CITY OF RYDE

COMMITTEE OF THE WHOLE AGENDA NO. 15/07

The above Committee will meet on Tuesday, 4 September 2007 in Committee Room No. 2, Fifth Floor, Civic Centre, Ryde at 7.30pm to discuss the following matters.

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ITEM 1

CONFIRMATION OF COMMITTEE REPORT

RECOMMENDATION:

That the report of the meeting of the Committee of the Whole No. 14/07 held on 21 August 2007 be confirmed.
ITEM 2

COUNTRY COUNCIL PARTNERSHIP – Central Darling Shire Council

File No. COR2007/1806

The Manager, Councillor Services reports 24 August 2007:

Report Summary
To advise Council that the Central Darling Shire Council has unanimously agreed to join in partnership with the City of Ryde. It is proposed that a delegation comprising the Mayor (or his nominee), the General Manager (or his nominee) and the Economic Development Manager visit Central Darling Shire Council to undertake discussions and formalise arrangements for the signing of a partnership agreement and to secure an introduction to the Central Darling Shire Council local government area. It is also recommended that the City of Ryde co-ordinate a reciprocal visit for a delegation from Central Darling Shire Council possibly to coincide with the Granny Smith Festival in October.

Background
At its meeting on 14 November 2006, Council considered a report on a staff exchange proposal with the City of Goyang in Korea and resolved in part, as follows:

(B) THAT THE GENERAL MANAGER PREPARE A REPORT WHICH OUTLINES IN MORE DETAIL THE COSTS AND BENEFITS OF STAFF EXCHANGE PROGRAMS AND IDENTIFIES OTHER LOCATIONS WHICH COULD BE CONSIDERED FOR SUCH PROGRAMS.

At its meeting on 10 July 2007, Council considered a Notice of Motion in the name of Councillor O’Donnell and resolved as follows:

“THAT THE GENERAL MANAGER PREPARE A REPORT FOR COUNCIL IDENTIFYING OPPORTUNITIES FOR COUNCIL TO ESTABLISH A FORMAL PARTNERSHIP WITH A COUNTRY SHIRE COUNCIL LOCATED WITHIN THE BARWON DARLING ALLIANCE (IE. BOURKE, WALGETT, BREWARRINA, COONAMBLE AND CENTRAL DARLING) TO PROVIDE ASSISTANCE IN ADDRESSING REGIONAL CONCERNS REGARDING HIGH UNEMPLOYMENT AND OTHER SERIOUS QUALITY OF LIFE ISSUES.”

At its meeting on 14 August 2007, Council considered a report on forming a partnership with Central Darling Shire Council and resolved as follows:-

(A) THAT COUNCIL AGREES IN PRINCIPLE TO ENTERING A FORMAL PARTNERSHIP WITH CENTRAL DARLING SHIRE COUNCIL AS OUTLINED IN THE REPORT.
ITEM 2 (continued)

(B) THAT THE MAYOR WRITE TO CENTRAL DARLING SHIRE COUNCIL TO FORMALLY INDICATE THE CITY OF RYDE’S INTEREST IN ENTERING A FORMAL PARTNERSHIP WITH THIS COUNCIL.

(C) THAT A FURTHER REPORT BE SUBMITTED TO COUNCIL FOLLOWING A RESPONSE FROM CENTRAL DARLING SHIRE COUNCIL.

Report
The General Manager of Central Darling Shire Council, Mr Bill O’Brien, has advised that the Central Darling Shire Council has welcomed the partnership proposal and is eager to commence proceedings (ATTACHED).

Both Councils have now resolved to support the partnership and reciprocal visits of the Mayor, General Manager (or their nominees) and key staff should now be arranged to formalise the signing of an agreement and to provide an introduction to each of the local government areas. From this point, individual initiatives would be pursued and reported to both Councils accordingly.

It is noted that the Central Darling Shire Council meets on the third Tuesday of every month and it would be of the most benefit for the City of Ryde’s delegation to visit during this time. The next Central Darling Shire Council meeting is scheduled for Tuesday, 18 September 2007 and it is suggested that the delegation from the City of Ryde visit at this time. If this timeframe could not be met, it is not likely that a visit could occur until late November due to conflict with the Local Government Conference in October. It is recommended by Central Darling Shire Council that a 3 day stay would be necessary to cover a tour of the LGA.

A reciprocal visit from Central Darling Shire Council to the City of Ryde could possibly be organised to coincide with the Granny Smith Festival in October, perhaps allowing Central Darling to co-ordinate a stall for display at the festival. Discussions are currently underway with the Council to consider if this timeframe is possible. If so, arrangements would be made to hold a Mayoral Reception at the Civic Centre and provide a series of tours for our guests of key sites in Ryde, including some of the corporate offices in the Macquarie Park area. A stall would also be made available at the Granny Smith Festival at no charge, so that Central Darling Shire Council can set up tourism displays or sell local produce.

Management Plan Budget / Linkages

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.
ITEM 2 (continued)

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

**People**
This project meets the following **key outcomes** for People:
- Enhance educational and cultural opportunities that foster learning and improved access to information

The development of a partnership with a Country Shire Council will provide opportunities for staff, Councillors and members of the community to become involved in constructive programs which will enhance their understanding of issues being faced by people living in remote areas of NSW.

**Consultation – Internal and External**
Council business units consulted included: Community Services, Strategic Planning

External public consultation included: Central Darling Council.

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

**Critical Dates**
Central Darling Shire Council are eager to commence partnership formalities and it is suggested that a delegation from the City of Ryde visit Central Darling Shire to coincide with their Council meeting at the end of September. It is anticipated that the reciprocal visit from Central Darling Shire could be co-ordinated in time for the Granny Smith Festival in October.

**Financial Impact**
It is expected that an initial delegation from Council comprising the Mayor (or his nominee), the General Manager (or his nominee) and the Economic Development Manager visit Central Darling Shire to meet the Council and tour the region. A provision of $3000 would cover airfares, meals and accommodation for the proposed 3 day visit.

From this point, each new initiative would be reported to Council and the relevant costs will be outlined in each report.

**Other Options**
A delegation could visit the Central Darling Shire later in the year, possibly in late November.
ITEM 2 (continued)

RECOMMENDATION:

(a) That the Mayor (or his nominee), the General Manager (or his nominee) and the Economic Development Manager visit Central Darling Shire Council from 17 to 20 September 2007 to formally sign a partnership agreement and tour the local region.

(b) That an invitation be extended to Central Darling Shire Council for delegates to visit the City of Ryde from 17 to 21 October 2007 or at another convenient time.

(c) That Council note the proposed reciprocal visit by Central Darling Shire to the City of Ryde and endorse providing assistance to the Central Darling Shire Council to participate in the Granny Smith Festival on 20 October 2007.

(d) That at the time when a delegation from Central Darling Shire Council is able to visit the City of Ryde, a Mayoral Reception be organised to recognise the partnership between the City of Ryde and Central Darling Shire Council’s and an invitation be extended to local State and Federal Members of Parliament and representatives of City of Ryde’s business and community organisations.

Scott Allen  Roy Newsome
Manager, Councillor Services  Group Manager – Corporate Services
Mayor Ivan J Petch
Ryde City Council
Civic Centre, Devlin Street
RYDE NSW 2112

23rd August 2007

Dear Sir

Re: City Council Partnership

Thank you for your correspondence dated the 15th August 2007 informing Council of an agreement in principle by your Council to enter into formal partnership with Central Darling Shire Council. This matter was raised at the August 2007 regular meeting of Council as a result, I am pleased to advise that Council adopted the following resolution:

"That a Strategic Alliance Partnership between Central Darling Shire Council and Ryde City Council be formalised and an agreement between the two Councils be prepared and signed off accordingly with the Council seal to be affixed to any appropriate document"

Mayor Ray Longfellow, Council members and staff are most enthusiastic in developing this partnership and see many future benefits and opportunities for both Councils and communities.

