

Meeting Date: Tuesday 14 May 2013
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

*Council Meetings will be recorded on audio tape for minute-taking purposes
as authorised by the Local Government Act 1993.*

NOTICE OF BUSINESS

Item		Page
1	CONFIRMATION OF MINUTES - Council Meeting held on 23 April 2013	1
2	CONFIRMATION OF MINUTES - Extraordinary Council Meeting held on 30 April 2013	19
3	REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING 7/13 held on 7 May 2013.....	26
4	REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 6/13 held on 7 May 2013.....	46
5	TRAFFIC ISSUES RELATED TO ELTHAM STREET, GLADESVILLE - Monash Road (Traffic Management Options Paper).....	49
6	SUBMISSION ON NORTH RYDE STATION PRECINCT	54
7	DRAFT FOUR YEAR DELIVERY PLAN 2013/2017 INCLUDING ONE YEAR OPERATIONAL PLAN 2013/2014.....	106
8	RYDE 2025 COMMUNITY STRATEGIC PLAN - Draft for Public Exhibition.....	120
9	CIVIC CENTRE - MAINTENANCE SCHEDULE - 2013-2018	123
10	CIVIC PRECINCT COST ANALYSIS REPORT - REPORT ON REQUEST TO MAKE INFORMATION AVAILABLE TO PUBLIC	153
11	WEST RYDE URBAN VILLAGE- PROGRESS REPORT FROM WORKING PARTY MEETING	158
12	TEMPORARY CLOSURE OF WEST RYDE LIBRARY FOR ESSENTIAL BUILDING WORKS.....	159
13	REVIEW OF COUNCIL'S EXISTING PREFERRED SUPPLIER LIST	162
14	STATE EMERGENCY SERVICES - Funding Arrangements and Delegations	168
15	ADVISORY COMMITTEE MEETING - COMMUNITY HARMONY REFERENCE GROUP	175
16	REQUEST FOR TENDER - COR-RFT-06/13 ADDINGTON HOUSE - Heritage Building Conservation and Repair Works	192
17	PART 3A - SHEPHERDS BAY - LEGAL ADVICE.....	195

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NOTICE OF BUSINESS (continued)

Item		Page
PRECIS OF CORRESPONDENCE		
1	DRAFT METROPOLITAN STRATEGY FOR SYDNEY TO 2031.....	196
2	LOCAL GOVERNMENT AMENDMENT (EARLY INTERVENTION) BILL 2013	198
3	REPORTING THE NSW ELECTORAL COMMISSION'S CONDUCT OF THE 2012 LOCAL GOVERNMENT ELECTIONS - COUNCIL REPORTS	202
4	FUTURE DIRECTIONS FOR NSW LOCAL GOVERNMENT - Consultation Schedule	204
NOTICES OF MOTION		
1	AMENDMENT TO VOLUNTARY PLANNING AGREEMENT (VPA) POLICY - Councillor Roy Maggio	211
2	IMPROVED LOCAL PARKING AND PEDESTRIAN AND DRIVER SAFETY - Councillor Denise Pendleton	211
3	30 MIRIAM ROAD, WEST RYDE - Councillor Terry Perram.....	211
CONFIDENTIAL ITEMS		
18	CORPORATE PERFORMANCE REPORTING (CPR) AND ASSOCIATED SYSTEMS	213

1 CONFIRMATION OF MINUTES - Council Meeting held on 23 April 2013

Report prepared by: Section Manager - Governance
File No.: CLM/13/1/4/2 - BP13/61

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 Council Meeting 8/13, held on 23 April 2013 be confirmed.

ATTACHMENTS

- 1 Minutes - Ordinary Council Meeting - 23 April 2013

ITEM 1 (continued)

ATTACHMENT 1

**Council Meeting
MINUTES OF MEETING NO. 8/13**

Meeting Date: Tuesday 23 April 2013

Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde

Time: 7.30pm

Councillors Present: The Mayor, Councillor Petch and Councillors Etmekdjian, Laxale, Li, Maggio, Pendleton, Perram, Pickering, Salvestro-Martin and Simon.

Note: Councillor Li left the meeting at 10.18pm and did not return. He was not present for consideration of Items 10, 11, 12, 13, 14, 15, Precis of Correspondence 1, Precis of Correspondence 2, Precis of Correspondence 3, Notice of Motion 2 and Item 16.

Apologies: Nil.

Leave of Absence: Councillors Chung and Yedelian OAM.

Staff Present: Acting General Manager, Acting Group Manager – Community Life, Group Manager - Corporate Services, Group Manager – Environment & Planning, Acting Group Manager - Public Works, General Counsel, Section Manager - Community Engagement & Social Media, Service Unit Manager - Infrastructure Integration, Service Unit Manager – Environment, Service Unit Manager - Traffic & Governance, Service Unit Manager – Operations, Section Manager – Governance and Councillor Support Coordinator.

PRAYER

Reverend Nicholas Fried of the Eastwood Uniting Church was present and offered prayer prior to the commencement of the meeting.

DISCLOSURES OF INTEREST

Councillor Etmekdjian disclosed a Significant Non-Pecuniary Interest in Item 6 – Review of Top Ryder Community Bus Service for the reason that he is a board member of the Ryde Hunters Hill Community Transport.

Councillor Salvestro-Martin disclosed a Less than Significant Non-Pecuniary Interest in MM8/13 – Friendship Agreement – Locride Region of Calabria Italy for the reason that he did some work for Italian Company, Finmeccanica Group.

LEAVE OF ABSENCE

Councillor Etmekdjian requested a Leave of Absence for Tuesday, 30 April 2013.

ITEM 1 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Etmekdjian and Maggio)

That Councillor Etmekdjian's Leave of Absence for Tuesday, 30 April 2013 be approved.

Record of Voting:

For the Motion: Unanimous

LEAVE OF ABSENCE

The Mayor, Councillor Petch advised that Councillor Yedelian OAM has requested a Leave of Absence for Tuesday, 14 May 2013 and Tuesday, 4 June 2013.

RESOLUTION: (Moved by the Mayor, Councillor Petch and Councillor Etmekdjian)

That Councillor Yedelian OAM's Leave of Absence for Tuesday, 14 May 2013 and Tuesday, 4 June 2013 be approved.

Record of Voting:

For the Motion: Unanimous

TABLING OF PETITIONS

No Petitions were tabled.

PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA

The following persons addressed the Council:-

Kate Pain (representing Concerned Residents Action Group – CRAG)	Notice of Motion 1 – Lease of Smalls Road Playing Fields
Leslie Toemoe	Notice of Motion 1 – Lease of Smalls Road Playing Fields

PUBLIC PARTICIPATION ON ITEMS NOT LISTED ON THE AGENDA

No addresses were made to Council.

MAYORAL MINUTES

MM8/13 FRIENDSHIP AGREEMENT – LOCRIDE REGION OF CALABRIA ITALY

The Mayor, Councillor Petch welcomed the Mayor of Martone, George Imperatura.

Note: Councillor Salvestro-Martin disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he did some work for Italian Company, Finmeccanica Group.

ITEM 1 (continued)

ATTACHMENT 1

Note: A letter from Dr. Francesco Giacobbe OAM, Senator of the Republic of Italy dated 21 April 2013 was tabled and is ON FILE.

RESOLUTION: (Moved by The Mayor, Councillor Petch and Councillor Etmekdjian)

- (a) That Council welcome George Imperatura, the Mayor of Martone to its meeting.
- (b) That Council continue its friendly relationship with the Locride region of Calabria as expressed in the current Friendship Agreement.

Record of Voting:

For the Motion: Unanimous

PRESENTATION OF PLAQUE

The Mayor, Councillor Petch presented the Mayor of Martone, George Imperatura with a plaque from the City of Ryde.

The Mayor of Martone, George Imperatura presented the Mayor, Councillor Petch with a plaque from the City of Martone (Comune Di Martone).

MM9/13 METROPOLITAN MAYORS' ASSOCIATION

RESOLUTION: (Moved by The Mayor, Councillor Petch and Councillor Pendleton)

1. That Council support the formation and membership of a Sydney Metropolitan Mayors' Association and advise Canterbury City Council of this decision.
2. That all Sydney metropolitan Councils be encouraged to support the formation of the MMA.
3. Subject to receipt of responses from metropolitan Councils, another meeting of interested Mayors be arranged to progress the proposal.

Record of Voting:

For the Motion: Unanimous

MM10/13 RECRUITMENT OF A GENERAL MANAGER

RESOLUTION: (Moved by The Mayor, Councillor Petch and Councillor Li)

- (a) That a Committee comprising the whole of Council be formed to manage the recruitment process for the position of General Manager and determine the preferred candidate.

ITEM 1 (continued)

ATTACHMENT 1

- (b) That the Manager Human Resources be delegated authority to facilitate the invitation of Expressions of Interest / Quotations from a broad range of recruitment firms to provide professional assistance to the recruitment process.
- (c) That following receipt of the Expressions of Interest / Quotations, the Manager Human Resources provide a summary report and a copy of all submissions to the Committee.
- (d) That Council endorse the Confidential Attachment outlining the draft recruitment timeframe for the process.

Record of Voting:

For the Motion: Unanimous

MM11/13 CONFIRMATION OF COUNCIL'S ORGANISATIONAL STRUCTURE

Note: Councillor Pickering left the meeting at 7.59pm and was not present for voting on this Item.

RESOLUTION: (Moved by The Mayor, Councillor Petch and Councillor Etmekdjian)

- (a) That Council confirm the current four division organisational structure as appropriate for the organisation, and that the structure be further reviewed following the appointment of the new General Manager.
- (b) That Council request the Acting General Manager to commence the recruitment process for the Group Manager Public Works, at a time appropriate to align with the timeframe for the General Manager's recruitment.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Pickering returned to the meeting at 8.02pm.

MM12/13 REFUGEE WELCOME ZONE

RESOLUTION: (Moved by The Mayor, Councillor Petch and Councillor Etmekdjian)

That the City of Ryde be declared a Refugee Welcome Zone.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

MATTER OF URGENCY – URBAN ACTIVATION PRECINCTS COMMUNITY CONSULTATION

Note: Councillor Li left the meeting at 8.11pm and was not present for voting on this Item.

Councillor Salvestro-Martin requested to raise a Matter of Urgency regarding the submission closure date for the proposed Urban Activation Precincts which provides limited opportunity for community response/submission.

RESOLUTION: (Moved by Councillors Salvestro-Martin and Simon)

That Council consider a Matter of Urgency regarding the submission closure date for the proposed Urban Activation Precincts which provides limited opportunity for community response/submission, the time being 8.12pm.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Li returned to the meeting at 8.14pm.

URBAN ACTIVATION PRECINCTS COMMUNITY CONSULTATION

RESOLUTION: (Moved by Councillors Salvestro-Martin and Laxale)

That City of Ryde urgently conduct an additional community consultation on the Urban Activation Precinct's affecting Ryde. That information about the consultation be widely disseminated.

Record of Voting:

For the Motion: Unanimous

COUNCIL REPORTS

1 CONFIRMATION OF MINUTES - Council Meeting held on 26 March 2013

RESOLUTION: (Moved by Councillors Pickering and Simon)

That the Minutes of the Council Meeting 5/13, held on 26 March 2013 be confirmed.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

2 CONFIRMATION OF MINUTES - Extraordinary Council Meeting held on 27 March 2013

RESOLUTION: (Moved by Councillors Pickering and Simon)

That the Minutes of the Extraordinary Council Meeting 6/13, held on 27 March 2013 be confirmed.

Record of Voting:

For the Motion: Unanimous

3 CONFIRMATION OF MINUTES - Council Meeting held on 9 April 2013

RESOLUTION: (Moved by Councillors Pendleton and Simon)

That the Minutes of the Council Meeting 7/13, held on 9 April 2013 be confirmed.

Record of Voting:

For the Motion: Unanimous

ORDER OF BUSINESS

RESOLUTION: (Moved by Councillors Maggio and Pickering)

That Council now consider the following Item, the time being 8.35pm:

- Notice of Motion 1 - Lease of Smalls Road Playing Fields

Record of Voting:

For the Motion: Unanimous

1 NOTICE OF MOTION - LEASE OF SMALLS ROAD PLAYING FIELDS - Councillor Roy Maggio

Note: Kate Pain (representing Concerned Residents Action Group – CRAG) and Leslie Toemoe addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillor Maggio and the Mayor, Councillor Petch)
That the Acting General Manager write to the Minister for Lands, the Hon. Gregory Pearce requesting to approve an amendment to Section 34 a Crown Lands Act 1989 to allow for approved relevant interest to lease the Smalls Road playing fields under the control of Council.

ITEM 1 (continued)

ATTACHMENT 1

That a meeting be organised with the Minister Gregory Pearce, Member of Ryde Victor Dominello, Acting General Manager and relevant staff, interested Councillors and 2 members of the interested activist group to discuss a way forward for the utilisation of the existing sporting fields.

Record of Voting:

For the Motion: Unanimous

4 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING 6/13 held on 16 April 2013

RESOLUTION: (Moved by Councillors Simon and Pendleton)

That Council determine Items 2, 3 and 4 of the Planning and Environment Committee report, noting that Item 1 was dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

2 22 MONS AVENUE, WEST RYDE. LOT 23, Section C, DP 2322. Local Development Application for demolition, construction of a residential flat building with six (6) apartments and basement car parking for eight (8) cars. LDA2012/0454.

RESOLUTION: (Moved by Councillors Simon and Salvestro-Martin)

- (a) That Local Development Application No. 2012/0454 at 22 Mons Avenue, West Ryde, being LOT 23, Section C, in Deposited Plan 2322 be deferred to give the applicant the opportunity to address the reasons for refusal in the Council Officer's report by exploring the possibilities of site amalgamation and to reduce some of the non-compliances.
- (b) That a further report be presented to Planning and Environment Committee within six months.
- (c) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: The Mayor, Councillor Petch and Councillors Etmekdjian, Laxale, Li, Pendleton, Perram, Pickering, Salvestro-Martin and Simon

Against the Motion: Councillor Maggio

ITEM 1 (continued)

ATTACHMENT 1

3 93-95 VIMIERA ROAD, EASTWOOD. LOT 9 SP 68723. Section 96 application to delete condition of consent requiring compliance with (former) State Environmental Planning Policy No 5 - Housing for Older People or People with Disabilities. MOD2012/122.

RESOLUTION: (Moved by Councillors Simon and Salvestro-Martin)

- (a) That the Section 96 application MOD2012/0122 to modify Local Development Application No. LDA1999/1609 at 93-95 Vimiera Road Eastwood being LOT 9 SP 68723 be refused for the following reasons;
 - 1. The proposed modification is not substantially the same development as the development for which consent was originally granted, and so Council does not have the power to approve the proposed modification.
- (b) That the persons who made submissions be advised of Council's decision.
- (c) That the applicant be advised that Council will undertake enforcement action to pursue compliance with Condition 2 of Consent No 1999/1609 not sooner than 24 months, to provide a period for the applicant to vacate the premises or take action to ensure that the premises are being occupied in accordance with SEPP 5.
- (d) That the applicant's Section 96 application fee be refunded.

Record of Voting:

For the Motion: Unanimous

4 66A PELLISIER RD, PUTNEY. LOT B DP 419543. Local Development Application for new dual occupancy. LDA2012/0106.

Note: A Memorandum dated 17 April 2013 from the Group Manager – Environment and Planning was tabled in relation to this Item and a copy is ON FILE.

Note: The Committee did not make a recommendation to Council in relation to this matter which is now **AT LARGE**.

The Planning and Environment Committee Minutes will be recommended for amendment at the Planning and Environment Committee Meeting to be held on 7 May 2013 to reflect this correction.

RESOLUTION: (Moved by Councillors Simon and Pendleton)

- (a) That Local Development Application No. 2012/0106 for 66a Pellisier Road be approved subject to the **ATTACHED** conditions (Attachment 1).
- (b) That the persons who made submissions be advised of Council's decision.

ITEM 1 (continued)

ATTACHMENT 1

Record of Voting:

For the Motion: Councillors Etmekdjian, Laxale, Li, Pendleton, Perram and Simon

Against the Motion: The Mayor, Councillor Petch and Councillors Maggio, Pickering and Salvestro-Martin

5 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 5/13 held on 16 April 2013

RESOLUTION: (Moved by Councillors Perram and Pickering)

That Council determine Items 3 and 4 of the Works and Community Committee report, noting that Items 1 and 2 were dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

3 11 FIRST AVENUE, EASTWOOD - Stormwater Drainage

RESOLUTION: (Moved by Councillors Perram and Pickering)

That consideration of this Item be deferred to the next Works and Community Committee meeting on 7 May 2013 and that the resident be invited to attend the meeting.

Record of Voting:

For the Motion: Unanimous

4 PEDESTRIAN SAFETY THROUGHOUT THE CITY OF RYDE

RESOLUTION: (Moved by Councillors Perram and Pickering)

- (a) That Council receive and note the report.
- (b) That Council re-affirm the current pedestrian safety programs within the Four Year Delivery Plan as the most viable option to manage pedestrian accessibility and safety and that the plans be reviewed on an annual basis.
- (c) That a report be provided to the Works and Community Committee on the outcome of an audit of the Pedestrian Safety issues in West Ryde in Chatham Road, Betts Street, Anthony Road, affected by the Coles redevelopment.

ITEM 1 (continued)

ATTACHMENT 1

Record of Voting:

For the Motion: Unanimous

6 REVIEW OF TOP RYDER COMMUNITY BUS SERVICE

Note: Councillor Etmekdjian disclosed a Significant Non-Pecuniary Interest in this Item for the reason that he is a board member of the Ryde Hunters Hill Community Transport.

RESOLUTION: (Moved by Councillors Li and Laxale)

- (a) That Council approve the extension of the Top Ryder Community Bus Service under current operating conditions for a further four year period to 30 June 2017 for the total cost of \$297,000 indexed p/a.
- (b) That Council's financial contribution for the operation of the Top Ryder Community Bus Service remains capped at \$100,000 indexed p/a for four years with the shortfall each year required to run the service being made up from revenue from other sponsorship, advertising and business contracts.
- (c) That Council tender for the services of a suitable bus operation and management organisation to operate the Top Ryder Community Bus Service and deliver related service contracts for four years or term of any contract, whichever is the lesser.
- (d) That any variation to Council's capped contribution of \$100,000 indexed p/a that may result in an increase to Council above the capped amount be the subject of a further report to Council before any additional costs are incurred.

