

Meeting Date: Tuesday 15 August 2017
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 5.00pm

NOTICE OF BUSINESS

Item	Page
1 CONFIRMATION OF MINUTES - Meeting held on 18 July 2017	1
2 BILL MITCHELL CLUB HOUSE (PIGEON CLUB)	6
3 UPDATE ON THE PERFORMANCE OF THE RYDE AQUATIC LEISURE CENTRE (RALC)	15

1 CONFIRMATION OF MINUTES - Meeting held on 18 July 2017

Report prepared by: Senior Coordinator - Governance
File No.: CLM/17/1/1/2 - BP17/737

REPORT SUMMARY

In accordance with Council's Code of Meeting Practice, a motion or discussion with respect to such minutes shall not be in order except with regard to their accuracy as a true record of the proceedings.

RECOMMENDATION:

That the Minutes of the Works and Community Committee 5/17, held on 18 July 2017, be confirmed.

ATTACHMENTS

- 1 MINUTES - Works and Community Committee Meeting - 18 July 2017**

ITEM 1 (continued)

ATTACHMENT 1

**Works and Community Committee
MINUTES OF MEETING NO. 5/17**

Meeting Date: Tuesday 18 July 2017
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 5.00pm

Councillors Present: Councillors Stott (Chairperson), Laxale, Li and Yedelian OAM.

Apologies: Councillors Maggio and Pendleton.

Leave of Absence: Councillor Perram.

Absent: Councillor Simon.

Note: In the absence of Councillor Maggio the Deputy Chairperson – Councillor Stott chaired the Meeting.

Staff Present: Acting General Manager, Acting Director – Customer and Community Services, Director – Corporate and Organisational Support Services, Acting Director – City Planning and Development, Acting Director – City Works and Infrastructure, Chief Financial Officer, Manager – Asset Systems, Manager – Operations, Acting Manager – Strategic City, Manager – Community Services, Acting General Counsel, Senior Coordinator – Parks and Recreation, Senior Coordinator – Traffic, Transport and Development, Senior Coordinator – Stormwater and Asset Integration, Team Leader – Traffic Services, Traffic and Development Engineer, Stormwater Engineer, Senior Coordinator – Governance and Governance, Risk and Audit Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 20 June 2017

RESOLUTION: (Moved by Councillors Laxale and Li)

That the Minutes of the Works and Community Committee 4/17, held on 20 June 2017, be confirmed.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

ITEM 1 (continued)

ATTACHMENT 1

2 SPORT AND RECREATION STRATEGY 2016-2026

RESOLUTION: (Moved by Councillors Yedelian OAM and Laxale)

- (a) That Council endorse the adoption of the Sport and Recreation Strategy 2016-2026 incorporating the Synthetic Surface Action Plan 2016-2026 to provide a framework for the ongoing effective provision, management and coordinated development of recreation facilities and services across the City of Ryde.
- (b) That Council write to the members of the community who wrote submissions advising of the Council's resolution and thanking them for their time and input.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

3 INTEGRATED TRANSPORT STRATEGY 2017

RESOLUTION: (Moved by Councillors Yedelian OAM and Li)

- (a) That Council adopts the Integrated Transport Strategy 2017.
- (b) That Council's Integrated Transport Strategy be placed onto Council's webpage for public access.
- (c) That Council undertake a review of the Integrated Transport Strategy – Summary Report within 5 years following full public release or when there is an update to a State Government Planning Instrument (eg NSW Long Term Transport Master Plan) or similar.
- (d) That Council staff develop a forward program of studies/projects to establish the appropriate levels of funding from 2018/19 onwards.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

ITEM 1 (continued)

ATTACHMENT 1

4 SMALL GRANTS PROGRAM- ALLOCATION OF FUNDING JULY 2017

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Laxale)

- (a) That Council endorse the allocation of The City of Ryde **Small Grants Category** as follows:

Organisation	Project Name	Amount
Ryde Hunters Hill Flora and Fauna Preservation Society	5 for Ryde	\$1,000

- (b) That the successful Grant applicant be informed of the outcome of their application.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **25 JULY 2017** as it is outside the Committee's delegations.