I have continued discussions regarding this initiative with your Manager Councillor Services, Scott Allen and appreciate very much Scott’s advice and obvious enthusiasm to progress the partnership. We are currently in the process of arranging a suitable time table and schedule for each Council’s delegates to meet.

Mayor Ray Longfellow has asked that I pass on his regards and looks forward to meeting with you in the near future. I have also attached a copy of Council’s current Annual Report for 2005 – 2006 that may be of interest to you.

Yours sincerely

Bill O’Brien
GENERAL MANAGER
ITEM 3

PUBLIC-PRIVATE PARTNERSHIP (PPP) and LEASE OF LAND – Bevillesta Pty Ltd and Council of the City of Ryde – Impact on Civic Centre and surrounding land

File No. COR2006/1700

The Project Manager Ryde Town Centre reports 28 August 2007:

Report Summary
To provide an update on the impact upon the Civic Centre and surrounding land of the preparatory works in advance of the redevelopment of the Top Ryde Shopping Centre, and the construction of associated access routes. To note the receipt of the dilapidation report and insurance cover and confirm the appointment of the Private Verifier.

Background
At the Committee of the Whole Meeting held on 7 August 2007, a presentation was given illustrating the extent and sequence of the changes due to occur on the Civic Centre site and adjoining land.

Councillors would be aware from that presentation and previous reports, of the imminent modifications to parking in the Civic Centre. This report advises of the further detail of that change and of other matters pertinent to the range of redevelopment works soon to commence.

Report
1. Civic Centre Basement
   Bovis Lend Lease (BLL) will commence preliminary works to decommission services in the car park of the basement on Monday 3rd September. From that date the car park will be unavailable to Councillors and Council staff.

   A barrier will be provided across the basement drive from Devlin Street to prevent anybody driving to the inoperative roller door having to reverse back onto Devlin Street. The decommissioning works will be rapidly followed by construction of a full height hoarding along the length of the basement to segregate the construction zone from staff.

2. Revised Parking Arrangements
   The basement car park will be rendered inaccessible to users from late on Friday, 31 August.

   From Monday 3rd September parking will be provided for the Mayor, Councillors, Executive team and Service Unit Managers and specified contractors in an area of the on grade car park no. 1 at the rear of the Civic Centre. This area will be secured by a boom gate with controlled access.
ITEM 3 (continued)

Councillors will have stack parking spaces marked for their use. The public will be able to use this controlled area for parking after hours excepting on Council meeting nights and on weekends.

3. Hoardings
In addition to the hoardings being installed within the basement, BLL will install hoardings to the Civic Centre forecourt to provide segregation between pedestrians and the construction zone.

4. Dilapidation Report
BLL has undertaken a full photographic survey of the buildings on the Civic Centre site and has provided a copy of the survey to Council. An independent consultant has been appointed by Council to monitor the condition of the Civic Centre structures, relative to that survey, during the whole period of the Top Ryde Redevelopment. This is to ensure that any damage, should it occur, is brought immediately to the attention of the Developer for rectification and/or compensation. Structural and BCA consultants have also been appointed by Council to ensure that the design and construction of the works to be undertaken by BLL meet all requirements of Council to ensure a safe and secure environment is maintained throughout the construction period.

5. Cenotaph
The Cenotaph will be in the middle of the site establishment/storage zone that Council is making available to BLL north of the Civic Centre. The cenotaph will however remain intact and accessible for the services on 11 November 2007, after which it will be replaced by a new memorial in Ryde Park.

The fencing of the compound around the cenotaph and the permanent closure of the roads surrounding the cenotaph will not take place until October, a month later than anticipated, because in-ground services difficulties elsewhere have postponed the re-siting of the bus services that use the roundabout.

6. Pedestrian Pathways
Due to the closure of the eastern footpath on Devlin Street (effected 28 August), to permit construction to commence, pedestrian accessibility to Top Ryde has been changed. BLL has erected diversion signs and delivered 600 leaflets explaining the changes to adjacent dwellings and businesses. A further 300 leaflets have been handed out to passers-by to ensure visitors to the area are aware of the changes.

7. Construction Access Licence
Council is controlling those parts of its land that it has made available for BLL in which to work, establish site offices and store materials, through a Construction Access Licence which specifies the boundaries within which the builder may operate. Council has charged a fee to the Developer, based upon the area licensed.
ITEM 3 (continued)

8. Insurances
An essential element of the arrangements between Council and Bovis Lend Lease is that adequate insurance cover is put in place by BLL and the Developer recognizing Council’s interests.

Satisfactory arrangements have now been made and the Council of the City of Ryde is an insured party in BLL’s public liability insurance that has $100,000,000 cover for any one occurrence. BLL’s cover for workers compensation and contract work insurance has also been accepted. Under the PPP arrangements, the Roads and Traffic Authority also has an interest in the insurance cover and its concerns have also been satisfied. Copies of the Certificates of Insurance have been CIRCULATED UNDER SEPARATE COVER. 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. Furthermore, it is considered that discussion in open meeting would, on balance, be contrary to the public interest as the insurance arrangements of BLL are commercial in confidence with its insurer.

9. Private Verifier
It was agreed between the parties to the Tripartite Deed (Council, Roads and Traffic Authority of NSW and Bevillesta Pty Ltd), that a private verifier be appointed. This consultant’s role is to provide certification, to the RTA and Council of the design and construction works associated with the Integrated Traffic Solution to be carried out by BLL on behalf of the Developer. The Tripartite Deed also confirmed that the costs of that private verifier were the responsibility of Bevillesta although the responsibility for the appointment and management of the verifier was the responsibility of Council.

The private verifier, Parsons Brinckerhoff, was appointed at an agreed fee of $120,000 prior to BLL and its consultants making available detailed design plans and programs for analysis. The appointment was also prior to the RTA being in a position to fully estimate the extent of verification it would require of BLL’s civil engineering proposals.

Once the full BLL details were made known it became clear that Parsons Brinckerhoff’s assumptions of resources and times underpinning their original fee would be inadequate to protect the interests of Council and the RTA. The depth and breadth of verification were all greater than expected and this has led to a revised fee proposal of $244,580, which is within the reimbursement total agreed with the Developer for this task.

10. Pedestrian Access
The Mayor, Councillor Petch, has received a letter from the Ryde Podiatry Centre outlining concerns with the new pedestrian access arrangements around the Top Ryde Shopping Centre, in particular the closure of the footpath around Pope and Smith Streets. In addition concerns were raised regarding lack of parking in the streets and a suggestion was made to introduce restricted parking in the area.
ITEM 3 (continued)

These issues form part of the Development Consent approved by Council. However, the logistics of the footpath closures and restricted parking are to be negotiated further with the developer and their construction manager. The new arrangements only come into operation on 28 August. Discussions are being held to endeavour to reach a solution that will assist pedestrian access and parking in the area for the duration of the project. However, it must be said that any alternative arrangements must be fully cognisant of the need to maintain safety and security of the users of the city's roads and footpaths whilst such a major redevelopment project is being undertaken. Some inconvenience will be inevitable and cannot be avoided entirely.

Management Plan Linkages
The overall Ryde Town Centre project is listed on page 22 under the Major Initiatives for the Management Plan 2007-2010.

Relationship to Key Outcome Areas

People
This project meets the following key outcomes for People (set out on pages 32-33 of the Management Plan 2007-2010):

- A vibrant city that is healthy, physically attractive, economically strong and engages its community through cultural and social activities.
- A city that plans for people by identifying their diverse needs and involving them in decision making to improve their quality of life.
- A harmonious community through a culturally enriched and respectful society.

The sale and lease arrangements will bring significant improvements to the amenity of the Ryde Town Centre Precincts in making them an attractive place to visit. Community access and safety within the precincts will be significantly enhanced.

Assets
This project meets the following key outcomes for Assets (set out on page 34-35 of the Management Plan 2007-2010):

- Well designed streets and paths where motorists, cyclists and pedestrians feel safe.
- Well designed places and spaces that minimise personal harm and where people interact with each other, so that crime is reduced.
- A high standard of visual appearance as there is no litter or graffiti, and we care for our infrastructure and public areas.