Record of Voting:

For the Motion: Unanimous

7 ESTABLISHMENT OF A MOBILE PLAYGROUP SERVICE- Follow up Report

RESOLUTION: (Moved by Councillors Simon and Salvestro-Martin)

- (a) That Council note the report and take no further action at this time, to establish a mobile playgroup service in the City of Ryde due to the associated significant unfunded capital and ongoing costs.
- (b) That Council request the Acting General Manager to take appropriate action to retain the existing funding allocated to City of Ryde for delivery of children services and meet with relevant Members of Parliament to seek their support in retaining these funds for families of City of Ryde.

ITEM 1 (continued)

ATTACHMENT 1

- (c) That, if Council is successful in retaining the grant of \$55,000 from NSW Government the Acting General Manager be given delegation to proceed with establishment of a mobile playgroup service in a partnership model as outlined in the report, including:
- Inclusion of the costings as outlined in this report into the 2013-14 Delivery plan and
 - Progressing selection of a partner organisation to deliver the mobile playgroup service.
- (d) That subject to the project being commenced, the service be reviewed after three years and a report be provided back to Council for its consideration.
- (e) That the Acting General Manager be requested to seek proposals from the private sector to offset the costs of establishing a mobile playgroup service as sponsorship with the aim of funding the start up costs of \$121 000 and a report be provided back to Council on the outcomes.

Record of Voting:

For the Motion: Unanimous

8 INVESTMENT REPORT - March 2013

RESOLUTION: (Moved by Councillors Perram and Pickering)

That Council endorse the report of the Chief Financial Officer dated 10 April 2013 on Investment Report – March 2013.

Record of Voting:

For the Motion: Unanimous

9 REVIEW OF INVESTMENT PORTFOLIO - CONSOLIDATION OF INVESTMENTS, RATINGS AND RETURNS

RESOLUTION: (Moved by Councillors Pendleton and Simon)

That a workshop be conducted to review the Investment policy and portfolio as a priority and that a representative from Oakvale Treasury be invited to attend.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Li left the meeting at 10.18pm and did not return.

ITEM 1 (continued)

ATTACHMENT 1

10 ACTING GENERAL MANAGER'S PRIORITIES

MOTION: (Moved by Councillors Salvestro-Martin and Maggio)

(a) That Council endorse the attached priorities for the Acting General Manager for the next six months or until a permanent appointment is made with the following addition:

- Continued advocacy on the Pedestrian Bridge Access matter.

(b) That Council determine whether a performance review of the Acting General Manager is required, and if required that all Councillors be invited to be on the review panel, noting that the outcomes of any review would be reported to Council.

AMENDMENT: (Moved by Councillor Perram and Pendleton)

(a) That Council endorse the attached priorities for the Acting General Manager for the next six months or until a permanent appointment is made with the following addition:

- Continued advocacy on the Pedestrian Bridge Access matter.

(b) That Council not conduct a performance review of the Acting General Manager.

On being put to the Meeting, the voting on the Amendment was six (6) votes For and six (3) votes Against. The Amendment was CARRIED. The Amendment then became the Motion.

Record of Voting:

For the Motion: The Mayor, Councillor Petch and Councillors Etmekdjian, Laxale, Pendleton, Perram and Salvestro-Martin

Against the Motion: Councillors Maggio, Pickering and Simon

RESOLUTION: (Moved by Councillor Perram and Pendleton)

(a) That Council endorse the attached priorities for the Acting General Manager for the next six months or until a permanent appointment is made with the following addition:

- Continued advocacy on the Pedestrian Bridge Access matter.

(b) That Council not conduct a performance review of the Acting General Manager.

For the Motion: The Mayor, Councillor Petch and Councillors Etmekdjian, Laxale, Pendleton, Perram, Pickering, Salvestro-Martin and Simon

ITEM 1 (continued)

ATTACHMENT 1

Against the Motion: Councillor Maggio

11 AMENDMENTS TO THE ENVIRONMENTAL PLANNING AND ASSESSMENT (EP&A) ACT 1979

RESOLUTION: (Moved by Councillors Perram and Pendleton)

That Council notes the changes introduced through the Environmental Planning and Assessment Act 2012 on 1 March 2013.

Record of Voting:

For the Motion: The Mayor, Councillor Petch and Councillors Etmekdjian, Maggio, Pendleton, Perram, Pickering and Simon

Against the Motion: Councillors Laxale and Salvestro-Martin

12 ADVISORY COMMITTEE - ACCESS MINUTES OF 6 MARCH MEETING

RESOLUTION: (Moved by Councillors Pendleton and Perram)

- (a) That Council endorse the attached Terms of Reference for this Access Advisory Committee (**ATTACHMENT 2**).
- (b) That Council write to the State Minister for Transport, The Hon. Gladys Berejiklian MP, supporting an increase in the financial support available to eligible people under the NSW Taxi Transport Subsidy Scheme, indicating Council's support for the Spinal Cord Injury Australia's campaign.
- (c) That Council write to local Members of Parliament requesting that they make representations to the State Minister for Transport, The Hon. Gladys Berejiklian MP, on behalf of City of Ryde residents seeking an increase in the financial support available to eligible people under the NSW Taxi Transport Subsidy Scheme and indicating Council's support for the Spinal Cord Injury Australia's campaign.

Record of Voting:

For the Motion: Unanimous

13 ADVISORY COMMITTEE MEETING- STATUS OF WOMEN

RESOLUTION: (Moved by Councillors Pendleton and Simon)

- (a) That Council endorse the **ATTACHED** Terms of Reference for the Status of Women Advisory Committee.

ITEM 1 (continued)

ATTACHMENT 1

- (b) That a Mayoral morning tea be organised for the International Women's Day Art Exhibition prize winners and highly commended artists. Invitees to include Status of Women Advisory Committee members.

Record of Voting:

For the Motion: Unanimous

14 REQUEST FOR TENDER - COR-RFT - 20/12 Security Services to the City of Ryde Council Buildings

RESOLUTION: (Moved by Councillors Pickering and Perram)

- (a) That Council accepts the tender from KSS Security for the provision of Security Services to the amount of \$360,000 per annum, for a three (3) year period with an option to extend for a further two (2) year as recommended in the Tender Evaluation Report.
- (b) That Council delegate to the General Manager the authority to enter into a contract with KSS Security on the terms contained within the tender and for minor amendments to be made to the contract documents that are not of a material nature.
- (c) That Council advise all the respondents of Council's decision.

Record of Voting:

For the Motion: The Mayor, Councillor Petch and Councillors Etmekdjian, Laxale, Maggio, Pendleton, Perram, Pickering and Simon

Against the Motion: Councillor Salvestro-Martin

15 REPORTS DUE TO COUNCIL

RESOLUTION: (Moved by Councillors Perram and Maggio)

That the report on Outstanding Council Reports be endorsed.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

PRECIS OF CORRESPONDENCE FOR CONSIDERATION

1 RESPONSE LETTER FROM STATE MINISTER FOR EDUCATION REGARDING THE USE OF FORMER RYDE HIGH SCHOOL - Smalls Road, Ryde

RESOLUTION: (Moved by Councillors Pendleton and Perram)

That the correspondence be received and noted.

Record of Voting:

For the Motion: Unanimous

2 RYDE COMMUNITY GARDENS

RESOLUTION: (Moved by Councillors Pendleton and Pickering)

That the correspondence be received and noted.

Record of Voting:

For the Motion: Unanimous

3 NATIONAL SKILLS SHORTAGE IN LOCAL GOVERNMENT

RESOLUTION: (Moved by Councillors Simon and Laxale)

(a) That the correspondence be received and noted.

(b) That Council adopt the same resolution as Canterbury City Council as detailed in Attachment 1 of this Item as principles in the development of Council's Workforce Plan.

Record of Voting:

For the Motion: Unanimous

NOTICES OF MOTION

1 LEASE OF SMALLS ROAD PLAYING FIELDS - Councillor Roy Maggio

Note: This Item was considered earlier in the Meeting as detailed in these Minutes.

2 CODE OF MEETING PRACTICE - Councillor Roy Maggio

RESOLUTION: (Moved by Councillors Maggio and Laxale)

That this item be dealt with in seriatim.

ITEM 1 (continued)

ATTACHMENT 1

Record of Voting:

For the Motion: The Mayor, Councillor Petch and Councillors Etmekdjian, Laxale, Maggio, Pendleton, Perram, Pickering and Simon

Against the Motion: Councillor Salvestro-Martin

MOTION: (Moved by Councillors Maggio and Pickering)

That Council endorse the following amendments to Council's Code of Meeting Practice and request the Acting General Manager to provide a report back to Council on the proposed amendment:

- a provision that requires Council meetings to commence with the National Anthem.

On being put to the meeting the motion was LOST there being four (4) votes for and five (5) votes against.

Record of Voting:

For the Motion: Councillors Etmekdjian, Laxale, Maggio and Pickering

Against the Motion: The Mayor, Councillor Petch and Councillors Pendleton, Perram, Salvestro-Martin and Simon

MOTION: (Moved by Councillors Maggio and Pickering)

That Council endorse the following amendments to Council's Code of Meeting Practice and request the Acting General Manager to provide a report back to Council on the proposed amendment:

- a provision that allows Councillors to recite the prayer as an option to the current provision of accessing local clergy.

On being put to the meeting the motion was LOST there being three (3) votes for and six (6) votes against.

Record of Voting:

For the Motion: Councillors Laxale, Maggio and Pickering

Against the Motion: The Mayor, Councillor Petch and Councillors Etmekdjian, Pendleton, Perram, Salvestro-Martin and Simon

MOTION: (Moved by Councillors Maggio and Pickering)

That Council endorse the following amendments to Council's Code of Meeting Practice and request the Acting General Manager to provide a report back to Council on the proposed amendment:

ITEM 1 (continued)

ATTACHMENT 1

- a provision in Council's standing orders that allows Council to adopt the Agenda, with the exception of those items that require to be debated.

On being put to the meeting the motion was LOST there being three (3) votes for and six (6) votes against.

Record of Voting:

For the Motion: Councillors Etmekdjian, Maggio and Pickering

Against the Motion: The Mayor, Councillor Petch and Councillors Laxale, Pendleton, Perram, Salvestro-Martin and Simon

16 ADVICE ON COURT ACTIONS

RESOLUTION: (Moved by Councillors Pickering and Laxale)

That the report of the General Counsel be received.

Record of Voting:

For the Motion: Unanimous

NOTICES OF RESCISSION

There were no Notices of Rescission.

QUESTIONS BY COUNCILLORS AS PER POLICY

There were no Questions by Councillors as per Policy.

NATIONAL ANTHEM

The National Anthem was sung at the conclusion of the meeting.

The meeting closed at 10.52pm.

CONFIRMED THIS 14TH DAY OF MAY 2013

Chairperson

2 CONFIRMATION OF MINUTES - Extraordinary Council Meeting held on 30 April 2013

Report prepared by: Section Manager - Governance
File No.: CLM/13/1/1/2 - BP13/601

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 Extraordinary Council Meeting 9/13, held on 30 April 2013 be confirmed.

ATTACHMENTS

- 1 Minutes - Extraordinary Council Meeting - 30 April 2013

ITEM 2 (continued)

ATTACHMENT 1

**Extraordinary Council Meeting
MINUTES OF MEETING NO. 9/13**

Meeting Date: Tuesday 30 April 2013
Location: North Ryde School of Arts Community Centre
201 Cox's Road, North Ryde
Time: 9.31pm

Councillors Present: The Mayor, Councillor Petch and Councillors Chung, Laxale, Li, Maggio, Pendleton, Perram, Pickering, Salvestro-Martin, Simon and Yedelian OAM.

Apologies: Nil.

Leave of Absence: Councillor Etmekdjian.

Staff Present: Acting General Manager, Acting Group Manager – Community Life, Group Manager - Corporate Services, Group Manager – Environment & Planning, Acting Group Manager - Public Works, General Counsel, Manager – Communications and Media, Manager – Customer Service and Governance, Service Unit Manager – Project Development, Coordinator – Commissioning, City Urban Designer, Section Manager – Community Engagement & Social Media, Coordinator – Community Engagement, Customer Survey & Market Research Coordinator, Coordinator – Feedback & Business Improvement, Councillor Support Coordinator, Administrative Assistant and Section Manager – Governance.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

PRAYER

Pastor John Chappell of St. John's Anglican Church, North Ryde was present and offered prayer prior to the commencement of the meeting.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

LEAVE OF ABSENCE

Councillor Li requested a Leave of Absence for the period 13 May 2013 to 20 May 2013.

ITEM 2 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Maggio and Li)

That Councillor Li's Leave of Absence for the period 13 May 2013 to 20 May 2013 be approved.

Record of Voting:

For the Motion: Unanimous

COUNCIL REPORTS

1 OVERVIEW OF COUNCIL'S ACHIEVEMENTS 2012 / 2013 AND PROPOSED INITIATIVES / WORKS 2013-2017 – EAST WARD

RESOLUTION: (Moved by Councillors Perram and Simon)

That the Acting General Manager, Danielle Dickson, provide a presentation to the meeting on Council's Achievements for 2012/2013 and proposed initiatives works for the 2013-2017 years, in respect of East Ward.

Record of Voting:

For the Motion: Unanimous

Note: Council's Acting General Manager, Danielle Dickson made a presentation to the community, as part of the General Purposes Committee held earlier in the evening.

2 COXS ROAD MASTERPLANS EXHIBITION OUTCOME

RESOLUTION: (Moved by Councillors Maggio and Pickering)

That Council defers the development of a new Masterplan for the Coxs Road Centre, which would be undertaken in consultation with the community, until the State Government Planning Reforms are finalised and effective.

Record of Voting:

For the Motion: Unanimous

MATTER OF URGENCY

Councillor Perram advised that he wished to raise a Matter of Urgency regarding the recent report by the Independent Review Panel on the Future Directions for NSW Local Government.

The Mayor, Councillor Petch accepted this Item as an Urgent Item.

ITEM 2 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Perram and Pickering)

That Council consider a Matter of Urgency regarding the report issued by the Independent Review Panel on the Future Directions for NSW Local Government, the time being 9.35pm.

Record of Voting:

For the Motion: Unanimous

MATTER OF URGENCY – INDEPENDENT REVIEW PANEL’S REPORT ON THE FUTURE DIRECTIONS FOR NSW LOCAL GOVERNMENT

MOTION: (Moved by Councillors Perram and Chung)

- (a) That Council advise the Independent Local Government Review Panel that while Ryde Council understands the principle of local government boundary adjustments, it does not see a future for the Ryde area as part of an enlarged Parramatta City and that in consequence, Council does not propose to attend the “Metropolitan Councils” workshop at Parramatta on 15 May 2013, but instead will attend as observers, at the Northern Sydney Councils workshop at Chatswood on 14 June 2013.
- (b) That following the meeting at Chatswood on 14 June 2013, Council hold a consultation program with the community to receive their feedback on the proposal for amalgamation.

AMENDMENT: (Moved by Councillors Laxale and Salvestro-Martin)

That Council advise the Independent Local Government Review Panel that Council sees merit in minor local government boundary adjustments around town centres, however as a Council we are opposed to the changes as proposed in their report.

On being put to the meeting, the voting on the Amendment was four (4) votes For and seven (7) votes Against. The Amendment was LOST. A further Amendment was then put.

Record of Voting:

For the Amendment: Councillors Laxale, Li, Salvestro-Martin and Simon

Against the Amendment: The Mayor, Councillor Petch and Councillors Chung, Maggio, Pendleton, Perram, Pickering and Yedelian OAM

FURTHER AMENDMENT: (Moved by Councillors Maggio and Yedelian OAM)

That the matter be deferred to allow further consideration by Council and to undertake consultation with the community as appropriate.

ITEM 2 (continued)

ATTACHMENT 1

On being put to the meeting, the voting on the Amendment was four (4) votes For and seven (7) votes Against. The Amendment was LOST. A further Amendment was then put.

Record of Voting:

For the Amendment: Councillors Li, Maggio, Salvestro-Martin and Yedelian OAM

Against the Amendment: The Mayor, Councillor Petch and Councillors Chung, Laxale, Pendleton, Perram, Pickering and Simon

FURTHER AMENDMENT: (Moved by Councillors Yedelian OAM and Salvestro-Martin)

That the matter be deferred to be discussed at a General Purposes Committee to receive feedback on this matter from our community.

On being put to the meeting, the voting on the Amendment was four (4) votes For and seven (7) votes Against. The Amendment was LOST. The Motion was then put.

Record of Voting:

For the Amendment: Councillors Li, Maggio, Salvestro-Martin and Yedelian OAM

Against the Amendment: The Mayor, Councillor Petch and Councillors Chung, Laxale, Pendleton, Perram, Pickering and Simon

MOTION: (Moved by Councillors Perram and Chung)

- (a) That Council advise the Independent Local Government Review Panel that while Ryde Council understands the principle of local government boundary adjustments, it does not see a future for the Ryde area as part of an enlarged Parramatta City and that in consequence, Council does not propose to attend the "Metropolitan Councils" workshop at Parramatta on 15 May 2013, but instead will attend as observers, at the Northern Sydney Councils workshop at Chatswood on 14 June 2013.
- (b) That following the meeting at Chatswood on 14 June 2013, Council hold a consultation program with the community to receive their feedback on the proposal for amalgamation.

MOTION: (Moved by Councillors Laxale and Yedelian OAM)

That this Motion be dealt with in Seriatim.

On being put to the meeting, the voting on the Motion was five (5) votes For and six (6) votes Against. The Motion was LOST.

ITEM 2 (continued)

ATTACHMENT 1

Record of Voting:

For the Motion: The Mayor, Councillor Petch and Councillors Chung, Laxale, Li and Simon

Against the Motion: Councillors Maggio, Pendleton, Perram, Pickering, Salvestro-Martin and Yedelian OAM

RECOMMITTAL OF MATTER BEING DEALT WITH IN SERIATIM

RESOLUTION: (Moved by Councillors Maggio and Simon)

That the Motion to deal with this matter in Seriatim be recommitted.

Record of Voting:

For the Motion: The Mayor, Councillor Petch and Councillors Chung, Laxale, Li, Maggio, Pendleton, Salvestro-Martin, Simon and Yedelian OAM

Against the Motion: Councillors Perram and Pickering

RESOLUTION: (Moved by Councillors Laxale and Yedelian OAM)

That this Motion be dealt with in Seriatim.

