets the following key outcomes for People (set out on pages 54-55 of the Management Plan 2005-2008):

- Members of the community are engaged through involvement in democratic decision making and the promotion of active citizenship.

- Services are delivered and facilities provided for social, cultural, recreational and environmental needs.

- Extensive social relationships and support networks of volunteers, social clubs, associations exist and the development of social capital is enhanced.

- The arts, culture, economy, environment, housing, leisure and public health of our community are positively and proactively influenced.

- Growth and benefits for the community are demonstrated through the provision of employment, economic and academic opportunities.

Consultation – Internal and External

Consultation with members of Council’s business units is carried out.

Policy Implications

There are no policy implications through adoption of the recommendation.

Critical Dates

Not applicable
ITEM 8 (continued)

Financial Impact
Adoption of the option(s) outlined in this report will have no financial impact.

Other Options
Not applicable

RECOMMENDATION:

(a) That the Minutes of the Civic Precinct Committee meeting held on 31 May 2006 be adopted as resolutions of Council.

(b) That the Civic Precinct Committee be formally disbanded in accordance with the recommendation of the Civic Precinct Committee.
ITEM 9

PROPERTY INVESTMENT PORTFOLIO

Confidential Item
Pursuant to Section 10A(2)(d)(ii) of the Local Government Act 1993 this item is listed as confidential as it concerns commercial information of a confidential nature, that would if disclosed confer a commercial advantage on a competitor of Council. Furthermore, it is considered that discussion of this matter in an open meeting, would, on balance, be contrary to the public interest as it could affect Council’s ability to potentially acquire the site.

THERE ARE NO ITEMS OF CORRESPONDENCE
COUNCIL MEETING.
13 JUNE 2006

Notices of Motion

(1) Councillor Perram will move:-

“That the development application submitted for a proposed skate park in Meadowbank Park be withdrawn.”

(2) Councillor Perram will move:-

“That Council express its dismay that the recommendation contained in the late Mayoral Minute presented to the Council meeting on 6 June 2006 was paraphrased in the press that same evening in its unamended form.”