The sale and lease arrangements will have a significant long-term benefit to the City of Ryde community by providing an integrated traffic solution for the Ryde Town Centre Precincts covering vehicles, bicycles and pedestrians.

Environment
This project meets the following key outcomes for Environment (set out on pages 36-38 of the Management Plan 2007-2010):
ITEM 3 (continued)

- Clean air through protection of natural resources and better integrated transport systems.
- Attractive streets, public places and buildings through better planning and design which is responsive to community expectations and our local environment.
- Sustainable practices in buildings, waste management, transport, energy systems and water use through community commitment.

Through the sale and lease arrangements, benefits to improve the environment will be realised.

Governance

This project meets the following key outcomes for Governance (set out on page 39-41 of the Management Plan 2007-2010):

- Improved communication with the community and increased awareness and understanding of Council’s decisions by the community.
- Compliance with all legislative requirements and statutory obligations.

Care has been taken and legal advice obtained to ensure Council has met all legislative and governance requirements.

Consultation – Internal and External

Council business/service units consulted included:

- Access Facilities & Services Unit,
- Catchments Unit,
- Buildings and Property Unit, and
- Urban Planning.

External consultation has taken place with:

- Maddocks – Solicitors advising Council on the transaction documents;
- Pricewaterhouse Coopers Legal – Probity Auditors;
- Parsons Brinckerhoff – Traffic Consultants;
- Norton Survey Partners – Surveyors;
- Denny Linker & Co – Surveyors;
- Sydney Water, Energy Australia and other utilities;
- Roads & Traffic Authority;
- Department of Lands;
- Department of Planning;
- Department of Local Government;
- Independent Commission Against Corruption; and
- the general public.

Public notification has taken place as part of the formal application to close in part Blaxland Road, Ryde including negotiations with the various utility providers. The Development Application lodged by Bevillesta for the redevelopment of the Top
ITEM 3 (continued)

Ryde Shopping Centre has required extensive public notification and exhibition including the Independent Hearing Assessment Panel review on 24 April 2007.

Policy Implications
The matter is in accordance with the requirements for leasing of land and works required to roads under the Roads Act, 1993. The matter also recognises the requirements of the Local Government Amendment (Public Private Partnerships) Act, 2004 concerning public-private partnerships.

Critical Dates
There are no critical dates associated with this proposal.

Financial Impact
There is no financial impact from these proposals.

Other Options
Not applicable

Conclusion
It is recommended that Council notes the contents of this report which provides an update on the impact upon the Civic Centre and surrounding land associated with the redevelopment of the Top Ryde Shopping Centre, the receipt of the dilapidation report and insurance cover and confirms the appointment of the Private Verifier.

RECOMMENDATION:

(a) That the revised parking arrangements in the Civic Centre carpark be noted.

(b) That the insurance policy provided by Bovis Lend Lease protecting Council’s interest in this project be accepted.

(c) That the General Manager be delegated the authority to approve the revised fee for the appointment of Parsons Brinckerhoff as the Private Verifier.

Malcolm Harrild
Project Manager – Ryde Town Centre

Mike Betts
Acting Group Manager - Public Works
ITEM 4

PARRAMATTA FORESHORE RIVERWALK – Master Plan report

File No. COR2006/1603

The Manager - Parks reports 27 August, 2007:

Report Summary
This report outlines the submissions received during the public exhibition of the draft Riverwalk Master Plan and recommends the amended final Master Plan for adoption.

Background
Council resolved at its meeting held on 5 April 2005 to engage Landscape Architects to produce a concept plan for a Parramatta Riverwalk between Wharf Road, West Ryde and Punt Road, Gladesville with the cost charged against Section 94 Reserve. The project was funded in Council’s 2006/2007 Management Plan. Additionally, The ‘Parks on Track for People 2025’ document has identified the importance of developing a foreshore trail along the Parramatta River.

The Riverwalk is proposed as an integrated mixed-use path network that allows for pedestrian and cycle access with meeting and resting areas. Segments of this network have already been constructed in a series of locations along the Parramatta River however, these paths are currently disjointed and would benefit from unification.

The Riverwalk would primarily provide for recreational pursuits. The project is compatible with the NSW Government’s vision of enhancing the recreational opportunities of Sydney Harbour and it’s tributaries for the people of, and visitors to, Sydney. Additionally, the Riverwalk provides the potential to link communities with a range of facilities and natural environments.

Apart from recreation, the Riverwalk would contribute to clearer roads, cleaner air and a healthier environment. Incorporated within the Riverwalk is the acknowledgement that it is located along a culturally and historically significant shoreline. This initiates opportunities to explore distinct cultural elements such as interesting locally significant artworks and features. Additionally, there are opportunities for a focus for creative environmental education and health initiatives, as well as attracting tourists to the region.

A draft Riverwalk Master Plan was produced in December 2006 with Council resolving to place the draft Riverwalk Master Plan on public exhibition on 6 February 2007.
ITEM 4 (continued)

Report
Public Exhibition
The draft Riverwalk Master Plan was placed on public exhibition from 14 February 2007 until 23 March 2007. The public exhibition for this master plan was advertised in the local newspaper, in the City of Ryde’s Mayoral Column; Council’s web page and it was also available to view at Ryde Central Library, West Ryde Library and City of Ryde’s Customer Service Area.

Workshops were also arranged to present information to the Councillors on 14 March 2007 and to the Access Committee on 4 April 2007.

This consultation has followed on from community consultation in the initial stage of the project, with a community information day and ‘saddle survey’ to test part of the proposed route.

Submissions
Council received one submission for the Riverwalk Master Plan. This submission was from Bike North and a copy of the submission is included with this report (ATTACHED). In summary, the Bike North submission was complimentary toward the Master Plan. It offered suggestions regarding the promotion of the route and educating users on the etiquette of shared paths. It also offered the suggestion of local area circuits, consideration of details such as crossings at junctions and comments on the different precincts within the Master Plan.

The suggestions made in the Bike North submission have been considered and, where appropriate, incorporated into the final version of the Ryde Riverwalk Master Plan. A brief summary of these changes are outlined as follows:

Page 1: Reference to public exhibition on introduction page.
Page 5: Reference to the Ryde Cycle Strategy.
Maps for the Precincts: Wayfinding signage locations indicated.
Meadowbank Park Precinct Map: Has additional path shown on the sports field side to create additional capacity.
Page 30: Wayfinding Section - Text added on types and locations.
Page 52: Additions on complementary initiatives and studies, education and promotion.

Successful Funding Opportunities
The Riverwalk Master Plan supports the Department of Planning’s ‘Regional Trails Document’ and it’s ‘Sharing Sydney Harbour Access Plan’. City of Ryde has been successful in obtaining a grant with the Metropolitan Greenspace Programme for a comprehensive natural and cultural heritage study along the Parramatta River Foreshore. City of Ryde has also been successful in obtaining a grant with the Sharing Sydney Harbour Foreshores Programme for the continuation of a commuter cycleway adjacent to Kissing Point Park. City of Ryde included the draft Master Plan document when it applied for the above grants.
ITEM 4 (continued)

Related Projects
In a related project, the draft Plan of Management for the Ryde Riverside Reserve has been to the Department of Lands for their comments and feedback. Amendments to this document have been made accordingly. The parks within the Ryde Riverside Reserve include: Meadowbank Park, Memorial Park, Faraday Park, Helene Reserve, Anderson Park, Settlers Park, Bennelong Park and Kissing Point Park. City of Ryde is awaiting the gazettal of these parks to Crown Land before asking Council to endorse the document for public exhibition.

Implementation of Riverwalk Master Plan
Work is currently progressing in regard to the implementation of the first stage of the Riverwalk Master Plan. Currently there is an allocation of $400,000 in the 2007-2008 Capital Works Budget for the Ryde Riverwalk with an additional $230,000 allocated in the 2007-2008 Capital Works Budget for Parramatta River Foreshore access works. These works are at the detailed design stage. Additionally, just over $140,000 has been allocated (half of this amount through a successful grant as mentioned above) toward a Natural and Cultural Heritage Study.