Record of Voting:

For the Motion: The Mayor, Councillor Petch and Councillors Chung, Laxale, Li, Maggio, Salvestro-Martin, Simon and Yedelian OAM

Against the Motion: Councillors Pendleton, Perram and Pickering

Note: The Motion was then dealt with in Seriatim.

MATTER OF URGENCY – INDEPENDENT REVIEW PANEL – FUTURE DIRECTIONS FOR NSW LOCAL GOVERNMENT

RESOLUTION: (Moved by Councillors Perram and Chung)

- (a) That Council advise the Independent Local Government Review Panel that while Ryde Council understands the principle of local government boundary adjustments, it does not see a future for the Ryde area as part of an enlarged Parramatta City and that in consequence, Council does not propose to attend the “Metropolitan Councils” workshop at Parramatta on 15 May 2013, but instead will attend as observers, at the Northern Sydney Councils workshop at Chatswood on 14 June 2013.

ITEM 2 (continued)

ATTACHMENT 1

Record of Voting:

For the Motion: The Mayor, Councillor Petch and Councillors Chung, Li, Pendleton, Perram and Pickering

Against the Motion: Councillors Laxale, Maggio, Salvestro-Martin, Simon and Yedelian OAM

RESOLUTION: (Moved by Councillors Perram and Chung)

- (b) That following the meeting at Chatswood on 14 June 2013, Council hold a consultation program with the community to receive their feedback on the proposal for amalgamation.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Perram and Chung)

- (a) That Council advise the Independent Local Government Review Panel that while Ryde Council understands the principle of local government boundary adjustments, it does not see a future for the Ryde area as part of an enlarged Parramatta City and that in consequence, Council does not propose to attend the "Metropolitan Councils" workshop at Parramatta on 15 May 2013, but instead will attend as observers, at the Northern Sydney Councils workshop at Chatswood on 14 June 2013.
- (b) That following the meeting at Chatswood on 14 June 2013, Council hold a consultation program with the community to receive their feedback on the proposal for amalgamation.

NATIONAL ANTHEM

The National Anthem was sung at the conclusion of the meeting.

The meeting closed at 10.25pm

CONFIRMED THIS 14TH DAY OF MAY 2013

Chairperson

**3 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
7/13 held on 7 May 2013**

Report prepared by: Section Manager - Governance
File No.: CLM/13/1/4/2 - BP13/71

REPORT SUMMARY

Attached are the Minutes of the Planning and Environment Committee Meeting 7/13 held on 7 May 2013. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

Items 1 and 5 were dealt with by the Committee within its delegated powers.

The following Committee recommendations for Items 2, 3 and 4 are submitted to Council for determination in accordance with the delegations set out in Council's Code of Meeting Practice relating to Charters, functions and powers of Committees:

2 305 BLAXLAND ROAD & 5-7 NORTH ROAD, RYDE. LOT 1 DP1069680 & LOT A&B DP 414322. Local Development Application for alterations and additions to San Antonio da Padova Nursing Home. LDA2012/247.

Note: Steve Sutton (objector speaking on behalf of 1 and 3 Aeolus Avenue Strata Committees and other residents/owners), Blake Shave (objector) and David Ryan (applicant from City Plan Services) addressed the Committee in relation to this Item.

Note: A series of documents were tabled by Steve Sutton (objector) in relation to this Item and copies are ON FILE.

Note: A document was tabled by David Ryan (applicant) in relation to this Item and a copy is ON FILE.

MOTION: (Moved by Councillors Yedelian OAM and Chung)

(a) That Council defer consideration of Local Development Application No 2012/247 at 305 Blaxland Road and 5-7 North Road being LOT 1 DP1069680 & LOT A&B DP 414322 to enable the applicant to submit amended plans and details addressing the issues of concern regarding the current design of the development. The specific issues of concern are:

1. Vehicle access (driveway on North Road), in particular the issues of concern raised by Roads and Maritime Services (RMS) – which are that the driveway interferes with signal operation (as traffic leaving this driveway would obstruct traffic approaching this signal), the driveway is not suitable for emergency vehicle access (as the driveway would be blocked with only one or two vehicles stopping at the North Road signal approach), and the driveway also fails to satisfy AS2890.1:2004 Figure 3.3 *Minimum Sight Lines for Pedestrian Safety*;

ITEM 3 (continued)

2. The height of the proposed building on the eastern side (addition to existing building) is excessive – both in terms of the number of storeys and height measured in metres, and should be amended to ensure compliance with the height requirements of the SHSEPP;
 3. The landscaped area is inadequate, and should be increased in particular to at least ensure compliance with the minimum amount of landscaped area required by the SHSEPP, and that more of a buffer is provided to the adjoining properties to the east – to improve concerns regarding privacy, visual amenity and bulk;
 4. The setback and architectural modulation of the proposed building on the western side (to North Road) is unacceptable, and the setbacks and architectural modulation should be increased to address issues of concern regarding visual bulk when viewed from that Road.
- (b) That the amended plans and additional information referenced in (a) above shall be re-notified to the neighbouring properties and previous submitters to the original DA.
- (c) A further report will be prepared to the Planning & Environment Committee after the completion of this process.

AMENDMENT (Moved by Councillors Maggio and The Mayor, Councillor Petch)

That the application be deferred and the Group Manager Environment and Planning undertake a mediation with the applicant and the objectors to address the non-compliances identified in the Council officer's report and that a further report be forwarded to Planning and Environment Committee.

On being put to the Meeting, the voting on the Amendment was two (2) votes For and four (4) votes Against. The Amendment was LOST. The Motion was then put.

Record of Voting:

For the Amendment: The Mayor, Councillor Petch and Councillor Maggio

Against the Amendment: Councillors Chung, Pendleton, Salvestro-Martin and Yedelian OAM

ITEM 3 (continued)

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Chung)

- (a) That Council defer consideration of Local Development Application No 2012/247 at 305 Blaxland Road and 5-7 North Road being LOT 1 DP1069680 & LOT A&B DP 414322 to enable the applicant to submit amended plans and details addressing the issues of concern regarding the current design of the development. The specific issues of concern are:
1. Vehicle access (driveway on North Road), in particular the issues of concern raised by Roads and Maritime Services (RMS) – which are that the driveway interferes with signal operation (as traffic leaving this driveway would obstruct traffic approaching this signal), the driveway is not suitable for emergency vehicle access (as the driveway would be blocked with only one or two vehicles stopping at the North Road signal approach), and the driveway also fails to satisfy AS2890.1:2004 Figure 3.3 *Minimum Sight Lines for Pedestrian Safety*;
 2. The height of the proposed building on the eastern side (addition to existing building) is excessive – both in terms of the number of storeys and height measured in metres, and should be amended to ensure compliance with the height requirements of the SHSEPP;
 3. The landscaped area is inadequate, and should be increased in particular to at least ensure compliance with the minimum amount of landscaped area required by the SHSEPP, and that more of a buffer is provided to the adjoining properties to the east – to improve concerns regarding privacy, visual amenity and bulk;
 4. The setback and architectural modulation of the proposed building on the western side (to North Road) is unacceptable, and the setbacks and architectural modulation should be increased to address issues of concern regarding visual bulk when viewed from that Road.
- (b) That the amended plans and additional information referenced in (a) above shall be re-notified to the neighbouring properties and previous submitters to the original DA.
- (c) A further report will be prepared to the Planning & Environment Committee after the completion of this process.

Record of Voting:

For the Motion: Councillors Chung, Pendleton, Salvestro-Martin and Yedelian OAM.

ITEM 3 (continued)

Against the Motion: The Mayor, Councillor Petch and Councillor Maggio

Note: This matter will be dealt with at the Council Meeting to be held on **14 MAY 2013** as dissenting votes were recorded and The Mayor, Councillor **PETCH** requested that the matter be referred to the next Council Meeting

3 58 - 60 FALCONER STREET, WEST RYDE. LOT 1 DP 953646 and LOT 2 DP102049. Development Application for demolition , and construction of 10 strata titled town houses under the Affordable Housing State Environmental Planning Policy. LDA2012/0124.

Note: Peter Kerrison (objector on behalf of Mrs Elaine Cooke), Marina Kerrison (objector) and Tony Jreige (applicant) addressed the Committee in relation to this Item.

MOTION: (Moved by Councillors Salvestro-Martin and Maggio)

(a) That Local Development Application No. 2012/0124 at 58 - 60 Falconer Street, West Ryde, being LOT 1 of Deposited Plan 953646 and LOT 2 of Deposited Plan 102049 be REFUSED for the following reasons:

1. The proposal is contrary to Section 79C(1)(a)(i) of the *Environmental Planning and Assessment Act 1979* as it fails to meet the objectives of the R2 Low Density Residential Zone in the Ryde Local Environmental Plan 2010.

Particulars

- a) The proposal does not ensure that *"the general low density nature of the zone is retained and that development for the purposes of dual occupancy (attached) and multi dwelling housing (attached) do not significantly alter the character of a location or neighbourhood"*.
 - b) The proposal does not ensure that *"new development complements or enhances the local streetscape."*
2. The proposal is contrary to Section 79C(1)(a)(i) of the *Environmental Planning and Assessment Act 1979* as it is inconsistent with the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

Particulars

- a) The proposal is contrary to Clause 14(1) Deep soil zones.
- b) The proposal is contrary to Clause 16A in that it is incompatible with the streetscape and character of the local area in terms of established pattern of development, setbacks, building width and landscaping.

ITEM 3 (continued)

- c) The proposal is inconsistent with Clause 15(1) in terms of compliance with the provisions of the Department of Planning "*Seniors Living Policy: Urban Design guidelines for infill development*" in relation to responding to the context of the local area, site planning and design, impacts on streetscape, impacts on neighbours and internal site amenity.
3. The proposal is contrary to Section 79C(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979* as it fails to satisfy the provisions of the Draft Ryde Local Environmental Plan 2011.

Particulars

- a) The proposal is contrary to Clause 4.3(2C) Height of Buildings in Zone R2
4. The proposal is contrary to Section 79C(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979* as it fails to satisfy the requirements of the Ryde Development Control Plan 2010.

Particulars

- a) The proposal is contrary to the objectives of Part 3.5 - Multi Dwelling Housing (attached) within the Low Density Residential Zone of the RDCP as it will:
 - Not complement existing development and streetscape
 - Result in a housing development that is not designed to a high aesthetic standard
 - Adversely affect the amenity of occupants of adjoining land and
 - Result in a multi dwelling housing (attached) development of a scale that is not related to the character of the area
- b) The proposal does not comply with the minimum floor to ceiling height requirement of Part 3.5 of the RDCP.
- c) The proposal does not comply with the side and rear setback and second street frontage setback requirements of Part 3.5 of the RDCP.
- d) The proposal does not comply with the minimum private open space area requirements of Part 3.5 of the RDCP.
- e) The garage and car parking layout dominates the development and is contrary to the provisions of Part 3.5 of the RDCP.
- f) The proposal does not comply with the car parking manoeuvrability or the driveway requirements of Part 3.5 of the RDCP.
- g) The proposal is unsatisfactory with regard to the overshadowing and access to sunlight requirements in Part 3.5 of the RDCP.
- h) The proposal has not demonstrated compliance with the accessibility requirements of Parts 3.5 or 9.2 of the RDCP.
- i) The proposal is unsatisfactory with regard to the Building Form requirements of Part 3.5 of the RDCP.

ITEM 3 (continued)

- j) The proposal does not comply with the fencing requirements of Part 3.5 of the RDCP.
 - k) The proposed stormwater disposal method for the site does not meet the requirements of Part 8.2 of the RDCP.
5. Pursuant to Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposed development, fails to comply with requirements of Australian Standard AS2890.1-2004 with regard to the driveway width at the entrance to the development, driveway gradients, manoeuvrability in and out of garages and sightline requirements for pedestrians. The proposal would result in conflict between pedestrian and vehicular traffic and would give rise to a traffic hazard.
6. Pursuant to Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, the cumulative impacts of the proposed development's failure to comply with the provisions and requirements of State Environmental Planning Policy (Affordable Rental Housing) 2009, Ryde LEP 2010 and Ryde DCP 2010 will result in a development whose scale, form, density and design is inconsistent with existing development in the area and detract from the character and the amenity of the locality.
7. Pursuant to Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposed development is not in the public interest as the development is inconsistent with the scale and intensity of development that the community can reasonably expect to be provided on this site.
8. Pursuant to Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposed development is not in the public interest, pertaining to the number of objections that have been received in relation to the proposal.
- (b) That the persons who made submissions be advised of Council's decision.

AMENDMENT: (Moved by Councillors Chung and Yedelian OAM)

- (a) That Local Development Application No. 2012/0124 at 58-60 Falconer Street, West Ryde be deferred for amended plans to be submitted to address all issues as identified in the assessment officers report and raised by objectors including consideration being given to reducing the overall number and size of units and addressing non-compliances with Council's Planning Controls.
- (b) That the amended plans are renotified to the community including all persons who made submissions and that following this process a further report be presented to Planning and Environment Committee.

ITEM 3 (continued)
Record of Voting:

For the Amendment: Councillors Chung, Pendleton and Yedelian OAM

Against the Amendment: The Mayor, Councillor Petch and Councillors Maggio and Salvestro-Martin.

Note: As a result of the voting, this Matter is AT LARGE.

Note: This matter will be dealt with at the Council Meeting to be held on **14 MAY 2013** as the matter is AT LARGE.

4 20 WEST PARADE, EASTWOOD. LOT 2 DP 808844. Application pursuant to Section 96(1A) of the Environmental Planning and Assessment Act, 1979 to amend the trading hours for Landmark Hotel. LDA No. LDA2009/0700. Section 96 Application No. MOD2012/0203.

Note: Joel Cronan care of BBC Consulting Planners (objector on behalf of Redcape Hotel Group), Edward Malouf and Grant Cusack (applicants) addressed the Committee in relation to this Item.

RECOMMENDATION: (Moved by Councillors Chung and Salvestro-Martin)

(a) That the Section 96 application to modify Local Development Application No. MOD2012/0203 at 20 West Parade, Eastwood being LOT 2 DP 808844 be approved and the Consent to be modified in the following manner:

1. That Condition No. 1 of the Consent be amended to read as follows:

1. Development is to be carried out in accordance with the following plans and support information submitted to Council except as amended by other conditions of consent:

Plan and Documents	Description	Issue	Date
DA1501	Site Analysis & Demolition Plan	3	26/11/2010
DA1511	Floor space details	4	26/11/2010
DA2101	Basement Level – Proposed	8	19/01/2011
DA2102	Ground Floor – Proposed	6	26/11/2010
DA2104	Roof Plan	4	26/11/2010
DA2105	Showing Internal Dimensions	1	26/11/2010
DA2202	Landscaping	1	26/11/2010
DA2601	Sections	2	24/1/2011
DA3101	Elevations	4	26/11/2010
DA3301	Sections	3	26/11/2010
DA5101	Schedule of Finishes – Page 1	3	26/11/2010
DA5102	Schedule of Finishes – Page 2	1	26/11/2010

ITEM 3 (continued)

-	Waste management Plan	-	
-	Venue Management Plan	-	January 2013
-	Security Management Plan	-	March 2010

2. That Condition Numbers 219 be modified to read as follows:

Existing Condition:

219. *The hours of operation of the proposal are restricted to 10:00am to 12:00 midnight Monday to Saturday and 10:00am to 10:00pm on Sundays.*

Recommended Condition:

219. The Hotel shall only operate within the hours specified under this condition:

- (a) The hours of operation of the proposal are restricted to 10:00am to 12:00 midnight Monday to Saturday and 10:00am to 10:00pm on Sundays.
- (b) Notwithstanding (a) above, the premises may operate until 3:00am on Monday to Saturday and until midnight on Sundays for a trial period of twelve months commencing from the date of the grant of an extended trading authorisation by the NSW Independent Liquor and Gaming Authority. The applicant shall as soon as reasonably possible, furnish Council with documents to confirm commencement of the trial period.
- (c) That the extended hours of operation are permitted to continue during the trial period and until a Section 96 application has been assessed and determined by Council as required by part (d) below.
- (d) The operator may seek a review of the opening hours through a separate Section 96 Application being made to Council prior to the expiry of the trial period. A decision to make the hours permanent may include (but not limited to) factors such as:
 - Any justified complaints received and investigated by the Police and or the Council;
 - Comments and advice received from the Eastwood Police as a result of the new Section 96 Application being referred to them;
 - The performance of the operator during the trial period with respect to compliance with the Venue Management Plan;

ITEM 3 (continued)

- Verified data submitted by the applicant in relation to the use of the courtesy bus service by the patrons during the extended opening hours. In relation to this matter an independent survey company (Quality System Certified – ISO9000/ISO9001) shall undertake progressive surveys (at the operator's costs) of the number of patrons utilizing the free bus service during the extended hours of operation.

2. That the following additional condition be imposed:

223. That the operation of the hotel must be carried out in accordance with the approved Venue Management Plan updated in January 2013.

(b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **14 MAY 2013** as Councillor **PERRAM** requested that the matter be referred to the next Council Meeting

ATTACHMENTS

1 Minutes - Planning and Environment Committee - 7 May 2013

ITEM 3 (continued)

ATTACHMENT 1

Planning and Environment Committee
MINUTES OF MEETING NO. 7/13

Meeting Date: Tuesday 7 May 2013
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.00pm

Councillors Present: Councillors Pendleton (Chairperson), Chung, Maggio, Salvestro-Martin, Yedelian OAM and The Mayor, Councillor Petch.

Note: The Mayor, Councillor Petch arrived at the meeting at 5.23pm and was present for consideration for Items 2, 3, 4 and 5 only.

In the absence of Councillor Simon, the Deputy Chairperson – Councillor Pendleton chaired the meeting.

Apologies: Nil.

Absent: Councillor Simon.

Staff Present: Group Manager – Environment and Planning, Service Unit Manager – Assessment, Service Unit Manager – Environmental Health and Building, Executive Officer – Assessment, Team Leader – Assessment, Senior Town Planner, Consultant Town Planner (City Plan Services), Consultant Development Engineer (EZE Hydraulic Engineers) and Councillor Support Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 16 April 2013

Note: The Mayor, Councillor Petch was not present for consideration of this Item.