5 TRAFFIC AND PARKING MATTERS TABLED AT THE RYDE TRAFFIC COMMITTEE MEETING HELD ON 29 JUNE 2017

RESOLUTION: (Moved by Councillors Yedelian OAM and Laxale)

- (a) That Council converts the existing 50 m of unrestricted parking on the north-western side of Sobraon Road, outside Dunbar Park, Marsfield, to 'BUS ZONE 8.30AM-3.30PM MON-FRI MAY-SEP', to be reviewed after September 2017.
- (b) That Council converts the existing 20 m of unrestricted parking on the western side of Adelaide Street, between Hay Street and Victoria Road, West Ryde, to 'NO STOPPING'.
- (c) That Council converts the existing unrestricted parking to 'NO PARKING' at the reverse curve in Olive Street, Ryde:
- outside 11 to 9A Olive Street, and
 - outside 8 to 10 Olive Street.
- (d) That Council:
- Installs a 14.5 m 'NO STOPPING' zone on the north-eastern side of Junction Street, across and between the driveways of 11 & 13 Junction Street, Ryde.
 - Converts the existing 'NO PARKING' zone on the south-western side of Junction Street between, Porter Street and Belmore Street, Ryde, to 'NO STOPPING'.

ITEM 1 (continued)

ATTACHMENT 1

- (e) That Council converts 5.5 m of the existing two-hour parking on the south-western side of Cam Street, outside 2 Cam Street, North Ryde, to a 'P DISABILITY ONLY' zone, to be reviewed annually and removed once the resident leaves.
- (f) That Council:
- i. Retains of the following parking control measures in the West Ryde Town Centre on a permanent basis:
 - six spaces of half-hour parking in Graf Avenue,
 - two spaces of one-hour parking in Chatham Road, and
 - two spaces of one-hour and half-hour parking in Anthony Road.
 - ii. Retains of the existing two-hour parking controls in Anthony Road, Chatham Road and Dickson Avenue, West Ryde.
 - iii. Installs of three spaces of '½P REAR TO KERB' on the south-western side of Anthony Road, outside 14 Anthony Road, West Ryde.
- (g) That Council approves the following signage and linemarking plans:
- Plan C7.01 (Revision A), prepared by Novati Consulting Engineers Pty Ltd, on behalf of Windesa Build Pty Ltd, at 1-3 Wharf Road, Gladesville, subject to both sides of the new laneway at the southern end of the site being signposted 'NO STOPPING', and
 - Plan C506 (Revision 4), prepared by van der Meer Consulting, on behalf of Hindmarsh Development Pty Ltd, at 2-8 Wharf Road, Gladesville, subject to:
 - both sides of Pearson Lane being signposted 'NO STOPPING', and
 - 'NO ENTRY' and 'ONE WAY' signage and linemarking being installed in Pearson Lane at Victoria Road.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

The meeting closed at 5.25pm.

CONFIRMED THIS 15TH DAY OF AUGUST 2017.

Chairperson

2 BILL MITCHELL CLUB HOUSE (PIGEON CLUB)

Report prepared by: Senior Coordinator - Sportsgrounds and Recreation
File No.: GRP/09/3/14 - BP17/685

REPORT SUMMARY

The Pigeon Club building, situated within Bill Mitchell Park, has been occupied under various agreements by the Ryde and District Racing Pigeon Club (RDRPC) since its construction. Following the annual notice of rental increase being issued to the RDRPC in late December 2016, staff were contacted by the club in January 2017 requesting to discuss issues relating to the increase as offered at the end of the notice. The rental fee increase was to be from \$512.39 to \$520.88 and was in accordance with the terms of the license agreement with Council for these premises, (annual CPI review).

On 13 January 2017, Council officers met with representatives from the RDRPC who advised due to a decline in membership, the RDRPC were not in a financial position to cover the increased rental and outgoings costs going forward. Following this advice, Council received written advice from the RDRPC of their intent to cease the license agreement and in accordance with the terms provided Council with one (1) months' notice to vacate the premises.

Upon receiving the notice to vacate, Council officers undertook a site inspection to assess the condition of the building. Although visually it appears structurally sound, significant works are required to make the building and surrounds fit for contemporary standards and expectations. Photos of the building and its existing condition are **ATTACHED** to provide a visual reference for the building condition as described.

The asset has now been transferred over to Council and a decision must be made regarding its future use. In order to be able to utilise the building in the future, Council would be required to allocate significant funds to repair and renew the building. In addition, costly works would need to be undertaken to meet Disability Discrimination Act requirements.

It is considered that there is not community demand for a building such as the Pigeon Club House in its current condition. Its minimal size, proximity to residential dwellings and lack of infrastructure such as connecting paths and adequate car park make the site unsuitable for a community building facility. Due to these factors, it is recommended that Council do not allocate funds to repair and upgrade the building but instead allocate \$15,000 to demolish the building, remediate the site and return the area to the park.