Management Plan Budget / Linkages
This project is specifically mentioned and outlined in Council’s Management Plan with further stages over the next few years. The project has linkages to the major outcome areas in the Management Plan 2006-2009.

Relationship to Key Outcome Areas

People
This project meets the following key outcomes for People:

- A vibrant city that is healthy, physically attractive, economically strong and engages its community through cultural and social activities.
- A city that plans for people by identifying their diverse needs and involving them in decision making to improve their quality of life.
- A harmonious community through a culturally enriched and respectful society.

The Riverwalk Master Plan is proposed to be located in places where the leisure and recreational activity can take place in a landscaped environment. The project also provides opportunities for physical activity through walking, riding and jogging along an attractive waterfront.

Assets

- Well designed streets and paths where motorists, cyclists and pedestrians feel safe
- Well designed places and spaces that minimise personal harm and where people interact with each other, so that crime is reduced.

The development of a mixed-use foreshore path network is considered to be of regional significance in relation to access, recreation and leisure needs for the City of Ryde in particular, and Northern Sydney in general.
ITEM 4 (continued)

Environment
This project meets the following key outcomes for Environment:
• Attractive streets, public places and buildings through better planning and
design which is responsive to community expectations and our local
environment.
• A leafy City through parks, gardens, trees and the built environment.

The proposed Riverwalk is to be located where leisure and recreational activity can
take place in a landscaped environment that meets the stated values of Ryde -
Clean, Green and Safe.

Governance
This project meets the following key outcomes for Governance:
• Incorporation of best practice approaches in the delivery of services to the
community.
• Compliance with all legislative requirements and statutory obligations.

This outcome is achieved through the Master Plan process in compliance with the

Consultation – Internal and External
Council business units consulted included: Public Works, Community Services and
Environment and Planning

External public consultation included: Extensive consultation with the local community
and detailed consultation with community representatives, Councillors and State
Government Departments.

Policy Implications
There are no policy implications through adoption of the recommendation. A high
priority toward the development of a foreshore trail along the Parramatta River has
been identified within the ‘Parks on Track for People 2025’ document.

Critical Dates
Implementation will proceed over many years as project opportunities arise.

Financial Impact
$400,000 has been allocated in the 2007-2008 Capital Works Budget for the Ryde
Riverwalk. Additionally, $230,000 has been allocated in the 2007-2008 Capital
Works Budget for Parramatta River Foreshore access works.

The construction of the Riverwalk would be a long term project with funding to be
identified in future Management Plans and from Section 94 Contributions.
Additionally, this Master Plan provides a much needed background document to
support future funding opportunities provided by the Department of Planning.
ITEM 4 (continued)

Conclusion
The Riverwalk Master Plan has been drafted and received input from the community through a series of consultation processes including public exhibition information days and workshops. It has been well received and represents a clear direction for investment through Council’s budget processes.

Other Options
Council could seek some further revision of the Master Plan prior to adoption or request further consultation.

RECOMMENDATION:

That the amended Riverwalk Master Plan be adopted and approval be granted for the implementation of these works to commence.

Elizabeth Read
Landscape Architect - Parks

Peter Hickman
Manager – Parks

Sue Coleman
Group Manager – Community Life
ITEM 4 (continued)

Bike North Incorporated
Bicycle User Group
PO Box 719
Gladesville NSW 1675

Public Comment Submission

Ryde River Walk  Draft Master Plan Report

Prepared by

Ryde Working Group
BIKE NORTH

Bike North would like to commend Ryde Council and the report authors on the preparation and quality of the Ryde River Walk, Draft Master Plan Report. As a group representing cyclists who using bicycles for recreation and transport.

Bike North are looking forward to see elements of the project develop improving the facilities for cyclists, through appropriate pedestrian/cycleway paths, route signage, linkage between recreational areas. Bike North acknowledged a number of opportunities we have had to provide input to the development of the river path route options and ensure the needs of cyclist are taken into account.

The Ryde River Walk is a great idea and when complete will be a major addition to the recreation infrastructure for the Ryde residents and wider Sydney area. In addition to recreational opportunities, the extension and linkage of paths also has the significant potential in increasing 'active transport' activity i.e. using public transport, walking and cycling.

While outside the scope of a project under the control of Ryde council, Bike North suggest a stronger commitment in the document to starting negotiations with adjacent land owners, neighboring councils, NSW Health (path options through Gladesville Hospital), to ensure the Ryde River walk joins to other regional routes and infrastructure e.g. Gladesville bridge.

The implementation priorities of concentrating on the strategic links and key projects are sound ones.

For the cycling fraternity these priorities include recreational cycling opportunities in Waterview St/ Kissing Point Park and Putney Park, and for regional cycling - safe access between parklands and Morrison Rd. Bike North would be keen to Council to develop completion time-frame, costings and funding information priority projects.
ITEM 4 (continued)

Project Definition

We are pleased that that the draft master plan differentiates between slow speed paths, shared pathways and fast speed commuting routes, and acknowledging that their needs of path/route users are different.

Bike north is pleased to see the comments on potential links with other regional paths and other local/regional cycle routes.

A more extensive audit of current paths will need to occur; some of the existing paths will not meet the projected usage as high traffic shared paths.

Education / Promotion

There is a note in the end of section 5.3 regarding map / publicising the route. The draft could provide more detail on marketing the route through maps / public information including examples such as Perth to Fremantle maps.


The Merrylands – Liverpool rail trail brochure is another example.

An option maybe a shared publication of Ryde River Park Path with Parramatta Council and Parramatta River valley cycle way – promoting the continuous link on the northern shore of Parramatta river Gladesville Bridge to Parramatta Weir.

There is a need for educating walkers and cyclists on the etiquette of shared paths – e.g. appropriate speeds for cyclists average of 20km / hr, walking / riding on the left. There are examples in Ryde Council area of ‘share the path’ information signs on the Shrimpton’s Creek path

Planning Context

Include a reference to the new Ryde Bike Plan – consultation underway, draft plan in available, the full plan is expected to go before council by mid 2007.

Local Area circuits

Additional circuits using the Mortlake Ferry and the foreshore paths in Breakfast Point and Canada Bay.

Detail Consideration

Consider marking access to drinking water / bubblers on the route.

In the section of crossings and junctions (5.4) Include a comment on appropriate design of barriers / bollards where park or footbridge paths meet on footpath paths or roadways. There are lots of example very bad designs on cycle paths in Sydney of these traffic control measures that allow pedestrians to pass unhindered but poor design mean cyclist to dismount to get past.
ITEM 4 (continued)

ATTACHMENT

PRECINCT 1: Wharf Rd – Lancaster Ave

- Lane way link to Meadowbank Park – has bicycle route signs but if increasing usage – but has minimum visual impact if traveling from the western direction. Consideration of improved marking the entrance to the route restrict parking in minimum space each side of the laneway, marking on roadway marking direction / entrance.

- Decision about best directional / route for cycleway towards Parramatta – currently most continue cyclists along Lancaster Ave rather using Melrose park and Wharf Rd.

- More comment about how Ryde River Park route links to development of the Parramatta River Valley Cycleway - the next stage of which is expected to open late 2007 (shared path in Rydalmere industrial district and river frontage east of Silverwater Bridge).

PRECINCT 2: Meadowbank Park to Rhodes Bridge.

Under trail provision

- Ensure the link to Meadowbank station on the western side of the railway is well marked.

- Much of the riverside path in this precinct is also the regional cycle route and will need to cope with high speed cycle traffic as well recreational users, it will be important to ensure sufficient spill over space.

- The increase links to nearby streets to parklands is encouraged e.g. the plan looks at better access of residents on western side of Meadow Cres over the canal into Meadowbank Park.

PRECINCT 3: Rhodes Bridge to Ryde Bridge

- Making more of the access to the planned shopping area at Meadowbank – particularly if the path passes near to cafes with outdoor area – this is a high attractor with recreational walkers and riders e.g. café in bicentennial park, recently café open at the Armory / Blaxland recreational park (SOP).