RESOLUTION: (Moved by Councillors Salvestro-Martin and Yedelian OAM)

That the Minutes of the Planning and Environment Committee 6/13, held on Tuesday 16 April 2013, be confirmed, subject to an amendment to Item 4 – 66A Pellisier Road, Putney – LDA2012/0106 to read as follows:-

MOTION: (Moved by Councillors Pendleton and Simon)

- (a) That Local Development Application No. 2012/0106 for 66a Pellisier Road be approved subject to the **ATTACHED** conditions (Attachment 1).
- (b) That the persons who made submissions be advised of Council's decision.

ITEM 3 (continued)

ATTACHMENT 1

Record of Voting:

For the Motion: Councillors Pendleton and Simon

Against the Motion: Councillors Maggio, Salvestro-Martin and Yedelian OAM

Note: As a result of the voting, this Matter is AT LARGE.

Record of Voting:

For the Motion: Unanimous

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

2 305 BLAXLAND ROAD & 5-7 NORTH ROAD, RYDE. LOT 1 DP1069680 & LOT A&B DP 414322. Local Development Application for alterations and additions to San Antonio da Padova Nursing Home. LDA2012/247.

Note: This matter was dealt with later in the Meeting as detailed in these Minutes.

3 58 - 60 FALCONER STREET, WEST RYDE. LOT 1 DP 953646 and LOT 2 DP102049. Development Application for demolition , and construction of 10 strata titled town houses under the Affordable Housing State Environmental Planning Policy. LDA2012/0124.

Note: Peter Kerrison (objector on behalf of Mrs Elaine Cooke), Marina Kerrison (objector) and Tony Jreige (applicant) addressed the Committee in relation to this Item.

MOTION: (Moved by Councillors Salvestro-Martin and Maggio)

(a) That Local Development Application No. 2012/0124 at 58 - 60 Falconer Street, West Ryde, being LOT 1 of Deposited Plan 953646 and LOT 2 of Deposited Plan 102049 be REFUSED for the following reasons:

1. The proposal is contrary to Section 79C(1)(a)(i) of the *Environmental Planning and Assessment Act 1979* as it fails to meet the objectives of the R2 Low Density Residential Zone in the Ryde Local Environmental Plan 2010.

Particulars

- a) The proposal does not ensure that *"the general low density nature of the zone is retained and that development for the purposes of dual occupancy (attached) and multi dwelling housing (attached) do not significantly alter the character of a location or neighbourhood"*.
- b) The proposal does not ensure that *"new development complements or enhances the local streetscape."*

ITEM 3 (continued)

ATTACHMENT 1

2. The proposal is contrary to Section 79C(1)(a)(i) of the *Environmental Planning and Assessment Act 1979* as it is inconsistent with the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

Particulars

- a) The proposal is contrary to Clause 14(1) Deep soil zones.
 - b) The proposal is contrary to Clause 16A in that it is incompatible with the streetscape and character of the local area in terms of established pattern of development, setbacks, building width and landscaping.
 - c) The proposal is inconsistent with Clause 15(1) in terms of compliance with the provisions of the Department of Planning "*Seniors Living Policy: Urban Design guidelines for infill development*" in relation to responding to the context of the local area, site planning and design, impacts on streetscape, impacts on neighbours and internal site amenity.
3. The proposal is contrary to Section 79C(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979* as it fails to satisfy the provisions of the Draft Ryde Local Environmental Plan 2011.

Particulars

- a) The proposal is contrary to Clause 4.3(2C) Height of Buildings in Zone R2
4. The proposal is contrary to Section 79C(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979* as it fails to satisfy the requirements of the Ryde Development Control Plan 2010.

Particulars

- a) The proposal is contrary to the objectives of Part 3.5 - Multi Dwelling Housing (attached) within the Low Density Residential Zone of the RDCP as it will:
 - Not complement existing development and streetscape
 - Result in a housing development that is not designed to a high aesthetic standard
 - Adversely affect the amenity of occupants of adjoining land and
 - Result in a multi dwelling housing (attached) development of a scale that is not related to the character of the area
- b) The proposal does not comply with the minimum floor to ceiling height requirement of Part 3.5 of the RDCP.
- c) The proposal does not comply with the side and rear setback and second street frontage setback requirements of Part 3.5 of the RDCP.
- d) The proposal does not comply with the minimum private open space area requirements of Part 3.5 of the RDCP.
- e) The garage and car parking layout dominates the development and is contrary to the provisions of Part 3.5 of the RDCP.
- f) The proposal does not comply with the car parking manoeuvrability or the driveway requirements of Part 3.5 of the RDCP.

ITEM 3 (continued)

ATTACHMENT 1

- g) The proposal is unsatisfactory with regard to the overshadowing and access to sunlight requirements in Part 3.5 of the RDCP.
 - h) The proposal has not demonstrated compliance with the accessibility requirements of Parts 3.5 or 9.2 of the RDCP.
 - i) The proposal is unsatisfactory with regard to the Building Form requirements of Part 3.5 of the RDCP.
 - j) The proposal does not comply with the fencing requirements of Part 3.5 of the RDCP.
 - k) The proposed stormwater disposal method for the site does not meet the requirements of Part 8.2 of the RDCP.
5. Pursuant to Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposed development, fails to comply with requirements of Australian Standard AS2890.1-2004 with regard to the driveway width at the entrance to the development, driveway gradients, manoeuvrability in and out of garages and sightline requirements for pedestrians. The proposal would result in conflict between pedestrian and vehicular traffic and would give rise to a traffic hazard.
6. Pursuant to Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, the cumulative impacts of the proposed development's failure to comply with the provisions and requirements of State Environmental Planning Policy (Affordable Rental Housing) 2009, Ryde LEP 2010 and Ryde DCP 2010 will result in a development whose scale, form, density and design is inconsistent with existing development in the area and detract from the character and the amenity of the locality.
7. Pursuant to Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposed development is not in the public interest as the development is inconsistent with the scale and intensity of development that the community can reasonably expect to be provided on this site.
8. Pursuant to Section 79C(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposed development is not in the public interest, pertaining to the number of objections that have been received in relation to the proposal.
- (b) That the persons who made submissions be advised of Council's decision.

AMENDMENT: (Moved by Councillors Chung and Yedelian OAM)

- (a) That Local Development Application No. 2012/0124 at 58-60 Falconer Street, West Ryde be deferred for amended plans to be submitted to address all issues as identified in the assessment officers report and raised by objectors including consideration being given to reducing the overall number and size of units and addressing non-compliances with Council's Planning Controls.
- (b) That the amended plans are renotified to the community including all persons who made submissions and that following this process a further report be presented to Planning and Environment Committee.

ITEM 3 (continued)

ATTACHMENT 1

Record of Voting:

For the Amendment: Councillors Chung, Pendleton and Yedelian OAM

Against the Amendment: The Mayor, Councillor Petch and Councillors Maggio and Salvestro-Martin.

Note: As a result of the voting, this Matter is AT LARGE.

Note: This matter will be dealt with at the Council Meeting to be held on **14 MAY 2013** as the matter is AT LARGE.

4 20 WEST PARADE, EASTWOOD. LOT 2 DP 808844. Application pursuant to Section 96(1A) of the Environmental Planning and Assessment Act, 1979 to amend the trading hours for Landmark Hotel. LDA No. LDA2009/0700. Section 96 Application No. MOD2012/0203.

Note: Joel Cronan care of BBC Consulting Planners (objector on behalf of Redcape Hotel Group), Edward Malouf and Grant Cusack (applicants) addressed the Committee in relation to this Item.

RECOMMENDATION: (Moved by Councillors Chung and Salvestro-Martin)

(a) That the Section 96 application to modify Local Development Application No. MOD2012/0203 at 20 West Parade, Eastwood being LOT 2 DP 808844 be approved and the Consent to be modified in the following manner:

1. That Condition No. 1 of the Consent be amended to read as follows:

1. Development is to be carried out in accordance with the following plans and support information submitted to Council except as amended by other conditions of consent:

Plan and Documents	Description	Issue	Date
DA1501	Site Analysis & Demolition Plan	3	26/11/2010
DA1511	Floor space details	4	26/11/2010
DA2101	Basement Level – Proposed	8	19/01/2011
DA2102	Ground Floor – Proposed	6	26/11/2010
DA2104	Roof Plan	4	26/11/2010
DA2105	Showing Internal Dimensions	1	26/11/2010
DA2202	Landscaping	1	26/11/2010
DA2601	Sections	2	24/1/2011
DA3101	Elevations	4	26/11/2010
DA3301	Sections	3	26/11/2010
DA5101	Schedule of Finishes – Page 1	3	26/11/2010
DA5102	Schedule of Finishes – Page 2	1	26/11/2010
-	Waste management Plan	-	
-	Venue Management Plan	-	January 2013
-	Security Management Plan	-	March 2010

ITEM 3 (continued)

ATTACHMENT 1

2. That Condition Numbers 219 be modified to read as follows:

Existing Condition:

219. *The hours of operation of the proposal are restricted to 10:00am to 12:00 midnight Monday to Saturday and 10:00am to 10:00pm on Sundays.*

Recommended Condition:

219. The Hotel shall only operate within the hours specified under this condition:

- (a) The hours of operation of the proposal are restricted to 10:00am to 12:00 midnight Monday to Saturday and 10:00am to 10:00pm on Sundays.
- (b) Notwithstanding (a) above, the premises may operate until 3:00am on Monday to Saturday and until midnight on Sundays for a trial period of twelve months commencing from the date of the grant of an extended trading authorisation by the NSW Independent Liquor and Gaming Authority. The applicant shall as soon as reasonably possible, furnish Council with documents to confirm commencement of the trial period.
- (c) That the extended hours of operation are permitted to continue during the trial period and until a Section 96 application has been assessed and determined by Council as required by part (d) below.
- (d) The operator may seek a review of the opening hours through a separate Section 96 Application being made to Council prior to the expiry of the trial period. A decision to make the hours permanent may include (but not limited to) factors such as:
 - Any justified complaints received and investigated by the Police and or the Council;
 - Comments and advice received from the Eastwood Police as a result of the new Section 96 Application being referred to them;
 - The performance of the operator during the trial period with respect to compliance with the Venue Management Plan;
 - Verified data submitted by the applicant in relation to the use of the courtesy bus service by the patrons during the extended opening hours. In relation to this matter an independent survey company (Quality System Certified – ISO9000/ISO9001) shall undertake progressive surveys (at the operator's costs) of the number of patrons utilizing the free bus service during the extended hours of operation.

ITEM 3 (continued)

ATTACHMENT 1

2. That the following additional condition be imposed:

223. That the operation of the hotel must be carried out in accordance with the approved Venue Management Plan updated in January 2013.

(b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **14 MAY 2013** as Councillor **PERRAM** requested that the matter be referred to the next Council Meeting

2 305 BLAXLAND ROAD & 5-7 NORTH ROAD, RYDE. LOT 1 DP1069680 & LOT A&B DP 414322. Local Development Application for alterations and additions to San Antonio da Padova Nursing Home. LDA2012/247.

Note: Steve Sutton (objector speaking on behalf of 1 and 3 Aeolus Avenue Strata Committees and other residents/owners), Blake Shave (objector) and David Ryan (applicant from City Plan Services) addressed the Committee in relation to this Item.

Note: A series of documents were tabled by Steve Sutton (objector) in relation to this Item and copies are ON FILE.

Note: A document was tabled by David Ryan (applicant) in relation to this Item and a copy is ON FILE.

MOTION: (Moved by Councillors Yedelian OAM and Chung)

(a) That Council defer consideration of Local Development Application No 2012/247 at 305 Blaxland Road and 5-7 North Road being LOT 1 DP1069680 & LOT A&B DP 414322 to enable the applicant to submit amended plans and details addressing the issues of concern regarding the current design of the development. The specific issues of concern are:

1. Vehicle access (driveway on North Road), in particular the issues of concern raised by Roads and Maritime Services (RMS) – which are that the driveway interferes with signal operation (as traffic leaving this driveway would obstruct traffic approaching this signal), the driveway is not suitable for emergency vehicle access (as the driveway would be blocked with only one or two vehicles stopping at the North Road signal approach), and the driveway also fails to satisfy AS2890.1:2004 Figure 3.3 *Minimum Sight Lines for Pedestrian Safety*;

ITEM 3 (continued)

ATTACHMENT 1

2. The height of the proposed building on the eastern side (addition to existing building) is excessive – both in terms of the number of storeys and height measured in metres, and should be amended to ensure compliance with the height requirements of the SHSEPP;
 3. The landscaped area is inadequate, and should be increased in particular to at least ensure compliance with the minimum amount of landscaped area required by the SHSEPP, and that more of a buffer is provided to the adjoining properties to the east – to improve concerns regarding privacy, visual amenity and bulk;
 4. The setback and architectural modulation of the proposed building on the western side (to North Road) is unacceptable, and the setbacks and architectural modulation should be increased to address issues of concern regarding visual bulk when viewed from that Road.
- (b) That the amended plans and additional information referenced in (a) above shall be re-notified to the neighbouring properties and previous submitters to the original DA.
- (c) A further report will be prepared to the Planning & Environment Committee after the completion of this process.

AMENDMENT (Moved by Councillors Maggio and The Mayor, Councillor Petch)

That the application be deferred and the Group Manager Environment and Planning undertake a mediation with the applicant and the objectors to address the non-compliances identified in the Council officer's report and that a further report be forwarded to Planning and Environment Committee.

On being put to the Meeting, the voting on the Amendment was two (2) votes For and four (4) votes Against. The Amendment was LOST. The Motion was then put.

Record of Voting:

For the Amendment: The Mayor, Councillor Petch and Councillor Maggio

Against the Amendment: Councillors Chung, Pendleton, Salvestro-Martin and Yedelian OAM

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Chung)

- (a) That Council defer consideration of Local Development Application No 2012/247 at 305 Blaxland Road and 5-7 North Road being LOT 1 DP1069680 & LOT A&B DP 414322 to enable the applicant to submit amended plans and details addressing the issues of concern regarding the current design of the development. The specific issues of concern are:

ITEM 3 (continued)

ATTACHMENT 1

1. Vehicle access (driveway on North Road), in particular the issues of concern raised by Roads and Maritime Services (RMS) – which are that the driveway interferes with signal operation (as traffic leaving this driveway would obstruct traffic approaching this signal), the driveway is not suitable for emergency vehicle access (as the driveway would be blocked with only one or two vehicles stopping at the North Road signal approach), and the driveway also fails to satisfy AS2890.1:2004 Figure 3.3 *Minimum Sight Lines for Pedestrian Safety*;
 2. The height of the proposed building on the eastern side (addition to existing building) is excessive – both in terms of the number of storeys and height measured in metres, and should be amended to ensure compliance with the height requirements of the SHSEPP;
 3. The landscaped area is inadequate, and should be increased in particular to at least ensure compliance with the minimum amount of landscaped area required by the SHSEPP, and that more of a buffer is provided to the adjoining properties to the east – to improve concerns regarding privacy, visual amenity and bulk;
 4. The setback and architectural modulation of the proposed building on the western side (to North Road) is unacceptable, and the setbacks and architectural modulation should be increased to address issues of concern regarding visual bulk when viewed from that Road.
- (b) That the amended plans and additional information referenced in (a) above shall be re-notified to the neighbouring properties and previous submitters to the original DA.
- (c) A further report will be prepared to the Planning & Environment Committee after the completion of this process.

Record of Voting:

For the Motion: Councillors Chung, Pendleton, Salvestro-Martin and Yedelian OAM.

Against the Motion: The Mayor, Councillor Petch and Councillor Maggio

Note: This matter will be dealt with at the Council Meeting to be held on **14 MAY 2013** as dissenting votes were recorded and The Mayor, Councillor **PETCH** requested that the matter be referred to the next Council Meeting

ITEM 3 (continued)

ATTACHMENT 1

CLOSED SESSION

ITEM 5 – PART 3A – SHEPHERDS BAY – LEGAL ADVICE

Confidential

This item is classified CONFIDENTIAL under Section 10A(2) of the Local Government Act, 1993, which permits the meeting to be closed to the public for business relating to the following: (g) advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

RESOLUTION: (Moved by Councillors Salvestro-Martin and Chung)

That the Committee resolve into Closed Session to consider the above matter.

Record of Voting:

For the Motion: Unanimous

Note: The Committee closed the meeting at 6.18pm. The public and media left the chamber.

LATE ITEM

5 PART 3A - SHEPHERDS BAY - LEGAL ADVICE

Note: A Confidential Document was tabled in relation to this Item and a copy is ON FILE.

RECOMMENDATION: (Moved by Councillors Salvestro-Martin and Chung)

That Council consider the attached report and advice from Jason Lazarus at the next available Council meeting.

Record of Voting:

For the Motion: Unanimous

OPEN SESSION

RESOLUTION: (Moved by Councillors Salvestro-Martin and Chung)

That the Committee resolve itself into open session.

Record of Voting:

For the Motion: Unanimous

ITEM 3 (continued)

ATTACHMENT 1

Note: Open session resumed at 6.36pm.

RESOLUTION: (Moved by Councillors Salvestro-Martin and Chung)

That the recommendation of the Item considered in Closed Session be received and adopted as a Resolution of the Council without any alteration or amendment thereto in accordance with the Committee's delegated powers.

Record of Voting:

For the Motion: Unanimous

The meeting closed at 6.37pm.

CONFIRMED THIS 21ST DAY OF MAY 2013.

Chairperson

**4 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 6/13
held on 7 May 2013**

Report prepared by: Section Manager - Governance
File No.: CLM/13/1/4/2 - BP13/81

REPORT SUMMARY

Attached are the Minutes of the Works and Community Committee Meeting 6/13 held on 7 May 2013. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

All Items (1, 2, 3 and 4) were dealt with by the Committee within its delegated powers.

As a result, no Committee recommendations are submitted to Council for determination in accordance with the delegations set out in the Code of Meeting Practice relating to Charters, functions and powers of Committees.

That Council note that all items of the Works and Community Committee Meeting 6/13 held on 7 May 2013 were dealt with by the Committee within its delegated powers.

ATTACHMENTS

- 1 Minutes - Works and Community Committee - 7 May 2013

ITEM 4 (continued)

ATTACHMENT 1

**Works and Community Committee
MINUTES OF MEETING NO. 6/13**

Meeting Date: Tuesday 7 May 2013
Location: Committee Room 1, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.00pm

Councillors Present: Councillors Perram (Chairperson), Etmekdjian and Laxale.