ITEM 2 (continued)

RECOMMENDATION:

- (a) That Council endorse the demolition of the building previously occupied by the Ryde and District Racing Pigeon Club and return the site to the park.
- (b) That Council allocate the amount of \$15,000 from working capital for the purpose of demolition of the Bill Mitchell Club building and that the amount be consolidated into the 2017/18 Quarter 1 review.

ATTACHMENTS

- 1 Bill Mitchell Park Club House - photos

Report Prepared By:

Simon James
Senior Coordinator - Sportsgrounds and Recreation

Report Approved By:

Barry Hodge
Manager - Operations

Joe So
Acting Director - City Works and Infrastructure

ITEM 2 (continued)

Background

The Pigeon Club building, situated within Bill Mitchell Park adjacent to the main entrance, has been occupied under various agreements by the Ryde and District Racing Pigeon Club (RDRPC) since its construction. The building was originally an old Army Hut that was constructed on Council land by returning diggers from WW2 independent from Council and leased at a 'Peppercorn rent'. The most recent agreement specified that the RDRPC was responsible for the majority of maintenance and repairs to buildings as well as all outgoings.

The building is located at 82-100 Morrison Rd, Tennyson Point, is within Bill Mitchell Park and is situated east of the maintenance road that leads through to the sportsground. The building is on an upper terrace separated from the road by a pocket of bushland. The building itself is single story, predominately of standard timber frame construction on brick, green weather board cladding, corrugated iron roof and has a floor space of approximately 69m². Entrance to the building is via the southern end.

Zoning, classification and permitted uses

The Bill Mitchell Clubhouse, contained within Bill Mitchell Park Tennyson Point (LOT 2 DP 219821) is situated on land zoned RE1 - Public Recreation under the Ryde Local Environmental Plan (LEP) 2014.

Pursuant to the Local Government Act 1993 (NSW), Bill Mitchell Park is classified as Community Land and is managed in accordance with the Generic Plan of Management (POM) 2001. The land that the Bill Mitchell Clubhouse is situated on is categorised as 'general community use' under Section 36 (4) of the Local Government Act 1993 (NSW).

The Core Objectives of land categorised as 'general community use' is to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public, in relation to:

- a) Public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.
- b) Purposes for which a lease, license or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities)

ITEM 2 (continued)

Discussion

Following the annual notice of rental increase being issued to the RDRPC in late December 2016, Council was contacted by the club in January 2017 requesting to discuss issues relating to the increase.

The RDRPC advised that their club had experienced a steady decline in membership over the past few years and as it stood at the beginning of 2017, that number had reduced to five. As a result of the declining membership, the club advised that they are not in a financial position to cover the increased rental and outgoings costs going forward. Subsequent to this advice, Council also received correspondence from the RDRPC of their intent to terminate the license and as such provided one month's written notice in accordance with clause 3.02 of the agreement.

Further to this notice and the ensuing one month's expiration, Council officers inspected the facility to assess the condition and identify options for its future use as there were no provisions in the agreement for the RDRPC to demolish the building upon termination.

Although structurally sound, the building is in poor condition and not functional for community use. It is not serviced well by connecting paths or supporting infrastructure such as car parking. On the eastern side of the club building there are residential dwellings within approximately 10 metres. The building lacks toilets and amenity facilities including any form of a kitchen or a kitchenette. Ventilation is extremely poor and coupled with the lack of insulation, the building becomes extremely hot in summer and cold in winter. Internally generally the building is in poor condition and requires significant work to bring it up to community standard.

Conclusion

Council are now in possession of the Pigeon Club Building and a decision regarding its future use must be made. Significant works have been identified to bring the building up to a suitable standard for community use, these include general repair and renewal works in order to be able to utilise the building in the future. Toilet and amenity facilities would need to be installed and significant upgrades would need to be undertaken to meet requirements under the Disability Discrimination Act.

It is considered that the community demand is not there for such a small facility lacking essential amenities and the substantial upgrade cost would not guarantee increased use. Due to this, it is recommended that Council allocate \$15,000 to demolish the building, remediate the site and return it to the park. This cost would also cover the anticipated hazardous substance removal.