- Trail provision – comments on links to the river and cross river routes are mentioned in addition ;-
  - A review of the links to Meadowbank railway station needs to be commented on as at the main mass transport access - could do with is own detailed map.
  - Links to regional cycle route from the north – currently around the TAFE and through industrial area adjacent to the Railway station – however the RYDE Bike Plan which is being developed is looking at what the best route for the north feeding regional route should be.

- Provision of public toilets in the wharf area needs to be considered.
ITEM 4 (continued)

PRECINCT 4: Ryde Bridge to Kissing Point Park
- The plans for recreational routes through Kissing Point Park are appropriate.
- Some attention is required to the piecemeal extensions of the shared path on Waterview Street and the junctions between the path on footpath and on-road use. Currently one of the path endings for eastbound cyclists forces riders onto the wrong side of road needing to cross over to the left-hand side of the road adjacent to a roundabout. In its current construction it is safer for cyclists ignore the current lengths of shared path and to use the roadway.

PRECINCT 5: Kissing Point Park to Putney Park
Ensuring the path entrance from Jetty road into Morrison Bay Park is not obstructed by parked cars

Attention to plantings and adjacent paths – avoiding the effect of tree roots on asphalt paths in Morrison Bay Park.

PRECINCT 6 Morrisons Bay Park to Glades Bay Park
The cycling priority is creating a short section of shared path on the footpath of Morrison road, that will provide a link to the nearby lower traffic streets without actually mixing with high car traffic on Morrison Rd. The local roads have traffic levels acceptable for shared usage by regular cyclists.

Appropriate engineering designs in the linkage of paths in parks to routes to steep local roads eg Frank Dowling sports ground to Teemer St allowing the cycling to be continuous.

Are there toilet facilities in Precinct 6?

PRECINCT 7: Glades Bay Park to Bedlam Bay
There is potential for linkage to Tarban creek walking / cycle path on the northern side of Victoria rd.

This precinct has the least existing recreational route or path development.

Routes through Gladesville hospital are a major issue, though not something not land council has direct influence over.

Public usage for walking of cycling is much less accessible than Roselle Hospital which is a comparable facility.

Major issue is getting lost in the hospital grounds as there are no pedestrian / cyclist directional signs to exits.

Many of the roads with locked gates within the hospital grounds have no side path for pedestrians or cyclists around the gate.
Pedestrian tunnel under Victoria rd is open on the Hunters Hill Council side of the tunnel but has barrier gate blocking the width of the tunnel on the hospital side.

Very competent commuter cyclists likely to continue to use existing on road routes

Alison Pryor

alison.pryor@sswahs.nsw.gov.au

On behalf of
BIKE NORTH
PO box 719
Gladesville 1675
ITEM 5

DRAFT BRUSH FARM PARK AND LAMBERT PARK PLAN OF MANAGEMENT – approval for public exhibition

File No. COR2006/1518

The Coordinator Natural Areas reports 25 August 2007:

Report Summary
This report accompanies the draft Brush Farm Park and Lambert Park Plan of Management (CIRCULATED UNDER SEPARATE COVER). This Plan provides guidance for the future planning and management of public open space, specifically Brush Farm Park and Lambert Park. It achieves this by identifying the values associated with both parks and, through this, addresses current and future issues. The Plan also identifies actions to address how the open space can be improved, used, managed and maintained in the future.

Background
Plans of Management for parks and reserves are prepared under either the Crown Lands Act (1989) or the Local Government Act (1993). It is proposed that after due process, this Plan of Management be adopted under the Local Government Act. The reasons for this are outlined in the Plan of Management itself.

The relevant parts of the Local Government Act that pertain to Plans of Management are Sections 35 to 47 of the Act and the Local Government (General) Regulation 2005, Sections 101 to 117. Council adopted a Generic Plan of Management in November 2001 that includes all parks and reserves, both Crown Land and Community Land owned by Council. The Plan is available on Council’s web site.

Council has adopted three Plans of Management, the above described generic one, under the Local Government Act (1993) as amended, an enabling one for Shepherd’s Bay foreshore and the Ryde Park Plan of Management. Further, two are on Public Exhibition, Eastwood Park and Field of Mars.

Report
Brush Farm Park has been established since 1914 and Lambert Park since 1984. Brush Farm Park has natural and cultural significance both within the local and wider community. Significant works have been undertaken within the Parks, being bush regeneration and sports field development and maintenance. Development of the recreational facilities has seen an increase in the usage of Brush Farm Park in particular.
ITEM 5 (continued)

Brush Farm Park and Lambert Park have been included as a single Plan of Management as Lambert Park forms a continuation of the natural area from Brush Farm Park. Individual Plans of Management have not previously been produced for these parks. The importance of the reserves for historic and conservation values provide reasons for an assessment of the current use and management of these parks to allow for future planning, investment and management.

The Plan of Management:

- provides a practical approach to the planning and management of both Brush Farm Park and Lambert Park;
- ensures that the public use and enjoyment of both Parks is encouraged;
- responds to current needs and opportunities as well as providing future direction;
- reflects the values and expectations of the key stakeholders, the local and wider community and other users, for the future use and enjoyment of both Parks;
- meets all legislative requirements;
- is consistent with City of Ryde’s Management Plan and its other strategies, plans and policies;
- reflects proposed planning and implementation of improvements to the surrounding area, including historic Brush Farm House; and
- supports the conservation and interpretation of the natural and cultural heritage values of the area.

Community consultation for this project has been in the form a Stakeholder Workshop which was held in February 2006, distribution of various drafts and individual meetings with the interest groups. The Stakeholder Workshop provided specific values and was a means of transposing those values into ideas.

A draft Plan was considered by key stakeholder groups in April 2007 and further revised following their feedback. The significant change made at this time relates to the referencing of the Britton Report. An earlier draft included all recommendations of the Britton Report and the current draft has been revised to include only those recommendations directly relevant to the Plan of Management for Brush Farm and Lambert Parks. These recommendations are included in the Action Plan (highlighted bold and italics) and cross referenced to the Britton Report recommendations. The inclusion of these actions directly support the values and objectives of the Plan of Management and reinforce Council’s commitment to the cohesive and integrated management of the area’s natural and heritage values.

The current draft document was circulated to stakeholders again in July 2007 and the submissions received are appended for Council’s consideration (see ATTACHED).
ITEM 5 (continued)

The draft Plan was also tabled at the Bushland Environs Advisory Committee of Ryde on 9 July 2007, Sports Council on 6 August 2007 and at the Heritage Advisory Committee on 22 August 2007. The Heritage Advisory Committee raised three key concerns with the draft Plan which are outlined below:

1) The draft Plan does not sufficiently acknowledge the terraces as existing archaeological elements.

Comment: The terraces are referenced on pages 18, 34, 37 and 38 and the Action Plan includes the Britton Report recommendations including that Council undertake archaeological research on the terraces as a high priority action (p48) along with ensuring their conservation (p49).

2) That the draft Plan does not adequately ensure protection of the view cone from Brush Farm House.

Comment: The view corridor from Brush Farm House, referenced on page 34 and in the Action Plan, includes the Britton Report recommendations including that Council maintain the view corridor as agreed at the Brush Farm Community Reference Group Meeting held on 17/02/03 (p48).

3) That the vegetation in the Park is incorrectly categorised.

Comment: The recent Biodiversity Study has confirmed that Brush Farm and Lambert Parks are predominantly Sydney turpentine Ironbark Forrest as referenced on page 14, although some Eucalyptus saligna are evident in the gullies.

The draft Plan of Management for Brush Farm and Lambert Parks has been prepared over a prolonged period with considerable input from the key stakeholder groups. While these groups have not reached consensus on all related issues, there appears to be strong commitment from all parties to the agreed values for these Parks. It is proposed that the draft Plan be placed on public exhibition to enable further community input and consideration by all stakeholder groups.

Management Plan Budget / Linkages
This project is referenced in the Management Plan 2006-2009.