Apologies: Councillors Li and Pickering.

Staff Present: Acting Group Manager – Community Life, Acting Group Manager - Public Works, Manager – The Environment, Manager – Project Development, Acting Manager – Business Infrastructure, Manager – Tenders and Contracts, Section Manager – Waste, Section Manager – Asset Networks, Stormwater Coordinator, Section Manager - Governance and Executive Assistant to Mayor and Councillors.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 16 April 2013

RESOLUTION: (Moved by Councillors Laxale and Perram)

That the Minutes of the Works and Community Committee 5/13, held on Tuesday 16 April 2013, 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.

**2 PUBLIC EXHIBITION OF DRAFT LANE COVE RIVER COASTAL ZONE
MANAGEMENT PLAN**

RESOLUTION: (Moved by Councillors Laxale and Etmekdjian)

- (a) That the Council endorse the exhibition of the Draft Lane Cove River Coastal Zone Management Plan for a period of at least 28 days.
- (b) That a further report on the Lane Cove River Coastal Zone Management Plan be presented for Council's consideration after the public exhibition period has finished and all submissions have been considered by the Lane Cove River Estuary Management Committee.

ITEM 4 (continued)

ATTACHMENT 1

- (c) That the actions in the Lane Cove River Estuary Costal Zone Management Plan regarding Ryde be considered as possible projects in Council's future delivery plans.

Record of Voting:

For the Motion: Unanimous

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

3 ILLEGAL DUMPING

RESOLUTION: (Moved by Councillors Laxale and Etmekdjian)

That Council receive and note this report.

Record of Voting:

For the Motion: Unanimous

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

LATE ITEM

4 PROJECT STATUS REPORT - Project Development Unit

RESOLUTION: (Moved by Councillors Etmekdjian and Laxale)

That Council receive and note this report.

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 5.27pm.

CONFIRMED THIS 21ST DAY OF MAY 2013.

Chairperson

**5 TRAFFIC ISSUES RELATED TO ELTHAM STREET, GLADESVILLE -
Monash Road (Traffic Management Options Paper)**

Report prepared by: Section Manager - Traffic
File No.: GRP/09/3/10 - BP13/625

REPORT SUMMARY

Council has prepared a Traffic Management Options Paper (TMOP) to analyse the existing environment that exists along Eltham Street and to further analyse the intersection of traffic at the adjoining intersection, namely the Monash Road / Eltham Street / College Street intersection in relation to traffic flow, safety and efficiency.

The report discusses a series of measures (as detailed in the **Report – Monash Road TMOP – CIRCULATED UNDER SEPARATE COVER**) to assist with managing vehicle speeds and circulation in the area (for example the roundabout at the intersection of Eltham Street, Monash Road and College Street; and traffic calming devices along Eltham Street). However, as the Ryde Local Traffic Committee (RLTC) has not reviewed and made comment in relation to this report, Council staff have recommended that the TMOP report be referred to the RLTC to consider the technical aspects prior to Council adopting the report in full.

RECOMMENDATION:

That Council refers the “Monash Road – Traffic Management Options Paper” report to the Ryde Local Traffic Committee to review the technical aspects of the report and confirm/recommend the preferred suite of traffic management.

ATTACHMENTS

- 1 Monash Road - Traffic Management Options Paper - May 2013 – CIRCULATED UNDER SEPARATE COVER

Report Prepared By:

Harry Muker
Section Manager - Traffic

Report Approved By:

Austin Morris
Manager - Infrastructure Integration

George Dedes
Acting Group Manager - Public Works

ITEM 5 (continued)**Background**

Concerns have been raised by local residents as well as by Councillors with regards to the relatively recent approval of the Aldi development at 1-9 Monash Road, Gladesville. The specific concerns to be addressed relate to vehicular volumes, safety and speeds along Eltham Street between Monash Road and Westminster Road as well as traffic efficiency at the Eltham Street / Monash Road / College Street intersection.

Council at its meeting on the 26 March 2013 resolved to adopt the following recommendation in relation to the Matter of Urgency titled "Traffic Issues Related to Eltham Street, Gladesville" as follows:

- (a) *The Acting General Manager prepare a report detailing appropriate traffic solutions to reduce the flow of vehicular traffic and speeds of vehicles along Eltham Street, Gladesville between Monash Road and Westminster Road and to further improve the flow of traffic at the intersection of Eltham Street, College Street and Monash Road and that this report be brought back to Council by 7 May 2013.*

Note: That due to the amount of investigation and extend traffic monitoring required the report was deferred by one week to the 14 May 2013.

- (b) *That traffic monitoring and investigation be extended by two weeks until 19 April 2013.*

Councillors were advised for their consideration on 18 April 2013 that a suitable report can not be presented to Council until 14 May 2013.

Discussion

To fully appreciate the issues and to present an analysis that is holistic in nature, Council developed a Traffic Management Options paper to assess the traffic impacts and options for ameliorating the impacts, arising (in particular) from the proposed developments at 407-417 Victoria Road and 1-9 Monash Road, Gladesville located on Eltham Street and Monash Road respectively.

The matter of traffic management along Eltham Street has been recently tabled at Traffic Committee on 28 March 2013 that discussed holistically, *Road Capacity, Vehicle Speeds and Road Safety*. This report is to further review the conditions following further investigations by Council staff in relation to traffic flow and safety.

The aim of the options proposed would be to:

- Reduce the flow of vehicle traffic and speeds of vehicles along Eltham Street, Gladesville between Monash Road and Westminster Road.

ITEM 5 (continued)

- Improve the flow of traffic at the intersection of Eltham Street, College Street and Monash Road.
- Review pedestrian access and any incident history that may affect any future consideration of the preferred traffic management option and/or suite of traffic management measures.

Monash Road is considered to be a Sub-arterial road based its function and the volumes of traffic that use Monash Road / Ryde Road.

Eltham Street is considered as a minor Collector Road based on traffic volumes and its function in the road network hierarchy.

An automatic tube counter was used to collect data on Eltham Street of both traffic volumes and speeds. The table below details results obtained from traffic volume and speed surveys that were undertaken during the period **5 April to 11 April 2013**.

Street Name	Location of Counter (House Number)	85 th % Speed	5-day AADT	7-day AADT	Peak Hour Volume (bidirectional)		Comment
					AM (8am – 9am)	PM (5pm – 6pm)	
Eltham Street	54	57	2208	2041	196	206	Greater than 2000 vpd but less than 5000 vpd

The daily traffic volumes are just greater than the 2200 vehicles per day target from the Road Design Guide, with the peak hourly traffic volumes around 200 vehicles per hour. The RMS Guide to Traffic Generating Developments (Table 4.6) sets out criteria for Environmental Capacity performance standards on residential streets. The goal for a Collector Road is a traffic volume of 300 vehicles per hour and the maximum 500 vehicles per hour.

The 85th percentile speed of 57 km/h, while exceeding the speed limit of 50km/h, is probably typical for residential streets with geometry similar to Eltham Street, and is not considered excessive.

ITEM 5 (continued)

The optional analysis was undertaken taking into account proposed developments in the local area including:

- 407-417 Victoria Road and 1-9 Monash Road Gladesville
- Bunnings Development
- 2 College Street and 10 Monash Road
- DCP related development along Monash Road

Background traffic growth was also applied to the traffic volumes to achieve a 2023 scenario. This growth was assumed to be 10% over ten (10) years which is consistent with other fully developed areas in Sydney. The traffic generation and traffic volumes were based on recent traffic studies undertaken in the last twelve (12) months. These were applied to traffic intersection model, Sidra (traffic intersection simulation modelling), for the Monash Road / Victoria Road intersection and the Monash Road / Eltham Street / College Street intersection.

The results of the traffic analysis indicate:

- Both intersections would operate at acceptable levels of services now and into the future.
- Longer delays may be experienced by traffic crossing from Eltham Street to College Street in the PM Peak however this would only affect some twenty four (24) vehicles per hour. Less than one vehicle every two (2) minutes.

The following treatments were considered:

- Speed Humps in Eltham Street
- Road Closure of Eltham Street
- Roundabout at Eltham Street / Monash Road / College Street

Speed Humps would be effective in reducing speeds and making Eltham Street less attractive as a through road. Speed humps may create noise issues due to vehicles decelerating and accelerating.

A road closure in Eltham Street east of the proposed supermarket driveway was considered. This would separate the residential traffic from the supermarket traffic. The benefit would be a reduction in through traffic and benefit for the Monash Road / Eltham Street / College Street intersection. The closure may increase the levels of on-street parking demand in Eltham Street as some customers may be unwilling to drive around the longer route to access the car park. It would also create some circuitous routes for local residents noting that there is a right turn ban from Victoria Road westbound into Westminster Avenue. The ability for service vehicles such as garbage trucks would also be affected and turning facilities would need to be provided. Further, emergency vehicles generally do not support road closures, as additional time taken to navigate towards an incident site, may be the difference between a life and death situation. In consideration of Council's planning instruments, Council's long-term plan for the Gladesville area is "urban renewal". To encourage renewal of "existing" properties along Victoria Road and adjacent corridors, a "moderate to good" degree of accessibility is necessary.

ITEM 5 (continued)

A roundabout at Monash Road / Eltham Street / College Street was considered. Analysis of the intersection performance in Sidra predicted that a roundabout would perform better than stop signs. The geometry of a roundabout in practice may be challenging as the road centre lines of College Street and Eltham Road are not aligned. However, as safety and accessibility was a further “key” consideration the roundabout would reduce the likelihood of any future incident that was deemed to involve right turners from the ‘minor’ road (Eltham/College) into Monash Road.

Pedestrian activity and the provision of facilities to cross Monash Road were also considered. It is felt that the existing signalised crossing at Monash Road / Victoria Road would be adequate in providing a controlled crossing for pedestrians. The increased pedestrian demand created by the supermarket would naturally be attracted to the doors provided on Monash Road and Victoria Road. Therefore this existing crossing would be located not far from the natural pedestrian desire lines. Further it would be preferable not to encourage pedestrians to use the car park or loading dock areas to access the supermarket. Zebra crossings, pedestrian refuges and roundabout splitter islands were also considered but may have implications on traffic operations on Monash Road.

To ameliorate potential traffic issues on Eltham Street it is recommended to provide speed humps to reduce the attractiveness of Eltham Street to through traffic.

Financial Implications

Adoption of the recommendation will have no financial impact.

Consultation

- Council’s Strategic Planning Section
- Assessment Section
- Public Works

6 SUBMISSION ON NORTH RYDE STATION PRECINCT

Report prepared by: Client Manager
File No.: MIN2011/2 - BP13/618

REPORT SUMMARY

This report is in response to the Public Exhibition of the Planning Proposal for the North Ryde Station Precinct. A submission has been prepared by Council staff based on the documentation placed on exhibition by the Department of Planning and Infrastructure. This report provides an overview of the history of the precinct and attached is the submission prepared by Council.

The Public Exhibition Period closes on the 19 May 2013.

RECOMMENDATION:

- (a) That Council endorse the submission as attached;
- (b) That a copy of the submission be forwarded to the Department of Planning and Infrastructure; and
- (c) That Council place full page advertisements in the local newspapers outlining Council's submission and position in relation to the Planning Proposal for the North Ryde Station Precinct.

ATTACHMENTS

- 1 North Ryde Station Precinct Submission
- 2 North Ryde Station Precinct Submission - Attachments
- 3 North Ryde Station Precinct Submission - Cover Letter

Report Prepared By:

Adrian Melo
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ITEM 6 (continued)**History**

The Department of Planning and Infrastructure has placed on Public Exhibition a Planning Report for the North Ryde Station Precinct (the Precinct) which is identified as a Urban Activation Precinct.

On 17 October 2012, the NSW Government endorsed the Precinct as an Urban Activation Precinct (UAP). The UAP program was announced as part of the State Government's 2012-13 Budget and applies to important areas that the Minister for Planning and Infrastructure (the Minister) considers have a wider social, economic or environmental significance for the community or have re-development significance of a scale that is important to implementing the State's planning objectives.

Prior to being declared an Urban Activation Precinct, the Minister formed the opinion on 2 March 2011 that the Precinct was of potential State planning significance under State Environmental Planning Policy (Major Development) 2005.

The process for investigating the site was initiated by the Transport Projects Division of Transport for NSW (TfNSW), as a major landowner within the Precinct. The proposal is now being finalised by the Department for Planning and Infrastructure. The rezoning process seeks the establishment of a site specific planning regime for the Precinct in the form of an amendment to the Ryde Local Environmental Plan 2010 and the preparation of a site specific development control plan (DCP). The process will establish land use zones, building height, and floor space ratio (FSR) to facilitate the ultimate redevelopment of the precinct for a mix of residential, commercial, retail, community and open space uses.

The Precinct comprises approximately 14 hectares of largely government-owned land centred on North Ryde Railway Station (see Figure 2 for land ownership details). The Department is of the opinion that the cohesive ownership and strategic location of the site provides a unique opportunity to respond to Sydney's housing pressures by locating new homes in close proximity to public transport and employment opportunities, consistent with NSW Government strategies, plans and policies.

The Precinct is located in close proximity to the Epping to Chatswood Rail Link (ECRL), which is a rail link connecting the Macquarie Park area to the Metropolitan CityRail network. Services on the ECRL commenced on 23 February 2009.

The proposed rezoning and Draft DCP have been based on the principles of a Transport Orientated Development (TOD). A TOD is a planning concept that promotes high quality, medium to high density mixed use development within a comfortable ten minute walk of established or planned rail and busway stations (a radius of about 800 metres). TODs promote the creation of a network of well-designed, walkable neighbourhoods that provide access to the jobs, education facilities, healthcare facilities and cultural and recreation destinations. The proposal focuses on integrating land use and transport.

ITEM 6 (continued)**Discussion**

Council officers have reviewed the Planning Report and compiled a submission addressing the critical issues associated with the Precinct redevelopment.

Attachments 1-3 constitute a submission prepared by staff across all Groups within Council.

The submission raises several concerns regarding the proposal. These concern include the scope and density of development proposed, the certainty and details of the infrastructure to be delivered and the planning pathway that the precinct has undertaken.

Financial Implications

The Financial Implications for Council are yet to be fully understood. At this stage it is likely that the UAP will deliver a number of capital assets to the community including open space, a community facility and public roads. It is yet to be determined which elements will be offset against S94 Contributions or will be in addition to S94 Contributions. It is possible that the Department of Planning and Infrastructure (DOPI) will seek to deliver these benefits through a VPA process either between Council and DOPI or between Council and future owner of the development parcels.

At this stage a draft VPA has not been provided. Council's position to this date has been to seek more open space, the ownership of those public roads which match the proposed roads network and a multipurpose community facility with an appropriate zoning. Further issues relating to offsetting against S94 payments, land dedication, maintenance arrangements and VPA negotiations will be referred to Council when more details are provided. It should be noted that there are substantial concerns regarding the funding and delivery of infrastructure within and surrounding the Precinct.

Options

The options open to Council are to either:

- a) Endorse the submission in its current form for submission to the Department of Planning and Infrastructure,

OR

- b) Request amendments to the submission prior to its submission to the Department of Planning and Infrastructure.

ITEM 6 (continued)

ATTACHMENT 1

Executive Summary

A review of the proposal has identified key areas of concern. These concerns include the scope and density of development proposed, the certainty and details of the infrastructure to be delivered and the planning pathway that the precinct has undertaken. These concerns have been detailed in length throughout this submission. It should be noted that many of these concerns have been raised previously by Council and have as of yet not been adequately addressed.

Of particular concern to Council is the failure to provide any details as to how the infrastructure included within the precinct will be delivered. The proposed levels of density are entirely reliant upon the delivery of the infrastructure detailed within the proposal. Without any defined funding sources for these pieces of infrastructure, it does not make sense to consider the planning proposal. In particular, the proposed Growth Infrastructure Plan has not been formulated or endorsed by the necessary State Government Departments or Council. Therefore there is no guarantee that these pieces of infrastructure will be delivered in their totality.

The scope and density of the proposal is substantial in size and fails to be in keeping with the character with surrounding development and the proposed controls prepared and developed by Council. These controls form part of Draft Ryde Local Environmental Plan 2011 and Amendment 1 to the Ryde Local Environmental Plan 2010.

Also of concern to Council is that the Department is the proponent, assessing authority and consent authority for the proposal. This raises serious questions about probity and validity of the process.

Council also strongly urges to the Department to exclude the RMS Site (site adjoining Bundarra Reserve) and the OSL Site (currently occupied by Tennis World) from the proposal. This has been raised previously by Council with both the Department and the Minister for Planning and Infrastructure.

It is Council's opinion that the subject sites present a unique opportunity to develop and provide the best possible urban outcome as the lands are predominantly in government ownership. This should be used as an example to demonstrate to the development industry how to 'get things done the right way'. This has not been achieved. The proposal in its current form cannot be supported by Council.

ITEM 6 (continued)

ATTACHMENT 1

Table of Contents

Executive Summary	1
Table of Contents	2
Planning Pathway	4
Infrastructure Delivery	5
Urban Form	6
Social Impact Assessment	8
Community Facility	8
Childcare Facilities	10
Library	10
Section 94 Contributions	12
Open Space and Public Domain	12
Open Space	12
Public Domain	14
Public Art	14
Ecological Impact	15
Loss of Vegetation	15
Overshadowing	16
Vegetation Management Plans	16
Riparian Corridor	16
Heritage	17
Traffic and Access	19
Traffic Access and Capacity Issues – M2 Site	19
Traffic Access and Capacity Issues – Station Sites	20
Traffic Access and Capacity Issues – RMS and OSL Sites	21
Traffic Analysis Considerations	21
Public Transport Considerations	22
Rail Station and ECRL	22
Bus Services and Bus Priority	22
Walking and Cycling Considerations	22
Car Parking and Travel Demand Management	23
Parking Rates	23
Parking Supply	23
Travel Demand Management	24
Proposed Implementation of Mitigation Measures	24
Development Control Plan	24
Structure Plan	24
Public Domain-Street Typologies	25

ITEM 6 (continued)

ATTACHMENT 1

Access, Parking and Servicing	25
Sub Precincts	25
Construction and Construction Staging Considerations	25
Affordable Housing	26
Utilities	27
Stormwater	27
Accessibility for People with Disability	27
Environmentally Sustainable Development	29
Sustainable Building Design Considerations	30
Development Control Plan	31
Conclusion	318

ITEM 6 (continued)

ATTACHMENT 1

Planning Pathway

It is noted that in the recent White Paper on the planning system released by the Department of Planning and Infrastructure, that there is a great emphasis on Community Consultation. Council does not believe that due community consultation on the North Ryde Station Precinct has been undertaken. The Precinct and all other UAPs should be an example of how the new planning system is to work and demonstrate how to effectively engage with the community.