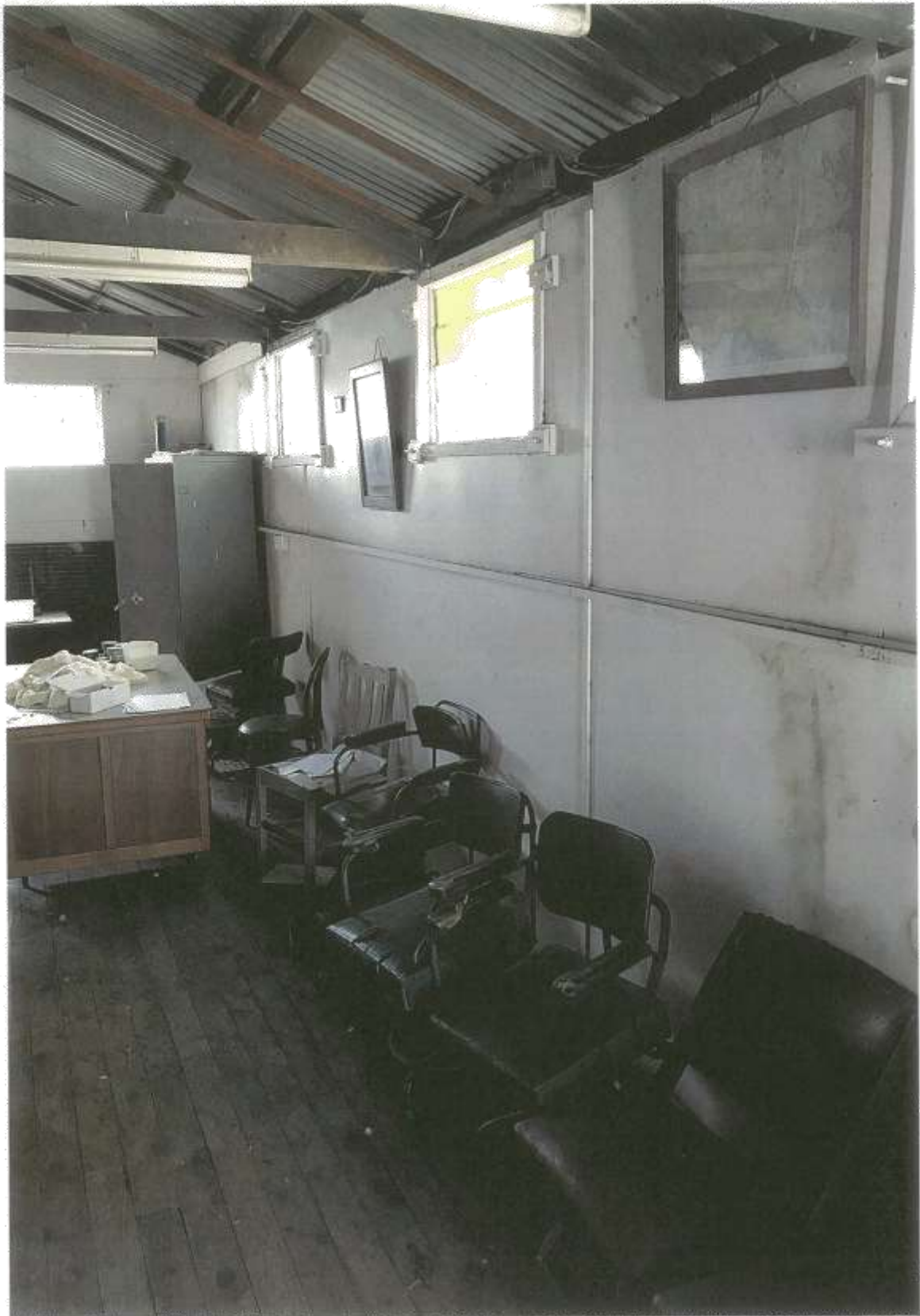
ITEM 2 (continued)

Financial Implications

Should Council resolve the recommendation to demolish the Bill Mitchell Club building it will result in a financial impact of \$15,000 to be funded from working capital. This amount would be consolidated into the 2017/18 Quarter 1 review.

ITEM 2 (continued)

ATTACHMENT 1



ITEM 2 (continued)

ATTACHMENT 1



ITEM 2 (continued)

ATTACHMENT 1



ITEM 2 (continued)

ATTACHMENT 1



3 UPDATE ON THE PERFORMANCE OF THE RYDE AQUATIC LEISURE CENTRE (RALC)

Report prepared by: Manager - Ryde Aquatic Leisure Centre
File No.: CSG/14/3/37 - BP17/825

REPORT SUMMARY

At its November 2016 meeting Council resolved that the RALC would undertake an independent review of its operations, including the operational effectiveness of the Surf Ryder.