Relationship to Key Outcome Areas
People
This project meets the following key outcomes for People (set out on pages 32-33 of the Management Plan 2007-2010):

- A vibrant city that is healthy, physically attractive, economically strong and engages its community through cultural and social activities.
- A city that plans for people by identifying their diverse needs and involving them in decision making to improve their quality of life.
- A harmonious community through a culturally enriched and respectful society.
ITEM 5 (continued)

This project provides for a well managed area available to the public for reflection, identification of natural values and both passive and active recreation.

**Assets**
This project meets the following **key outcomes** for Assets (set out on page 34-35 of the Management Plan 2007-2010):

- Well designed places and spaces that minimise personal harm and where people interact with each other, so that crime is reduced.

This project meets the Asset outcomes of providing well designed and managed parks, with linkage to the cultural and heritage values of the land and its local environment.

**Environment**
This project meets the following **key outcomes** for Environment (set out on pages 36-38 of the Management Plan 2007-2010):

- Clean air through protection of natural resources and better integrated transport systems.
- Clean water through control of pollution entering our waterways and through protection of these waterways.
- Protected ecological systems and processes that support life and the environment through actions that safeguard them.
- Preserved natural areas which are enhanced and maintained.
- Strong links to the past through protection, conservation and interpretation of our heritage.
- A leafy City through parks, gardens, trees and the built environment.

The Plan of Management respects the environmental and historic qualities of the Parks and endeavours to preserve them for the community.

**Governance**
This project meets the following **key outcomes** for Governance (set out on page 39-41 of the Management Plan 2007-2010):

- Improved communication with the community and increased awareness and understanding of Council’s decisions by the community.
- Members of the community are engaged through involvement in democratic decision making and the promotion of active citizenship.
- Incorporation of best practice approaches in the delivery of services to the community.
- A safe and harmonious working environment with skilled and motivated staff who embrace the organisation’s vision and values.
- Compliance with all legislative requirements and statutory obligations.
- An efficient and effective regulatory environment.
ITEM 5 (continued)

This project meets the key outcomes for Governance through a benchmarked process. The process involved extensive communication and consultation with stakeholders and with the community which enabled increased awareness and understanding of Council’s decision. The project has demonstrated a best practice process delivering services to the community. There is compliance with all legislative requirements and statutory obligations including the Crown Lands Act (1989) sections 112 to 115.

Consultation – Internal and External
Internal Council business units consulted included:-
• Parks
• Planning
• Works

External public consultation included:-
• Brush Farm Park Preservation Group
• Brush Farm Park Dog Club
• Brush Farm House Historical Society
• Ryde Sports Council
• Department of Lands
• Bushland and Environs Committee for Ryde
• Ryde Eastwood Netball Association

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

Critical Dates
The following deadlines will be met:
• Public exhibition for 28 days from 26 September 2007
• Receipt of submissions until 2 November 2007
• Report back to Council on 20 November 2007

Financial Impact
Adoption of the recommendations outlined in this report will have no financial impact. However, adoption of the Plan of Management will involve a Schedule of Works as outlined in the Action Plan of the draft Plan.

Conclusion
The draft Plan of Management for Brush Farm and Lambert Parks identifies the values associated with both Parks and addresses both current and future issues. The draft Plan has been prepared with considerable input from the key stakeholder groups. While these groups have not reached consensus on all related issues, there appears to be strong commitment from all parties to the agreed values for these Parks. It is proposed that the draft Plan be placed on public exhibition to enable further community input and consideration by all stakeholder groups.
ITEM 5 (continued)

Following exhibition, the draft Plan and all submissions received, will be the subject of a further report to Council.

Other Options
Council may decide not to place the draft on public exhibition giving direction to staff on an alternate course of action.

RECOMMENDATION:

(a) That the submissions on the draft Brush Farm Park and Lambert Park Plan of Management from Brush Farm Park Preservation Group, Brush Farm Historical Society, Eastwood Ryde Netball Association Inc. and NSW Department of Planning be noted.

(b) That a copy of the draft Plan of Management be forwarded to the Minister for Lands prior to public exhibition.

(c) That the draft Brush Farm Park and Lambert Park Plan of Management be placed on public exhibition for a period of 28 days and submissions received for a further 14 days.

(d) That following exhibition, the draft Plan of Management and the submissions received be referred back to Council for its consideration.

Adam Smith
Co-ordinator Natural Areas

Peter Hickman
Manager Parks

Sue Coleman
Group Manager – Community Life

Arrangements have been made for the following people to address the Committee:

- Mr Peter J Brown, President, The Brush Farm Park Preservation Group
ITEM 5 (continued)

The General Manager,
Ryde City Council
Devin Street, Ryde

Dear Sir,

Draft Plan of Management – Brush Farm Park

We are in receipt of the latest version of the Draft Plan of Management for Brush Farm and feel we need to comment on a number of points arisen over a period of time.

This is a good document with additional information on the controls and restraints imposed upon Council by regulations. When finalised it should be able to stand alone without outside influence as Council must administer it for a number of years and Stakeholders must be able to operate within its guidelines. We thanks Council for the opportunity to input ideas for the Action Plan.

When the Britton report was tabled to the Council of the Whole on 18 July 2005, it was received as a guide to the preparation of a Management Plan. Some people in the Heritage Committee consider the Britton Report to be almost without question or comment and this has caused problems and delays in finalising this Document.

On 27th February 2006 all stakeholders met to discuss the recommendations of the Britton report, accepting some and rejecting others as many had nothing to do with the bushland area. It was on this basis that the original Draft Plan was developed and expressed the will of the stakeholders. A later version of the Draft Plan indicated the recommendations of the Britton report were reintroduced. This was against spirit of the stakeholder meeting. We note in this latest document that the 41 points have been omitted but some still remain in-bedded within the Action Plan.

In the preamble to our 9 April 2007 letter we have indicated how the recommendations in the Britton Report were re-introduced into the document even though most had no connection to this Draft Plan. We would like to comment upon a limited number.
ITEM 5 (continued)

5.4.1c Burra Charter.
We consider this an insult to Council trained Staff who are qualified and know the area intimately. We have an onsite training programme each month and Council has arranged a series of TAFE courses for us to attend, the latest being Advanced Regeneration, only completed a few weeks ago. Council does not want an outside body to tell it how to run its business. This has been rejected initially and we would reject it again.

5.4.4 State Heritage Listing
This matter was originally rejected and this document calls for consensus of all Stakeholders so its inclusion in the Document is only confusing the issue. The area listed in the Appendix 4 only covers part of the area of this Document and we feel it could be restrictive for Council in carrying out its plan and could also impact on the stakeholders. The Heritage Council has not expertise in the regeneration of bushland based upon our actual experience in the area. We request the item and the Appendix 4 be removed.

View Corridor
The current wording is a mixture of the Stakeholders meeting and wording from the Britton Report which makes the administration difficult. The Stakeholders meeting of 17th February 2003 set down clear and workable minutes for this item

Strategy Column. “Prior to the meeting of all stakeholders held on 17 February 2003, Council spray painted the view lines taken from the top of the steps of the House and the 86 metre contour. All Stakeholders agreed that no plantings had taken place within these boundaries. A member of the Heritage Committee complained about one mature self sown eucalypt was within the nominated boundary and it has been killed”.

Action Column. “No trees are to be planted inside the agreed sightlines and contour 86 metres that will reach above a height of approximately 5 to 6 metres upon maturity”.

We ask that the wording be changed so that there cannot be any ambiguity and to reflect the decisions of the meeting.

5.4.6 Lawson Street Parking
We agree that the parking should be formalised in this area. The wording in the Plan is not practicable as it states the area is to be set out with sandstone kerbing and hardwood dividers both coated with 2 coat sealer. The cost of installation and maintenance is too expensive and sandstone should not be introduced into a shale area. We believe it could well restrict parking with set divisions and not improve it. Please open the matter for discussion and agreement.

Appendix 3 covers a map of the House and grounds which has nothing to do with the area of the Management Plan so it should be removed from this Document.