Council has held to separate Information Sessions regarding the Urban Activation Precincts. Both meetings had strong attendance with in excess of 250 community members at the first and XXXXX at the second. The community members in attendance at these sessions raised wide spread concerns focused primarily on traffic impacts, the scale of the development and the process through which the precinct had progressed. In this respect, to many members of the community and to Council the process appears to seek to circumvent Council strategic intent for the Macquarie Park Corridor and appears not dissimilar to the Part 3A Process that was rescinded by the Department when the State Government came into power.

With regards to Council's involvement in the UAP process, whilst Council has been party to several working group meetings, many of these meetings have simply been an information sharing exercise with no documentation provided in advance for constructive discussions to take place. The same is also believed of the Steering Committee formed between Council and the Department of Planning and Infrastructure. In this respect, the Steering Committee should 'steer' the future of the precinct through key decisions and not simply be provided information and updates regarding the precinct.

It should be noted that in the Draft Metropolitan Strategy, the Macquarie Park Corridor is identified as a '*metropolitan-scale office park with a technology focus in the Global Economic Corridor, supporting and supported by the growth of Macquarie University Research Park, Macquarie Hospital, Macquarie Centre, Macquarie Park and Riverside Corporate Park (and Hospital).*' (p.84). The draft strategy also identifies that a key objective is to '*..expand office space to increase productivity advantages and prioritise office space over housing..*' (p.84). Council current and future policies seek to maintain the centre as a specialist commercial centre. It should be noted that Council has consistently referred to the Macquarie Park Corridor as the Macquarie Park **Business** Corridor. The provision of large amounts of housing within the UAPs has the potential to change the nature the Macquarie Park Corridor.

With regards to housing numbers, it should be noted that the Ryde LGA is more than capable of satisfying the current dwelling house targets without additional dwellings within this precinct. Council's current Housing Strategy, contained within the *Local Planning Study*, indicates that the Ryde LGA will provide for approximately 15,751 new dwellings by 2036. This is 3,751 more dwellings than the target of 12,000 dwellings provided by the *Inner North Subregion: Draft Subregional Strategy*. When combined with the approximately 3200 additionally dwellings under recent Part 3A approvals within the Ryde LGA, Council exceeds the housing target by almost 7000 dwellings.

ITEM 6 (continued)

ATTACHMENT 1

With regards to the planning pathway, it is concerning that the proponent, assessing authority and consent authority for the proposal is the Department of Planning and Infrastructure. This raises significant concerns regarding transparency and probity. There is also no appropriate oversight instrument to verify whether the professional reports prepared on behalf of the Department (previously Transport for NSW) are accurate. In this respect, particular attention is drawn to the Ecological Assessment Report, the Flood Report and the Transport Management and Accessibility Plan. It is strongly recommended that an independent body be engaged to review this highly technical documentation. The proposal should be determined by a third party to ensure probity and the best possible outcome for the site.

Council also urges to the Department to exclude the RMS Site (site adjoining Bundarra Reserve) and the OSL Site (currently occupied by Tennis World) from the proposal. This has been raised previously by Council with both the Department and the Minister for Planning and Infrastructure.

Infrastructure Delivery

It is noted that the future redevelopment of the North Ryde Station Precinct will be governed by two separate documents, the Planning Report and the Growth Infrastructure Plan. In Council's opinion, both the study and the plan should be considered and determined at the same time.

The proposed levels of density are largely dependant on the various infrastructure to be delivered. This includes items such as:

- Community facility,
- Open space areas,
- Pedestrian / cycle bridge over Delhi road and M2 to provide access to the North Ryde Station Precinct,
- New Roads,
- Upgrades and improvements to existing roads,
- Pedestrian and Cycleway routes, and
- Stormwater infrastructure.

The Growth Infrastructure Plan has not yet been clearly defined or endorsed by the State Government. It is yet to even be considered, as per page 28 of the Planning Report.

Whilst the Growth Infrastructure Plan is intended to address major infrastructure in and around the site, a detailed plan must be prepared for the internal infrastructure that identifies what infrastructure is required when, whom is responsible for its delivery and the funding streams for this infrastructure.

Of significant concern to Council is the possible costs involved with the delivery of this infrastructure should it be allocated to Council. To date, no substantial discussions between Council and the Department regarding the delivery of the infrastructure has taken place.

As identified previously by Council, a holistic approach for both infrastructure and planning needs to be undertaken for the Precinct. Through requesting the endorsement of the proposal without any guarantees that the necessary infrastructure will be delivered, the Department is requesting both Council and the community to take it on 'good faith' that the infrastructure will be delivered.

ITEM 6 (continued)

ATTACHMENT 1

There does not appear to be any mechanisms to prevent the redevelopment of the precinct should the infrastructure not be delivered. In particular, it is noted that the documentation provided as part of the Planning Report identifies that the pedestrian / cycle bridge from the M2 Site to the station will be delivered in two stages with the second span not yet funded. This is of significant concern to Council as it must be delivered in its entirety to ensure that reasonable access to the station is provided.

Also of concern to Council is the failure to provide any sort of staging plan for the delivery of infrastructure and the future development of the site. It appears as though this will be resolved at a later date. Given the direct impacts on the delivery of infrastructure, amenity of surrounding communities and livability of new dwellings within the precinct as they are fully completed, this must be detailed and provided for consideration.

Urban Form

Council considers proposed heights to be excessive. This is as the heights proposed are out of character for the surrounding development, the heights allowed under *Ryde Local Environmental Plan 2010*, the proposed heights under *Draft Ryde Local Environmental Plan 2011* and the proposed heights under Amendment 1 to the *Ryde Local Environmental Plan 2010* which will be placed on public exhibition shortly. The heights proposed under the above are provided as **Attachment 1**.

From **Attachment 1** it can be seen that the proposed height limits are well in excess of the controls that apply to the adjoining properties.

In particular, it is considered that it has not yet been demonstrated that the proposed density of the subject site is acceptable with regards to:

- Traffic,
- Transport,
- The proposed access network,
- Built form relationship to surrounding areas.

In particular, the proposed heights and the resulting density are largely dependant on the identified infrastructure being delivered. There is currently no guarantee of the delivery of this infrastructure.

In Council's opinion the proposed Development Control Plan (DCP) fails to provide adequate controls to ensure that a positive urban form outcome will be achieved on the site. Council's recent Development Control Plan 2010 Part 4.6 Gladesville Town Centre and Victoria Road Corridor should be used as a template for the future development of the precinct. In this respect, further detailed built form envelopes should be incorporated into the DCP. **Attachment 2** provides an example of the types of built form envelopes.

As identified previously, Council does not support the proposed heights. In particular it is noted that the proposed method of calculating storeys from the proposed heights is different to that used by Council. In this respect, for residential flat buildings, Council considers that storeys should be calculated in accordance with the following:

- Floor to Ceiling heights - 2.7m
- Slab - 0.3m

ITEM 6 (continued)

ATTACHMENT 1

- Roof and overrun – 2m

With mixed use buildings, the following should be adhered to:

- Floor to Ceiling for Commercial / Retail Floors – 3.7m
- Floor to Ceiling for Residential Floors – 2.7m
- Slab – 0.3m
- Roof and overrun – 2.4m

This is significantly different to the figures proposed by the Planning Report which are considered to be generous by Council and will likely result in additional storeys being developed on site.

With regards to the proposed building heights, specifically of concern are the towers within M2 Site, the Station Goodman Site and the RTA Site. The M2 Site and the Station Goodman Site are of concern due to the inter relationship between the proposed heights and those of surrounding and adjoining land. With regards to the Station Goodman Site, the height of 108m is grossly out of keeping with the heights of adjoining buildings and the height control limits applicable and proposed for surrounding land.

Given the isolated nature of the RTA site, its limited access, proximity to Bundara Reserve and the isolated single dwelling to remain between the site and Bundara Reserve, the ability of this site to support the proposed height of 21m and the associated density is highly questionable. This site is of particular concern given the potential for STIF to be contained within the site and that the proposal will only allow for 4 storeys of development on the site. Council continues to maintain its position that this site should be excluded from the proposal.

As identified in previous submissions by Council, there is a need to consider the block to be bound by Wicks Road, Epping Road and the M2 Site. This portion of land has maximum height limits under the RLEP 2010 of 30m and 22m which will remain unchanged under Draft RLEP 2011. The proposed Amendment 1 provides for height limits within the Macquarie Park Corridor of 65m along Waterloo Road and 45m elsewhere. This area is currently zoned B3 Commercial Core and B7 Business Park under the RLEP 2010 which will remain unchanged under the RLEP 2011. Consideration must be given to the future development of the above identified area and how it will relate to the subject site.

It is not considered that the proposed heights on the M2 Site will result in a built form that is commensurate with that on surrounding land. Already there is the potential for 'spill on' effects of increased density and height onto adjoining sites with potential commensurate rezonings being sought at the present by adjoining landowners to the UAP.

It should be noted that when considering height limits and maximum densities for the area, Council undertook detailed studies of the traffic capacity of the entire Macquarie Park Corridor. These studies determined that the proposed heights will result in a functioning road network system when combined with the proposed road access network detailed within Council's policies. Any deviation from the proposed floor spaces, access networks and heights may result in substantial traffic and transport ramifications for the entire corridor.

Of significant concern to Council is the potential for residential creep into what has always been envisaged by Council as a predominantly 'Business only' area. This is of particular concern given this proposal for predominately residential

ITEM 6 (continued)

ATTACHMENT 1

uses and the succession of Part 3A approvals in and around the Macquarie Park Business Corridor by the Department of Planning and Infrastructure.

With regards to the proposed footbridge, it is unclear whether the landing area within the M2 Site is of sufficient size and space to accommodate disabled access along the entire length of the bridge. Additionally, it is noted that the bridge appears to place users alongside the side of the M2 rather than closer to the southern end of the main link road. This would appear to be a more logical location to facilitate access from the M2 Site and through traffic from the rest of Macquarie Park.

Further to the above, for the 30+ storey buildings, it is recommended that a design competition be required given the height and visual prominence of the future buildings from surrounding areas.

**Social Impact Assessment
Community Facility**

The North Ryde Station Precinct (NRSP) Planning Report identifies that a community facility is proposed for the western edge of the M2 site:

Provision of the facility is included as a requirement of the draft DCP that will need to be addressed as part of the future development application for subdivision of the Precinct (NRSP Planning Report p.58)

The Planning Report identifies that an approximate area of 2000m² out of a total area of 2500m² is being provided for in the DCP. In the NRSP DCP there is mention of the community facility in the vision on (p. 11); in the Legend associated with Open Space (p. 26); and in the Legend associated with the Indicative Layout Plan (p. 21). There are no other references, objectives or controls for the community facility in the NRSP DCP.

There is in principle agreement that there is a need for a community facility as part of the new Precinct. In this respect the following must be considered and addressed.

The Report identifies an approximate area of over 2,000 square metres appropriate for a community facility in the area. Council considers that a community hall should be provided within the new Precinct. According to current standards identified for community facilities, for a catchment of 2,000 – 5,000 people the approximate gross floor area (GFA) required is 500m². Under COR guidelines this would be categorised as 'Local level infrastructure'. A facility of this type would provide space for meetings, gatherings and small scale activities and programs used on a casual hire basis;

Tier 3: Neighbourhood Level Infrastructure			
Key standards	Infrastructure	Rate of provision (per population)	Approximate GFA
	Neighbourhood community centre	1:15,000-20,000	375-1,000m ² 25m ² per 1,000

The hall should:

ITEM 6 (continued)

ATTACHMENT 1

- include a kitchen capable of commercial cooking functions, and suitable amenities;
- be flexible in design to enable multiple users at the same time;
- be planned to be accessible for people with disability. The concept of the area allows for people to live close to an accessible station. This is of great benefit to people with a disability. The community centre therefore should far exceed standard requirements for such a centre. It could allow for groups of people with a disability to meet. The DCP needs to incorporate full controls to require accessibility including suitable sheltered access for exit and entry direct to the building from community buses and an area where such buses can stand.
- be financially sustainable. The community facility should incorporate space for compatible commercial uses.
- An appropriate space for a child care centre (which would be privately run) is required as part of the community facility (see below);

In Council's opinion, the DCP needs to better articulate the objectives and controls that should be in place to ensure the community facility meets the needs of communities moving into the Precinct, but also Council's requirements regarding the ongoing management of the facility. Council also recommends that the following principles are developed into DCP controls to guide the development of the new facility:

Direction	Principles for social and cultural infrastructure provision
Locate new social and cultural infrastructure within urban centres	<ul style="list-style-type: none"> • Central to population catchments • Close to activity generators such as shops, schools and other community facilities
Create inclusive multipurpose social and cultural infrastructure	<ul style="list-style-type: none"> • Accommodates a wide range of services, activities, programs and spaces • Close to, and has a good relationship with, a park, plaza, playground or other public space • Welcomes all community members and encourages community connections
Express the experiences and richness of the local community	<ul style="list-style-type: none"> • Contributes to a sense of place • Tells local stories • Helps activate public places
Maximise access to and use of social and cultural infrastructure	<ul style="list-style-type: none"> • Connected to public transport, pedestrian and cycling networks • Visible from the street or other public space • Designed to be used flexibly
Use a partnership approach to planning, delivery and operation	<ul style="list-style-type: none"> • Takes a whole of Council approach • Encourages coordinated service delivery
Increase environmental and financial sustainability	<ul style="list-style-type: none"> • Incorporates environmentally sustainable design • Designed to be expanded and adapted in response to changing community needs

ITEM 6 (continued)

ATTACHMENT 1

	<ul style="list-style-type: none">• Incorporates compatible commercial uses
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With regards to the above, the proposed zoning of the area to be used as a community facility is not supported by Council. This is because this zoning will limit the uses undertaken on the site to recreational facilities or cafes only. Should any such facility be proposed and dedicated to Council, a range of uses must be permissible onsite to allow for a variety of uses to take place. This should allow for a portion of the premises to contain commercial / retail / office space that can be leased by Council to generate an income for the upkeep and maintenance of the facility.

Also, as identified previously, Council raises significant concerns regarding how this facility will be funded and built given the Precinct will be developed in land parcels and presumably in different stages.

It is noted that the Planning Report and the site specific DCP identifies that the community facility has been located over the ECRL where limited / no excavation is possible. This is of concern given that the DCP identifies that the community facility is to allow for 25 spaces within the centre for residents and employees within the precinct and a minimum of 1 space per 100m². All of these spaces will be required to be provided at grade given the limited amounts of excavation. This is of substantial concern. These spaces should be incorporated into adjoining developments or definitively provided within a basement area. This must be resolved before the proposal progresses further.

Childcare Facilities

Council disagrees that the population growth resulting from the precinct will not result in the need for childcare facilities. The new precinct will have a mixture of 1 – 3 bedroom apartments. Given Sydney's housing shortage and the proximity these units have to public transport, it is likely they will be attractive to young families.

Since 1999, there has been a trend towards an increased use of formal childcare. The proportion of children attending formal care in the week prior to the survey increased from 17% in 1999 to 22% in 2008. This was mainly due to an increasing proportion of children aged less than five years attending long day care over this period. In 2006, 45.6 % of women in Ryde with children aged under 1 were in the workforce. In 2011, 50.25 % of women in Ryde with children aged under 1 were in the workforce.

Library

Council agrees there is no need for an additional library in the Precinct. Please note however that standards quoted in the Planning Report using total library numbers are misleading. These standards do not take into account Library floor space areas. The population increase as a result of the NRSP is anticipated to place demand on existing library services, in particular the existing library in Cox's Road, North Ryde. This should be acknowledged and allowed for in any s94 or Planning Agreement between the City of Ryde and developers.

People Places: a guide for public library buildings in New South Wales (3rd edition, Sydney: State Library NSW, 2012) is accepted as an Australia wide

ITEM 6 (continued)

ATTACHMENT 1

authoritative guide to public library planning. According to these standards, the City of Ryde is greatly undersupplied in terms of library space.

City of Ryde's current total size of libraries is 4,889 sq m, spread over 5 locations. The recommended floor area compared with the current floor area for residents and workers in the City of Ryde is detailed below for the City of Ryde, and the City of Ryde and Hunters Hill (COR is a Joint Library Service that provides library services for Hunters Hill residents, and this adds to the total population size).

Current Populations, City of Ryde only

Library	Residents	Workers	Current floor area	Recommended floor area
Ryde	23,836	21,591	2,031	2,031
North Ryde	18,455	9,125	520	1,291
Eastwood	27,914	21,385	538	2,071
West Ryde	20,521	4,167	1,300	1,155
Gladesville (Ryde only)	16,065	4,385	500	985
TOTAL	106,791	60,653	4,889	7,533

Current Populations, City of Ryde plus Hunters Hill LGA

Library	Residents	Workers	Current floor area	Recommended floor area
Ryde	23,836	21,591	2,031	2,031
North Ryde	18,455	9,125	520	1,291
Eastwood	27,914	21,385	538	2,071
West Ryde	20,521	4,167	1,300	1,155
Gladesville (Ryde plus Hunters Hill)	29,945	4,385	500	1,607
TOTAL	120,671	60,653	4,889	8,155

It should be noted that no consideration has been given to the additional demand on Council's libraries generated by the proposed level of densities. Based on *People Places: a guide for public library buildings in New South Wales* (3rd edition, Sydney: State Library NSW, 2012), and numbers relating to collections, staff and PC requirement standards described in *Living Learning Libraries: Standards and guidelines for NSW public libraries* (4th edition, Sydney Library Council of NSW, 2012), a population of 4,565 would require:

- A standalone library of 315 sq m

ITEM 6 (continued)

ATTACHMENT 1

- A collection of 7,760 books (a rough cost would be \$20 per book, i.e. \$155,210 for the new collection)
- Staffing of 1.65 FTE, one of whom would be a qualified staff member.
- 2 public access PCs (plus additional PCs for catalogue, staff, self-checkout infrastructure, security gates etc)
- Additional costs for the building and the fit out

No accounting for the above has been provided as part of the proposal. Consideration to this additional burden on Council's facilities must be provided. Council does not believe that a library should be provided as part of the precinct but that the additional burden on Council's facilities should be recognised and compensated for through appropriate funding. This could potentially be achieved through amended Section 94 Contributions.