This report provides feedback from the operational review.

RECOMMENDATION:

That Council receive and note the report.

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Paul Hartmann
Manager - Ryde Aquatic Leisure Centre

Report Approved By:

Angela Jones-Blayney
Acting Director - Customer and Community Services

ITEM 3 (continued)

Discussion

Council engaged the services of Sport & Leisure Solutions in December 2016 to undertake an operational review of the RALC including the operational effectiveness of the Surf Ryder. Sport & Leisure Solutions also conducted an operational review of the RALC in 2013.

Among the key findings of the 2017 review are the following observations:

1. The financial performance of the RALC has been outstanding. Note that the interim financial result for the 2016/17 financial year is a surplus of \$813,901 (as at 19 July).
2. The management team are highly skilled and demonstrate a high level of knowledge of operations and performance of the RALC. The review noted a need for succession planning and the development of a quality management system.
3. The Surf Ryder is performing lower than original projections, however its performance is within industry expectations when compared to a similar attraction located in Melbourne.
4. Customer satisfaction data suggests that change room cleanliness and café product offerings could be improved.

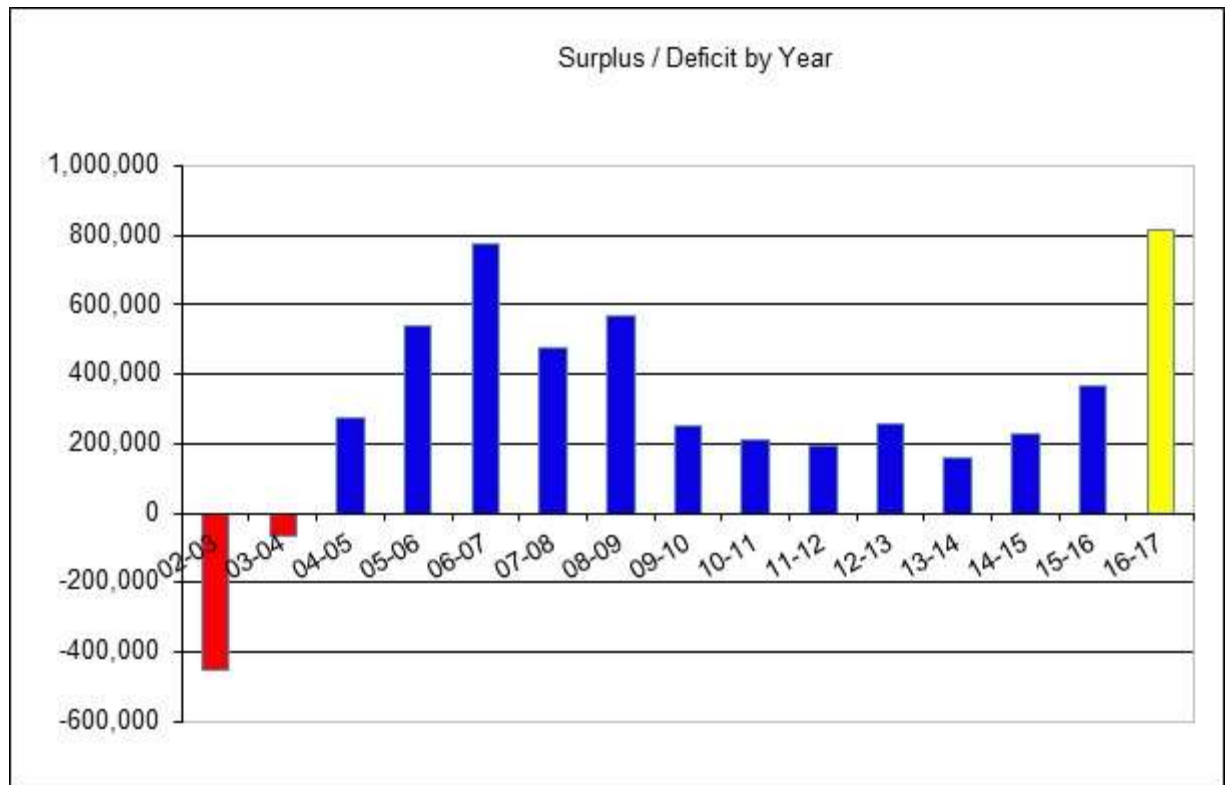
Performance of the RALC

The review noted that the RALC is one of the few indoor aquatic centres in Australia that does not include a health & fitness element. Aquatic centres that do not include this element generally incur operational deficits which can be as high as \$1million per annum.