General - There are other areas within the Plan upon which we could also comment upon but we will accept them on the basis that just because they exist in the document that they are final. I.e. They could be subject to later comment if proving to be a problem.

We thank you again for the opportunity to comment upon this important document. Please modify it and get it approved so we can continue our work of regeneration of the bushland.

Yours Faithfully

Peter J Brown
President
ITEM 5 (continued)

Brush Farm Historical Society
From Greg Blaxall

Brush Farm Park and Lambert Park
Plan of Management, June 2007

Introduction:
There is much that is the same in this June 2007 version of the PoM. Most is the content is carried over from the PoM for March 2007. However, most changes have been made to the Action Plan, not in the listed Objectives, Strategy, Action, but in the rating of the Priority, caused mainly by the revised criteria for prioritising the Action. [Note might be made of consistency in these headings. The current listings are noted above with Objectives (plural) and the rest singular. My suggestion would be to have all these as plurals; viz Objectives, Strategies, Actions, Priorities.] The changes noted below might be considered to strengthen this document.

Page (iv) Contents:
The complete statement of the Britton Report Recommendations has been omitted. Reference is made throughout the PoM to this report yet most people reading and hoping to interpret this PoM would be unaware of its thrust. By including the recommendations, readers are made aware of the scope of the report and are in a position to evaluate how the PoM has dealt with the Britton recommendations. Originally the Britton Report was to be a guiding statement but this is impossible if the Recommendations are omitted. In fact, readers should be able to read the whole report if, at the conclusion of the Recommendations, there is a reference to the whole report that might be placed on the Council’s website. It was also the Society’s understanding that Council resolved that the Britton Report was the set of guiding principles that underpinned the PoM of Brush Farm and Lambert Parks.

Page 5: Table 5, Key Stakeholders
This table should be compared to the listing made in the Acknowledgements, p 54. I suggest that the stakeholders be listed in alphabetical order as at p 54. Also, I have been to all the stakeholders meetings and some that attended those meetings are NOT listed as stakeholders. Herewith the amended list plus comments where required.

<table>
<thead>
<tr>
<th>Brush Farm Historical Society</th>
<th>Society does NOT include House</th>
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<tbody>
<tr>
<td>Brush Farm Park Dog Training Club</td>
<td></td>
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<tr>
<td>Brush Farm Park Preservation Group</td>
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<tr>
<td>City of Ryde</td>
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<td>Department of Lands</td>
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<tr>
<td>Heritage Council of NSW</td>
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<td>National Trust of Australia (NSW)</td>
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<tr>
<td>Northern Districts Cricket Association</td>
<td>Ryde Sports Council?</td>
</tr>
<tr>
<td>Ryde-Eastwood Netball Association</td>
<td>Ryde Sports Council?</td>
</tr>
</tbody>
</table>
ITEM 5 (continued)

Page 17: 2.4.2 Non-indigenous History
This paragraph should be rewritten such as:

_European settlement …fruit trees and wheat crops. Brush Farm was bought by Gregory Blaxland in 1807 from Lt William Cox. Blaxland and his family took occupancy of the farm in 1808 and lived in a house situated in what is now King Street, Dundas. The building of Blaxland’s house on the property was carried out 1819-1820 when a Colonial Georgian, two-storey house was built on the present site. Palladium ends were soon added on the eastern and western sides of the original house. Gregory Blaxland is probably best known as the leader of the exploration team that crossed the Blue Mountains in 1813. However, he was primarily an agriculturist and pastoralist with heightened interests in cattle breeding and viticulture. He and his immediate family resided at Brush Farm until 1831 when the property was bought by his son-in-law, Dr Thomas Forster. That family lived there until 1881 when Brush Farm was bought by the Bennett family who resided there for the next for ten years. Subdivision of the land began in 1882. In 1894, Bennett leased the property to the State Government for use as the Carpentarian Reformatory for Boys. In 1904, the State Government resumed the property and the Bennetts received compensation. From then until around 1918, the property remained a boys’ reformatory until that institution was removed to Mt Penang. The house was then used as a home for young mothers and was known as the Eastwood Home for Mothers and Babies. In 1921, it became a home for girls who were State Wards and was then known as the Eastwood Girls’ Home. Cottages and an infants’ home were built by the late 1960s and in 1988, the Department of Corrective Services acquired Brush Farm as a training centre for prison officers. A permanent conservation order was made for the property on 23 December 1988 and the following year the house with a small area of land was purchased by Ryde Council for $775,000. Brush Farm Park and Lambert Park, remnants of the former Brush Farm Estate, remain as Crown land under the care, control and management of the City of Ryde._

**Note:**

**Paragraph 2** of this section is retained.

**Paragraph 3.** In line with comments above, this par should read:

_A number of recommendations from the Britton Report are directly relevant to the Plan of management. Several of these recommendations are included in the Action Plan and are identified in **bold italics**. The complete set of recommendation is included as Appendix 2._

**Paragraph 4** is retained.

**Page 18, line 1:** This should read:

_The Britton Report identified remnants of the hand-dug vine terraces … posts. Both … Brush Farm Estate._
ITEM 5 (continued)

Page 25, 3.2.6 Heritage Act 1977: Last paragraph correctly states that Brush Farm Park is not listed on the State Heritage Register: Brush Farm House is listed. It is the belief of the Society that Brush Farm Park has been recently assessed as being worthy of inclusion in the State Heritage Register and that is recommendation is supported in principle by the Heritage Council. Refer also to p 48 stating action and priority.

Page 37, 5.2 Specific Objectives:
Point 2 should delete the words ‘potential’ and ‘possibility’. There is extant evidence of these terraces and they are NOT either potential or a possibility; they are a reality. The paragraph should now read:
Conserve remnants of the Brush Farm Estate within Brush Farm Park, with priority given to remnants such as the vine terraces, fence posts and trees that comprise remnants of the cultural heritage landscape.

Page 38 Table 9. Definitions of the different priority listings:
There is a big change to previous PoMs contained in this table.
High Priority: First, is the definition of High Priority as actions to be completed from 0-10-years. I find having any action rated as high priority and being able to be completed during a ten-year period, is a nonsense. An extreme would be to have this category of action limited to a maximum of 4 years.
Medium Priority: Being performed over a possible 20-year period means that there is NO meaning to this phase when the final category is On-going which replaces Low.
My suggestion is to have only two (2) categories, High and On-going. If it cannot be reasonably completed in the four-year period, then it should be seen as an on-going consideration which can be upgraded to high as needs demand.

Pages 41-52 Action Plans:
Pages 41- 52: Replace Medium with On-going
Page 43, 46: In addition to the above, replace Low with On-going
Page 47: 5.4.4-Areas of cultural significance, Action (a): The last sentence would be almost impossible to obtain as it assumes that other stakeholders have knowledge of cultural inheritance and historical significance of the area in question and thus could make an informed decision about such an important concept as extending the State Heritage Register boundary. The suggestion is to replace the sentence: ‘Consensus must be obtained by all parties in writing to proceed.’ A more appropriate action would be contained in the sentence: ‘Advice should be sought from the Heritage Council of NSW and that advice, and any implications of any changed circumstances, should be communicated to the all stakeholders for consideration. Any objections should be considered by Council who remains the arbiter of ‘if and when’ to proceed.’
There is no priority for the two actions listed; viz To assist in advising …the former Estate AND In the case of the State Heritage Register … Heritage Act (as amended(4). The suggestion is to prioritise these as High.
ITEM 5 (continued)

The second strategy on this page accepts that there are ‘hand-dug terraces’. This reinforces my notes on page 37.

I think there is an important omission on this page. What action will be taken if the trees already planted interfere with the view lines from Brush Farm House?

**Page 49, Action:** Consult with Brush Farm [there is a capital letter missing in Farm] Historical Society in the development of interpretive signage/art strategy in the Parks.