Education Facilities

It is noted that during the Community Information Session held on 15 April 2013 concerns were raised regarding the figures and numbers used within the Social Impact Assessment with regards to school capacities. It is strongly recommended that the proponents review the currency of these figures in discussion with the Department of Education and Communities.

It appears that the approach to the provision of adequate educational facilities is to advise the Department of Education and Communities on the known levels of growth and then require them to plan for it. This fails to allow for adequate provision for the development itself. There must be direct action that compensates and accounts for the additional growth proposed by the development.

Section 94 Contributions

The application of Council's Section 94 Contribution Plan to the proposal is highly questionable. This Section 94 Plan and its contribution levies are determined by a predetermined set of infrastructure to be delivered. The impacts of the additional density proposed under this proposal were not included as part of this plan. As such, alternative contributions or funding streams for infrastructure need to be determined.

This must be resolved prior to any determination of the proposal. There must be clarity and agreement with Council about what are conditions of development consent, what can be deducted from Section 94 Contributions, what will be independently funded and what is optional.

Open Space and Public Domain

Open Space

A review of the proposal and its associated studies has identified that many of the background documents (as contained in the Specialist Reports Volumes) are based on old and inaccurate information, notably Parks on Track 2006. The documents provide definitions and assumptions that are not in alignment with the Integrated Open Space Plan (IOSP 2012). The IOSP guides Council with regards to open space areas. This includes definitions and hierarchy of open space discussions. Additionally, there is no reference made to the Street Tree Masterplan, Children's Play Implementation Plan to guide the planning of the open space areas.

ITEM 6 (continued)

ATTACHMENT 1

Council's studies have identified Macquarie Park as an area with a significant deficiency in public open space (IOSP 2012). This would be worsened by the proposal as the proposed parklands are too small to truly offer flexibility of use. The overall provision of open space does not provide any opportunity for active open space areas – either is parkland areas or as indoor facilities, such as sports courts (netball, basketball, soccer etc.). The proposal states that the development supports an active lifestyle and yet there is no provision of active areas and a 100% reliance on surrounding sports areas that are already at full capacity of use.

Furthermore, it is noted that the community park is to be used as a detention basin which will heavily constrain the use of this land for public use and removes future flexibility to modify the site in line with future recreation and leisure needs.

With regard to Active Recreation Areas, the residents of this development require provision of both Passive and Active Open Space. While a small amount of passive space will be provided as part of the development, provision for active recreation and sports will need to be catered for within the City's existing parks and reserves. Many of these facilities are already operating at or above capacity, and additional residents will place further burden and pressure on these sites.

Current active parks and reserves in the Ryde area are designed, managed and used for organised sports, including netball, soccer, cricket, AFL, rugby union, rugby league, baseball and softball. These account for a significant proportion of the open space areas across the City and are also significant in total area. Previous reports provided to Ryde Council by specialist turf consultants indicate the majority of these sporting fields are at, or nearing carrying capacity, based on 30-35hrs/week use (dependant on the type of use), with many booked for up to 40hrs/week for organised sport alone during peak seasons.

Informal groups also regularly use sports fields in the Macquarie Park area, including corporate groups/teams participating in lunchtime activity, increasing the weekly use on these playing surfaces. Increased population in this area would possibly result in increased informal activity, which would need to be managed by Council.

Based on 2010 Australian Sports Commission statistics, the national participation rate in organised sporting activities is approximately 40%, with 12% of the population participating in organised activities 3 or more times a week. Therefore it can be assumed that a similar percentage of new residents within the precinct will undertake organised sporting activities. Therefore, connections to existing active open space facilities will need to be taken into consideration, and in some cases, created or improved. Below are the distances from the North Ryde Station Precinct to existing active open space within Ryde:

- North Ryde Park 940m
- Magdala Park 1600m
- Tuckwell Park 2100m
- ELS Hall Park 2400m
- Fontenoy Park 2900m
- Pidding Park 3000m
- Christie Park 3000m

ITEM 6 (continued)

ATTACHMENT 1

- Santa Rosa Park 3450m

With regard to Passive Recreation Areas, three (3) playgrounds are proposed across the High Density Residential Sub Precinct. This is excessive and should be reduced to one neighbourhood playground (in accordance with the City of Ryde Children's Play Implementation Plan 2013).

The proposed additional land to be provided at Blenheim Park has no detail provided on the form of embellishment. This offer is constrained in the type of recreation and leisure needs it can be used to accommodate. Consideration should be given to providing funds for more suitable open space embellishment in place of the provision of this small area of land. It is also unclear whether this is to be dedicated to Council or whether it will be maintained for the use of residents within the OSL Site.

Public Domain

With regards to the public domain areas to be delivered under this proposal, Council already has predetermined standards. These are contained within Council's Public Domain Technical Manual. These standards have not been applied to the precinct and this must be resolved prior to any determination. The proposed standards to be used within the precinct are below those identified within Council's manual. These standards must be used to ensure consistency with the rest of Macquarie Park and the wider Ryde LGA. Furthermore, it is noted that the proposal has failed to take into account amended street widths proposed under Amendment 1. Details of the proposed street layouts and public domain finishes under Amendment 1 can be forwarded to the Department upon request.

Additionally, Council has recently adopted a Street Tree Masterplan that provides a list of street trees to be used within all areas of the Ryde LGA. This has not been addressed as part of the DCP and compliance with this masterplan must be achieved.

Public Art

Public Art objectives and controls are identified in the NRSP DCP. Council believes that the public art controls are too general. Table 3 (public art to be provided) is too prescriptive at this point and also identifies a number of public spaces that are the responsibility of Council. Council recommends the following controls be listed in the DCP to manage a better outcome (particular in public open space), and provide more certainty to the developer on what is expected.

To assist the creation of appropriate controls, Council recommends the application of the following controls:

- Public art will be located within the development site in publicly accessible areas of new development, except where the proponent has entered into an agreement with Council to provide the artwork on public land;*
- The public art budget designated should be a minimum of 1% of the total cost of the development as listed in the development application. The budget allocation to public art can include pre-lodgement investigations, design advice, community engagement, coordination costs, artist fees, cost of material, and construction costs but excludes the cost of land where upon the public artwork is located;*

ITEM 6 (continued)

ATTACHMENT 1

- c. *A professional public artist must be engaged to coordinate the planning, management, manufacture and installation of the public art;*
- d. *A site specific Public Art Plan is to be submitted together with the development application and must address the following;*
 - i. *Identification of the professional public artist and their curriculum vitae*
 - ii *A description of the proposed public artwork concept including materials to be used, with particular reference to the durability and robustness of the artwork*
 - iii *The location of the artwork within the development site and dimensions*
 - iv. *A description of how the public art themes respond to site history or elements of social, cultural or natural significance in the area where the development is located*
 - v. *A description on how the proposed artwork integrates into the site and surrounds, the development intention of the artwork and sensitivity to existing urban design qualities*
 - vi *Anticipated itemised public art budget*
 - vii *A verification statement by the professional public artist that supports the Public Art Plan submitted in the development application*
- e. *Preliminary discussions with Council staff to clarify public art conditions at the earliest date possible.*

Ecological Impact

It is strongly recommended that the Ecological Assessment be independently assessed and considered to ensure the procedures undertaken are appropriate for the development and that the findings are correct. Furthermore it does not appear as though a detailed plan based off an Arborists assessment identifying major trees to be kept / removed / pruned has been provided.

Loss of Vegetation

Whilst it is expected that with a proposal of this nature there would be loss of native vegetation, there is little offered in lieu of this vegetation. Much of the vegetation is in relatively good condition and includes remnant Sydney Turpentine Ironbark Forest (STIF) and Blue Gum High Forest (BGHF).

The Ecological Assessment addresses and keeps within the guidelines as set by state and commonwealth legislation, however there is little to offer those that value the natural areas in lieu of the expected loss.

A development of this size should be able to give substantial benefits to the natural environment. It is standard practice in the ecological practitioners industry that some sort of offset be provided for the proposed loss of the urban forest canopy, vegetation, habitat and amenity.

The bio-banking scheme would have made provisions for this loss, although may not be applicable in this instance; to achieve an outcome for natural environmental assets is what this proposal should strive for. This proposal should

ITEM 6 (continued)

ATTACHMENT 1

set a precedent. By providing a reduction in vegetation removal, offsets and/or a guarantee that natural area and exists within; and surrounds the proposal will be protected; the proposal could be further supported by Council and the Ryde Community.

It is noted that the proposal will result in the removal of hollow bearing trees. This is considered to be a Key Threatening Process, and for the loss of these trees, it is hoped that the NR UAP can incorporate either street tree or park tree planting of fairly advanced species to replace the loss of the Urban Forest canopy.

It is noted that the proposal identifies 4 trees that form part of the STIF may need to be removed to accommodate the proposed pedestrian bridge. This must be fully determined prior to concept plan approval. The pedestrian bridge should seek to minimise impacts upon any vegetation located on site. Should any vegetation need to be removed, the impacts of this must be fully assessed now. Should these impacts prove to be high, alternate locations or schemes must be developed.

The removal of the vegetation has the potential to further fragment the territories of existing fauna, some of which is endangered or threatened. The redevelopment of this site has the potential to impact upon the movement of Powerful Owls, Yellow Bellied Gliders, and the various species of threatened bats. This does not appear to be addressed in the Ecological Assessment Report.

Overshadowing

The overshadowing of morning sun to Myall and Bundarra Reserves containing remnant STIF (the 2 closest reserves with significant vegetation that is in good condition) does cause concern for the longevity of these sites. Further Council invests annually in regenerating and protecting these reserves, due to their conservation significance of containing remnant STIF and BGHF vegetation.

Given the concerns raised elsewhere regarding the heights of the proposed buildings, it would not be unreasonable for these heights to be reduced to avoid further impact upon these areas. Furthermore Council recommend that the RMS Site be dedicated to Council for rehabilitation and amalgamation with Bundarra Reserve.

Vegetation Management Plans

The provision of existing vegetation and regenerating it as opposed to revegetating areas for natural areas is by far a much better outcome, even though these areas may be highly degraded, for the following reasons

- Less vegetation removal and associated impacts; soil stability, increased run off, solar access, shade
- Potential to rely on soil bank that may exist within the soil.

As such where possible it is recommended that the vegetation management plans focus on retention as opposed to reconstruction.

Riparian Corridor

On the issue of riparian corridor protection and regeneration at Porters Creek, Council is currently undertaking a 'rapid riparian assessment' which is currently underway of several creek systems in Ryde, including Porters Creek, and this

ITEM 6 (continued)

ATTACHMENT 1

assessment including a prioritised conservation and management plan will be completed before 30th June 2013.

The 'rapid riparian assessment' will validate the true extent and characteristics of riparian zones in Ryde and will assess the environmental and geomorphic condition of creeks such as Porters Creek. From this, a prioritised creek rehabilitation list of works will be developed.

Section 8.6 of the Draft DCP headed 'Vegetation Management' which provides for the preparation of vegetation plans does not specifically refer to riparian corridor management despite 11.2 'Riparian Corridor' of the Planning Report inferring it should.

In the circumstances, Section 8.6 of the Draft DCP should be amended to require that the site specific Vegetation Management Plan include reference to the rehabilitation and regeneration of the Porters Creek riparian corridor and for control measures to enhance and regenerate the riparian corridor to comply with the findings of the 'rapid riparian assessment' and associated priority of creek rehabilitation works to be detailed.

Further to the above comments, it is strongly recommended that the ecological assessment report be independently reviewed to ensure that the correct procedures have been followed and the findings are correct. It should be reasonably expected that an independent review of the ecological assessment report regarding threatened and or endangered vegetation community types particularly on Bundara Reserve be completed and conservation status of all threatened or endangered vegetation communities impacted by the proposal confirmed before the proposal is allowed.

Significant overshadowing of the Bundara Reserve for instance will occur and any independent ecological assessment should consider any impacts relating to this overshadowing.

Heritage

The DCP should allow a step down in building height from the outer perimeters of the subject site (near the Cemetery) - with higher buildings situated within the centre of the site and lower density on the perimeter of the site particularly opposite the Cemetery. A similar principle is proposed on Delhi Road (next to the North Ryde station) where 10 and 12 storey's respectively are proposed. The same principle should be adopted along the M2 Motorway.

The proposed high-rise 3 x 20- 30 storey's residential towers should comply with the objectives of the DCP being; "*promote high quality urban design outcomes*" and "*integrate the precinct and connections.. to the wider Macquarie Park*" and ; "*responsive to the topography, landscape and surrounding bushland*".

The current building height in the Draft DCP of 20-30 storey's along the M2 motorway is considered excessive and will overwhelm the 70 hectares of heritage listed land situated at Macquarie Park Cemetery and Crematorium. A reduction in height of the 3 towers situated adjacent to the M2 Motorway would achieve a greater sympathetic urban design outcome complying with the DCP objectives. Detailed illustrations and plans should be provided in the Draft DCP showing how the proposed heights relate to the topography of the M2 Motorway and the topography of the landscaped Cemetery.

ITEM 6 (continued)

ATTACHMENT 1

The Macquarie Park Cemetery and Crematorium must be integrated by urban design principles into the subject site, consultation with the Cemetery must be undertaken prior to the Draft DCP being adopted. No evidence of any such consultation has been provided to Council. The consultation should take into account; noise transmissions between the high-rise developments (30 storeys buildings) and the impact on the daily ceremonial and crematorium activities. This matter was specifically raised in the Study Requirements for the precinct.

The M2 Site contains a 1900's cistern/well which must be protected in the DCP. Part 3.6 Heritage and archaeology should be revised to accurately describe the procedure that should occur. This respect at a minimum the controls should require:

- That investigations and heritage research into the cistern/well is conducted before any building footprints are devised under the Draft DCP.
- That a heritage report must be prepared and lodged for any DA proposed on the subject site;
OR
- That when the well/cistern is located during construction excavation works, all works within 15 m of the well/cistern must cease immediately and a heritage /archaeological consultant must be engaged. The consultant must prepare a report on the condition of the item and its significance. This heritage assessment must be submitted to Council and a site visit must be undertaken, once Council is satisfied the appropriate research works and methodology has been prepared, written approval must be sought from Council prior to any works commencing within this 15 m restricted zone;
- Protective fencing must be installed at the 15 m perimeter setback from the well/cistern whilst the investigation works are being undertaken.

The draft DCP must state that any new pedestrian bridges be constructed in lightweight materials that are non-intrusive into the landscape (i.e. not heavy bulk concrete) preferably of steel structure.

If any signage is proposed to the pedestrian bridge/s this must be sympathetic to the adjacent heritage listed Cemetery and must not be overwhelming to the surrounding landscaped setting. All signage should be limited wherever possible and must not be proposed along the entire length of the bridge/s (i.e. crossing the M2 Motorway). No billboard size signage would be acceptable.

With regards to the Visual Analysis and Impact Assessment provided as part of the Planning Report, it has not addressed the issue that the Cemetery is identified as a heritage item. It has failed to discuss in detail the view impacts the 3 x 20-30 storey high-rise buildings may have from the Cemetery. These are important view corridors and the only image photomontage provided (V26) from the Cemetery looks at the projected height around the North Ryde Station Precinct, not on the M2 Site.

The Visual Analysis and Impact Assessment should be revised to include:

- A view analysis and projected photo montages of the high-rise developments on the M2 Site from various points (including the highest point in topography on the site) within the 20 hectare Cemetery site; and

ITEM 6 (continued)

ATTACHMENT 1

- The report should be revised to address the cultural and community value and overall heritage significance of the Cemetery site and its relationship to the projected heights.

Traffic and Access

Whilst the precinct is well served by the Epping to Chatswood Rail Line (ECRL) via North Ryde Station, the catchment of this line is relatively small in the context of the Metropolitan Sydney area, and so the degree to which traffic generation should be discounted to account for public transport accessibility should be considered in this context.

Appendix K of the Planning Report (the TMAP) suggests non-car mode shares as high as 60% can be achieved. Currently, non-car mode shares are approximately 15%. Whilst aspirational, the target of 60% is considered unrealistic in this location given its limited direct public transport (and even single interchange) catchment, its distance from the Sydney CBD, types of businesses taking up space in Macquarie Park, and the infrequent and basic nature of the train service along the ECRL.

Council has previously adopted a target of 40% mode share to public and active transport, presuming a significant increase in bus services and bus priority in the area and this would be a reasonable basis upon which to interpret peak hour traffic demands for the precinct. In effect, the development traffic estimates are expected to be up to 50% higher than those quoted in the TMAP in Appendix K.

Traffic Access and Capacity Issues – M2 Site

The Macquarie Park road network is heavily congested in peak periods and these congested periods are now extending to other times of the day as well. With no major relief routes or major capacity upgrades to existing infrastructure being considered by RMS, it is likely that congestion and delays will worsen further for the foreseeable future.

As shown in Figure 3.1, the “M2 Site” where the majority of the development is expected to occur is proposed to have only two access points, namely:

- via a full movement signalised intersection at Waterloo Road/Wicks Road;
and
- via a left in only off Epping Road.

ITEM 6 (continued)

ATTACHMENT 1

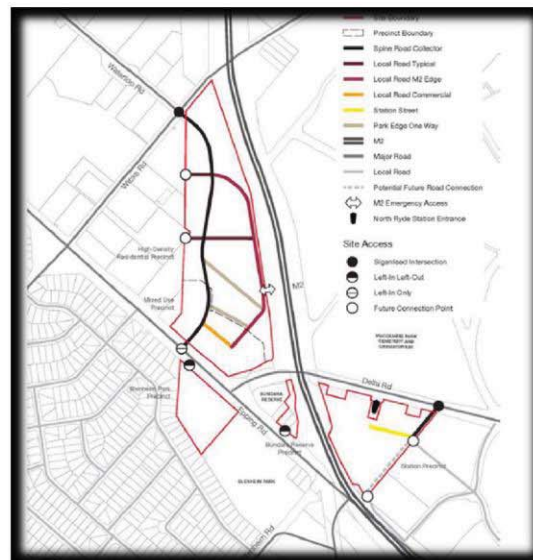


Figure 3.1: Development Access Points
Source: North Ryde Station Precinct Planning Report, Jan 2013

This means that all of the development-related traffic from the M2 site will leave via the Waterloo Road/Wicks Road signalised intersection and this traffic could amount to over 3,000 more vehicle trips per hour in this area. This will place additional pressure on Waterloo Road intersections to Lane Cove Road, the Wicks Road/Epping Road intersection and the Delhi Road interchange. Based on previous modelling in the area, it is unlikely that the proposed mitigation works/upgrades would be anywhere near sufficient to mitigate the development's traffic impact to a level that returns the system to "without development" operating conditions, although it is recognised that the area will be heavily saturated for long periods of the day with or without the development.