For the 2016-2017 financial year the RALC's interim result is showing as an operational surplus before depreciation of \$813,901 (as at 19 July) which is the highest surplus the RALC has returned to Council since taking over the operation of the Centre in July 2002. This surplus includes a Council Internal Charge amount of \$344,270 which is noted in the review as an expense that is often treated as a below the line expense in other centres. The removal of that expense improves the RALC's net position to an operating surplus of \$1,158,171.

ITEM 3 (continued)

A summary of operating returns to Council since 2002 is shown below.



Operational Effectiveness of the Surf Ryder

The operational review considered similar stand-up surf attractions installed at the following venues:

- Port Hedland Aquatic Centre (WA)
- Melbourne Sports and Aquatic Centre (VIC)
- Wet & Wild (NSW)
- Wet & Wild (QLD)
- Goldfields Oasis, Kalgoorlie (WA)
- Dreamworld (QLD)

For the purpose of operational comparison, only the Melbourne Sports and Aquatic Centre (MSAC) is most similar to the RALC as a multi-purpose venue with a relatively high catchment population and being a multi-purpose venue. The other venues are either regional with small catchments, or the attractions are part of a major entertainment (theme park) destination.

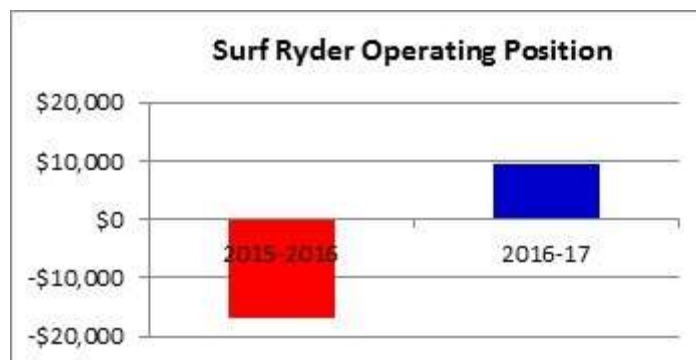
ITEM 3 (continued)

MSAC has installed a Flow Rider, and like the RALC, has experienced lower than anticipated participation levels and it operates at a break even position. MSAC has also undertaken a range of marketing initiatives that have not shown any high levels of success in attracting visitors to the Centre.

In the last report to Council, it was noted that the Surf Ryder returned a net operational deficit of \$16,713 in the 2015-2016 financial year. In comparison, the Surf Ryder for the 2016-2017 has returned a net operational **surplus** of \$9,629. The table & graph below shows the line item comparisons.

	2015-2016	2016-2017
Income	\$99,633	\$94,558
Expenses		
Labour	\$50,346	\$33,689
Marketing	\$36,000	\$15,590
Power (estimate)	\$30,000	\$30,000
Maintenance	\$0	\$5,650
Total	\$116,346	\$84,929
Surplus/(Deficit)	(\$16,713)	\$9,629

* Electricity cost is an estimate based on the six different supply rates that can be charged.



Ongoing product issues are being addressed by the supplier and the attraction remains operational to the community. One area of participant growth of the Surf Ryder was in the area of parties & group bookings with parties in particular realizing an increase of 82% in bookings. Use by vacation care groups remains consistent.

Marketing

Council has repositioned its marketing activities in relation to the Surf Ryder with a greater focus on digital forms of advertising using mediums such as Google, Facebook, and Instagram as well as using other marketing mediums such as Red Balloon, Group On and Scoopon.

ITEM 3 (continued)

By far the greatest source of use of the Surf Ryder comes from patrons who first see the attraction when visiting the Centre for some other purpose. Statistics indicate that 32% of participants use the attraction after seeing it at the Centre. Repeat surfers account for 23% of users. As a measure of marketing activities and removing repeat surfers from the statistics, 41.5% of users saw it at the Centre and 58.5% through marketing activities.

In summary of the Surf Ryder, the operational review noted that the ultimate goal of the attraction should be to cover all its costs including wages, utilities, marketing and operational maintenance. The review further noted that the Surf Ryder adds to the mix of services available at the RALC and offers a unique activity for the teenage market. Its long-term future should be addressed in the Olympic Park Strategic Plan and Master Plan project. This project is currently underway and is due for completion in mid-2018.

Financial Implications

Adoption of the recommendation will have no financial impact.