This should be given a High priority for two reasons:

- The signage at present in the Brush Farm Park is now substantially incorrect as the trees were not primarily Sydney Blue Gums but Ironbark-Turpentine with *Saligna* in the gullies. The Society has consistently asked that an additional phrase be put on this signage adding ‘and formerly part of Gregory Blaxland’s Brush Farm Estate.’ Our suggestion is that the corrections be made and the additional sentence fragment, as noted above, be added.

- There is a now a consistent and well-organised series of inspections of Brush Farm House and in many of these, inspections will be extended to the vineyard area. It will become increasingly important to have adequate and correct signage at the vineyard terraces.

**Page 53, Bibliography:** First entry is the book by Benson and Howell. However, much of the evidence used in the PoM surely comes form the report commissioned by Council from Benson (Royal Botanic Gardens, Sydney’s survey of flora in the park – Council will have the details of this as it was included in an earlier PoM) . However, this is not listed. It is a far more detailed study of the flora of the area and was referred to in the Arthur White study. It should be included.


The above title should also be listed.

**Page 54/5, Definitions:**

There is no definition of Stakeholders in this document. As there is confusion within the PoM of who are the stakeholders, a definition seems appropriate in this section.

**Page 59: Appendix 2:**

The Recommendations of the Britton Report should appear as Appendix 2.
Dear Mr. Hickman

Re: Brush Farm & Lambert Parks – revised draft plan of management

I write in reply to your referral of a revised draft plan for comment, received 23 July 2007. I understand the plan was placed on public exhibition in mid 2006 and that Council has deferred finalisation to allow incorporation of the outcomes of a Biosphere P/L Flora & Fauna study done in 2006. In this context the Office has reviewed the draft plan and makes the comments in the separate enclosure for Council’s consideration.

Council is congratulated on the revision and with suggested modifications it is supported.

The Office notes and supports changes made to Section 2.4.2, inclusion of appendices 2 & 3 and actions under section 5.4.4 pp.47-48 incorporating the recommendations of the archaeology study in the plan.

Section 3.2.6 states that Brush Farm House (not Brush Farm Park) is listed on the State Heritage Register, which is true. However given that the Britten et al report has recommended that Brush Farm Park be nominated for listing on the State Heritage Register, that Ryde City Council adopted that report in July 2005 and that the Heritage Office has given in-principle support in 2006 for an expanded State Heritage Register listing, this section of the plan should note these advances and anticipate that this listing will occur in due course. This would support action 5.4.4(a), p.47 and appendix 4, p.61.

Table 9 (Priorities) timelines are considered too slow. A high priority should be undertaken in 1-2 years, a medium priority in 2-5 years and a long term priority in 5-10 years to be credible as commitments in a 5-yearly reviewed management plan.

Noting table 1’s structure of the plan, no section 6 on Proposed Review Process appears to have been included. It is recommended Council conduct annual monitoring on the plan’s implementation and review the whole plan every 5 years.

The expanded Bibliography and Further Information lists are noted and supported. What would further assist the community would be an additional statement in the plan that Council has copies of these documents, eg: the Biosphere P/L 2006 report, Flora & Fauna survey, 2005 Britton et al report, Doug Benson Flora Survey which can be inspected at Council’s offices or in the local public library.

If you have any questions in relation to this letter, please contact Mr Stuart Read of this office on telephone 9873 8554 in the first instance.

Yours sincerely
23 April 2007

The General Manager
Ryde City Council
Locked Bag 2069
NORTH Ryde  2113

Attention Mr Adam Smith  Coordinator Natural Areas Parks

Dear Adam

I write on behalf of Eastwood Ryde Netball Association regarding the Draft Brush Farm Park and Lambert Park Plan of Management.

My comments are as follows –

Our Association is very happy with the netball courts we use at Brush Farm. Ryde Council keeps them in excellent condition. As we only have 16 grass courts if we have any problems with any of the courts which makes them unplayable we are very appreciative of the 2 courts over the hill which Ryde Council have prepared for our players. We would like to think that Ryde Council would permit these 2 courts to be prepared permanently.

With regard to parking it would be appreciated if the 2 disabled car spaces in the car park could be marked and the ambulance access to both the hard courts and grass courts could be marked. Access from the parking area in Brush Park into Lawson Street is a problem as many people come and go from the car park without following the signs. Perhaps the signs could be more prominent and painted as the paint has worn. These signs should read in bold writing with 1 sign to read TURN LEFT OUT OF THE PARKING AREA and another sign to read NO RIGHT HAND TURN INTO LAWSON STREET.

Thank you for the opportunity to comment on this Draft Plan of Management.
ITEM 6


FILE NO. LDA07/62

The Group Manager - Environment & Planning reports 30 August 2007

1. Report Summary
This report considers a request by the Department of Education & Training to delete Condition No. 44 from the development consent relating to the erection of new classrooms within Ryde Public School, which was approved by the Committee of the Whole on 15 May 2007. This condition relates to the provision of a through site pedestrian link available to the public between Tucker Street and Argyle Street.

The Department has agreed to consider this requirement, and to ensure that the necessary further discussions on this matter does not hold up the construction of the new classrooms it is recommended that the condition relating to the link be deleted.

Reason for Referral to Committee of the Whole: Previous consideration of the application by Committee of the Whole on 15 May 2007 and 7 August 2007.

2. Background
The Committee of the Whole at its meeting on 15 May 2007 resolved to approve the proposed extensions to Ryde Public School, including the erection of two classrooms, subject to conditions. Included in the conditions was Condition 44 which stated:

A through site pedestrian link available to the public is to be created between Tucker Street and Argyle Avenue. Details of how this will be achieved are to be submitted to City of Ryde for approval prior to commencement of works.

By letter dated 28 June 2007, Allan Hughes, Senior Project Director, Department of Education and Training states:

I refer to City of Ryde Development Consent 62/2007 dated 25 May 2007. This consent included a new condition No. 44 requiring submission of details of the creation of a through site pedestrian link between Tucker Street and Argyle Street.
ITEM 6 (continued)

Under the EP & A Act Council cannot determine the DA without the prior written approval from the Crown proponent. The requirement for details of a through site pedestrian link has never been discussed as part of this DA, was not included in the Draft Conditions of Consent dated 20 April 2007 and cannot be accepted by the Department of Education and Training as part of this DA under any circumstances.

There is no nexus between the proposed new and refurbished facilities at the northern end of the site and any proposed through site link. There should be no requirement for the Department to plan for any through site link as part of the proposed development. Such a link would create child protection issues and make site management and security impossible for the school.

We request removal of Condition 44 from the Development Consent.

Council at its Committee of the Whole meeting of 7 August 2007 considered this request and resolved:

(a) That consideration of the request by the Department of Education and Training for removal of Condition 44 of Development Consent 62/2007 dated 25 May 2007 at Ryde Public School, 2 Tucker Street, Ryde, be deferred for 2 weeks.

(b) That the General Manager seek a meeting with the Director General, Department of Education and Training and the Deputy Premier, Member for Ryde, to discuss the public benefit of implementing a through site link over portion of Ryde Public School.

3. Current consideration

The General Manager and the Group Manager Environment and Planning met with the Deputy Director General Finance and Infrastructure of the Department of Education on 30 August 2007. The benefits to the community of Ryde in achieving the link were explained and the officers of the Department did give the matter their full consideration.

From that matter it appears that the best way forward is to delete the condition from the current consent and to continue with the discussions with the Department. This will ensure that the important development of the school is not delayed and the through site link can still be achieved through negotiation.

Conclusion

Whilst it is agreed that there may be some practical problems associated with the provision of a through site link over Ryde Public School, there are clearly defined public benefits if the link can be achieved.

It is recommended that the General Manager be authorised to continue to discuss the identified through site link with the Department of Education, but that the condition requiring this link be deleted from consent 62/2007.
ITEM 6 (continued)

RECOMMENDATION:

(a) That Condition 44 of Development Consent 62/2007 dated 25 May 2007 at Ryde Public School, 2 Tucker Street, Ryde, be deleted.

(b) That the General Manager be authorised to continue to negotiate with the Department of Education and Training to implement a through site link over portion of Ryde Public School.

Sue Weatherley
Group Manager - Environment & Planning