Traffic Access and Capacity Issues – Station Sites

The station sites are proposed to access via a single intersection off "Road 38" with Delhi Road. The volume of traffic on this leg of the intersection would be significant and would demand reasonable green times from the available time for the Delhi Road through movement. Furthermore, the absence of a "through movement" within the site reduces the ease of access and operational flexibility of feeder bus services from the Pittwater Road catchment.

It would be preferable to connect Road 38 to the Epping Road/Pittwater Road intersection, to reduce the reliance on a single point of access, take pressure off the M2 interchange (for traffic that can bypass it) and allow for both bus and Kiss and Ride traffic circulation around the station. This extension could join the signalised intersection or be a left-in/left-out configuration.

The pedestrian interface issues for access to the station are managed to the west by the proposed pedestrian overpass and can be managed to the east via signalised intersection crossings, notwithstanding that the majority of the "walk-up" catchment of the station will be from the south and the west.

ITEM 6 (continued)

ATTACHMENT 1

Traffic Access and Capacity Issues – RMS and OSL Sites

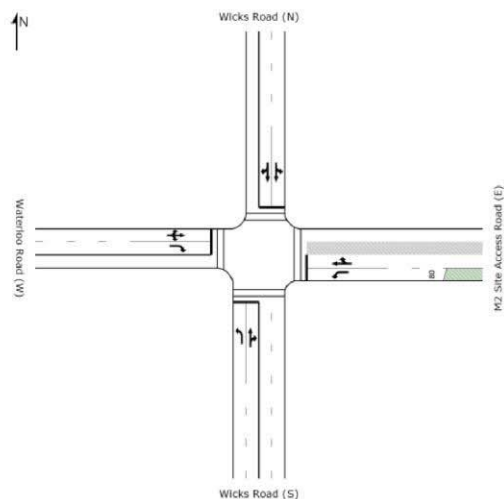
The left in/left out accesses for these sites would be expected to operate effectively in the “shadows” of the adjacent signals, with no significant traffic issues identified.

Traffic Analysis Considerations

The traffic analysis for the site undertaken as part of the TMAP preparation involved Paramics, LinSig and SIDRA modelling. The modelling has not been reviewed in detail but based on the documentation provided and knowledge gained through the Macquarie Park Traffic Study modelling, most of the intersection upgrades proposed appear logical.

A potential exception is the access off Waterloo Road/Wicks Road. Future year modelling undertaken by Bitzios Consulting showed a significant increase in the use of the Waterloo Road-Wicks Road route as the Lane Cove Road-Epping Road route becomes even more congested by 2031. Whilst the new M2 eastbound on ramp will help to reduce this demand, it is expected that the major flows at the Waterloo Road/Wicks Road intersection will continue to be west to south and south to west. The major flows must be compensated for with additional capacity provided at this intersection.

The introduction of the development access at the M2 site will introduce the need for signal phases which compete with some of these major movements for green time, and a more detailed review of this configuration is warranted. The intersection layout proposed in the planning report (see Figure 3.2) does not appear to account for these major movements nor be of sufficient size to cater for expected 2031 traffic volumes.



Note: No median proposed on M2 Site Access Road (Spine Street)

Figure 3.2: TMAP Proposed Configuration for Waterloo Road/Wicks Road/ Site Access Intersection

Source: North Ryde Station Precinct Planning Report, Jan 2013 (Appendix K)

ITEM 6 (continued)

ATTACHMENT 1

Public Transport Considerations

Rail Station and ECRL

Peak trains on the ECRL are currently reaching their seated capacities and any capacity increases through additional services would be quickly taken up by other parts of Macquarie Park, and especially by Macquarie University students. Moreover, some services on the ECRL require a change of train at Chatswood, and for most parts of Sydney not near the ECRL, the total travel time to Macquarie Park using the ECRL can be quite long.

On this basis, there is no doubt that in the future, buses will have a very important role to play in delivering sparsely-located employees to Macquarie Park and the North Ryde Station precinct.

It is noted that the study identifies that there will be a need to upgrade rail and bus in the future but little to no information as to how or when this will be achieved. This also extends to the necessary infrastructure to accommodate this proposal as identified elsewhere within this submission. The proposal identifies that existing gaps that need to be upgraded for pedestrian and cycling facilities. It is unclear about how or when these critical pieces of infrastructure will be delivered.

Bus Services and Bus Priority

There is very little information in the planning report regarding the provision of additional services in the area. This issue is understated, and further consideration should be given to bus route planning in the area considering access restrictions proposed for the M2 site in particular. Whilst it is recognised that this is the subject of current TfNSW planning, any findings from the service review should be rolled into the provisions for the M2 and station sites in particular.

Also, bus priority measures will become increasingly important around the station sites, and further consideration should be given to adding onto existing bus priority measures in this area. Further consideration should also be given to any bus routes and stops within the M2 site and where they could/should be located. Given the number of services that pass through Waterloo Road, on Land Cove Road and on Epping Road, diverting some services through the M2 site would appear a reasonable service strategy.

To facilitate this, one option may also be to allow a bus-only left turn out onto Epping Road at the location of the left in access to the M2 site.

Walking and Cycling Considerations

As identified in the Planning Report, pedestrian and cyclist facilities are currently fragmented in the area and are poorly connected to the North Ryde Station.

The planned upgrades proposed in the Planning Report fill in a number of these "missing links" and increase the quality of others. Key comments regarding pedestrian and cyclist facilities proposed are as follows:

- the proposed pedestrian bridge from the M2 site to the North Ryde Station is supported as is the proposed shared path connection through the M2 site;

ITEM 6 (continued)

ATTACHMENT 1

- Figure 14 in Appendix E should show a footpath/cycleway link from the Spine Road to the "Future Connection"/road across to intersect Wicks Road mid-way between Waterloo Road and Epping Road (the provision for this is included in the sub-precinct requirements in Appendix E);
- the connection to Pittwater Road/Epping Road from the station provides a direct connection between the Pittwater Road catchment and the station and is supported; and
- the Planning Report does not include a proposed pedestrian and cycling routes map, and would benefit from such a map being included (i.e. not just in Appendix E).

In general, there are no issues with the walking and cycling facility proposals in the Planning Report. As identified previously it is of concern to Council that there is no clear manner in which this infrastructure is to be delivered, funded or whom is to be responsible.

Car Parking and Travel Demand Management

Parking Rates

The car parking rates proposed for most of the land uses appear appropriate for a TOD – style development, with the assumption of significant levels of trip "internalisation" through walking and cycling and reasonable levels of public transport access for longer distance commuter or business trips. The use of maximum parking rates is also supported.

Notwithstanding this, specific comments include:

- there would be some logic to including the commercial space requirements at 1 space per 100 sqm GFA (rather than 1 space per 90 sqm) to be consistent with retail rates and allow for these uses to be interchangeable without requiring parking adjustments. Whilst the Ryde DCP rate is 1 space per 80 sqm GFA (maximum), the proximity to North Ryde Station coupled with the severe congestion in the area suggest a higher rate would be appropriate; and
- the residential rates appear appropriate for a site in this location as they generally reduce the amount of parking allowed compared to the Ryde DCP, which again is considered appropriate in this area.

Parking Supply

The development control plan has been prepared on the assumption that each development site would have its own self-contained parking. Whilst this is important for residential sites, extracting office-based parking into "communal" facilities allows for greater policy intervention in the future to drive behaviour change (e.g. through pricing). A key opportunity that appears to exist is on the Station North and Station South sites, whereby a common parking area could be allocated to cater for all developments in this area.

This facility could be a pay parking facility that substitutes for some or all of the parking required for individual developments in these precincts. Being the closest site to the station and the site with the greatest opportunity for commercial/retail development, it provides the best opportunity to control parking in the area through appropriate parking pricing. It must be stressed that this is not

ITEM 6 (continued)

ATTACHMENT 1

envisaged as commuter parking but to be available to residents and users of the sites within the precinct only.

Travel Demand Management

The travel demand management measures appear appropriate but exactly how the car share scheme requirements will filter down to individual development applications will require further consideration. Management of on-street parking will be a particular issue and the potential for "Hide and Ride" will be significant. It may be worthwhile making reference to how on-street parking should be managed at interim stages of the development when access to parts of the M2 site is facilitated.

A detailed overall Parking Management Strategy should be prepared to coordinate the on-street parking within the centre.

It is also noted that the proposal is intending to rely on Car Share Schemes. Currently, these schemes are not present within the Ryde LGA. Rather than simply providing spaces for the use of such facilities, engagement with these enterprises must be undertaken upfront to draw them out of the inner city areas to regions such as Ryde so that they can be used. This must be evidenced and resolved prior to any further progressing of this proposal. It is not simply enough to provide the space and expect them to appear within the precinct. With regards to these spaces, given that car-share companies are for profit entities, Council is of the opinion that these should be located within the private domain areas. They can be designed so as to be accessible by the general public.

Proposed Implementation of Mitigation Measures

All of the proposed mitigation measures in Table 13 in the Planning Report are supported. It is considered, however, that some of the "Strategic Planning Measures" should be re-allocated to "Project-related Transport Measures" once the planning is complete such that public and active transport infrastructure is linked to the development of the site. For example, new bus routes through the M2 or Station sites would suggest new bus stop locations as part of development of these areas. Similarly, new bus priority measures may be warranted when the bus route locations are confirmed and these should be rolled into the development control plan.

However, as with many critical infrastructure, Council raises concerns regarding how this will be delivered, funded and whom will be responsible.

Development Control Plan

Structure Plan

The structure plan proposed generally supports an effective internal road and active transport network. Maximising the commercial development (which is the highest intensity trip generating use) closest to the station and framed by the residential development is also supported although it is recognised that the attractiveness of the station for resident-based commuter trips to Chatswood, the CBD and in between is probably greater than the station's attractiveness for "inbound" commuter trips to commercial sites.

The balance of residential and commercial development is also supported from a transport efficiency perspective.

ITEM 6 (continued)

ATTACHMENT 1

The proposed controls for the circulation networks, public transport and pedestrian and cyclist network are also supported.

Public Domain-Street Typologies

The proposed street definitions and typologies should comply with those proposed for the rest of the Macquarie Park Corridor. The most recent information for this is contained as part of the proposed Amendment 1 to the Ryde Local Environmental Plan 2010. Copies of this can be provided to the Department on request.

Of particular concern is that the proposed access network under Amendment 1 changes substantially and will result in a different network within the sites to the east of the M2 Site. Accordingly, the proposed Structure Plan should be amended to comply with Council's proposed controls. Key changes include the deletion of one road and the inclusion of pedestrian connections.

Access, Parking and Servicing

It is suggested that the commercial parking rate be amended to 1 space per 100 sqm GFA. All other objectives and controls appear reasonable with the exception of the Workplace Travel Plan requirements. The thresholds for the requirement to implement a plan appear too high and we suggest the thresholds be reduced to 5,000 sqm or 100 employees, in an area with such high traffic congestion levels.

Also, further consideration should be given to "consolidating" parking on the Station North and Station South sites into a communal commercial parking station; to allow parking policy to manage parking demand in this highly accessible area.

It is noted that the Planning Report and the site specific DCP identifies that the community facility has been located over the ECRL where limited / no excavation is possible. This is of concern given that the DCP identifies that the community facility is to allow for 25 spaces within the centre for residents and employees within precinct and a minimum of 1 space per 100m². All of these spaces will be required to be provided at grade given the limited amounts of excavation. This is of substantial concern. These spaces should be incorporated into adjoining developments or definitively provided within basement areas. This must be resolved before the proposal progresses further.

Sub Precincts

Only relatively minor issues have been identified in Section 9.0 of the Development Control Plan as follows:

- Figure 3.3 – maintaining a pedestrian footpath across the access on Epping Road should be shown and a comment added to 9.5.1 to ensure this is provided.

Construction and Construction Staging Considerations

Construction the development will be a major undertaking and will be expected to have significant impacts on the surrounding road system considering truck movements and temporary traffic management arrangements, construction employee traffic and construction employee parking. Whilst it is inevitable that such a large and fragmented development will be constricted in stages, the

ITEM 6 (continued)

ATTACHMENT 1

interaction of the stages and how construction will occur when some stages are already constructed are key considerations relevant for inclusion in the Planning Report.

The Planning Report does not consider the impacts during construction which may be significant and worthy of consideration given the scale of congestion in the area. There are some details regarding staging in the TMAP in Appendix K.

Key questions include:

- Where is construction access proposed for the M2, North and South Station sites in particular?
- What is the expected development sequencing – is it as per Figure 3.2 in the TMAP?
- At what stage are the traffic and pedestrian/cycle upgrades proposed to be implemented?
- What interim parking policy measures are needed to manage on-street parking when only part of the area is developed, particularly to manage “hide and ride” usage and/or construction worker parking?
- What are the impacts of construction vehicles on intersections in the short term?

Also, given, the limited number of access points it will be important to carefully plan the development staging such that the impact of construction vehicles on newly developed/released sites is minimised. These types of considerations may be worthy of inclusion in the Planning Report.

Should the construction of the M2 site progress from Epping Road to the north as shown in Figure 3.2 in the TMAP it is expected that most of the construction and commercial traffic would need to “share” the new signalised intersection at Waterloo Road/Wicks Road and that the Spine Road would need to be constructed up front.

Affordable Housing

The NRSP Planning Report “...indicates that a target of 4% affordable housing would be appropriate for the Precinct” (p.36). It is unclear as to how this will be delivered or funded. It is noted that the Planning Report identifies a range of examples in which either land, housing stock or funding is provided for affordable housing.

In this respect it is noted that the Economic Assessment identifies that the affordable housing stock will consist of 4% of the total number of dwellings on site but that this will be ‘market based affordable housing’. i.e. housing that will be affordable because it is priced at a affordable price for purchase within the free market. In Council’s opinion this does not address the spirit or intent of affordable housing. Council believes that affordable housing should be either allocated to an affordable housing provider or similar for management, or equal value to be allocated to the Department of Housing, other suitable housing provider or Council for the provision of affordable housing elsewhere within the LGA.

COR supports the need for affordable housing in the new precinct. As of September 2010, only 4.1% of dwellings in the City of Ryde were considered affordable for households with moderate incomes. This is a rapid decline from

ITEM 6 (continued)

ATTACHMENT 1

24.2 % in June 2009. The Sydney SD rate in 2010 for affordable for households with moderate incomes was 15.7%. There is very little affordable housing available for purchase for households on low and very low incomes. There are also low rates of available rental dwellings.

There is no indication or corresponding information identified in the DCP regarding affordable housing. Affordable housing objectives and controls should be reflected in the DCP to provide more certainty.

In addition to being affordable such housing should also be adaptable. It is suggested that there will be more than average numbers of older people. The area will also be attractive to people with disability. Thus units should be adaptable as people age and all should have wide door widths and corridors to allow access by wheelchair users.

Utilities

Given the large scale of the precinct, utilities should be reviewed at a wider basis to see if a precinct specific plan can be prepared which will ultimately result in a savings not only in sustainability terms but also in overall cost. Whilst utility requirements are addressed as part of the study, further details regarding what is required, how it will be achieved, and must identify potential impacts on other details of the development which are fundamentally dependant upon utilities.

There is no regard for allowing or dealing with newer technology and trends, such as solar power, off grid supply for things such as street lighting, nor the space required for locating headworks/infrastructure. No consideration has been provided for the National Broadband Network either.

Stormwater

Given the size and scope of the proposal it is considered that an Integrated Water Management Plan for the entire precinct should be prepared. This Water Management Plan should strive to reduce and reuse stormwater. It is recommended that the proponents explore the possibility of Biological Sequestration and Filtration.

Referring to WSUD strategy for M2 (Fig 01) in Appendix O, the map shows the bioretention system is for the street drainage system only. The WSUD avoided the important water quality treatment devise such as bioretention system within the proposed sites. Bioretention system takes approximately 2 to 3 % of the site area. The figure shows combined stormwater underground retention storage at one location only.

It is also unclear whether each individual development will provide its own Onsite Stormwater Detention or whether a communal one will be included as part of the subdivision process.

Accessibility for People with Disability

Approximately one in five people in NSW have some form of disability. A large number of people with disability can be expected to settle in the Precinct. Yet there are extremely few references throughout the document to accessibility. The

ITEM 6 (continued)

ATTACHMENT 1

precinct will cater for a larger population of older people some of whom will have or acquire mobility difficulties. The Precinct Plan makes no reference to the National Disability Strategy NSW Implementation Plan 2012-14. Particularly relevant is the section on *Inclusive and accessible communities*. The NDS focuses on six policy areas that require a whole-of-government, whole-of-life approach to disability planning and service delivery: The NDS outlines a 10 year plan to improve the lives of Australians with disability, promote participation, and create a more inclusive society. It has a vision of '*an inclusive Australian society that enables people with disability to fulfil their potential as equal citizens*'.

The plan refers to "The physical environment including public transport; parks, building and housing; digital information and communications technologies; civic life including social, sporting, recreational and cultural life." Planning & Infrastructure are the lead agency for this. NSW Transport are also involved.

Further there is no reference to the Transport for NSW Disability Action Plan 2012 - 2017. The plan refers to *inter alia*:

- How we improve partnerships with local councils and other areas of government to ensure that there are no unnecessary barriers, and
- How we provide additional employment opportunities for people with disability."

Everyone using this plan, from the designers of the first concept plans to the project managers organising the final construction, has the responsibility to consider different types of disability. A lack of consideration of this by anyone in the design and delivery chain makes it difficult for all who follow particularly the end users.

Building Codes and Australia Standards relating to persons with a disability are becoming increasingly stringent and public attitudes are changing. If the National Disability Insurance Scheme NDIS is fully implemented, more people with disability will be supported in being more active and will become more visible. Thus planning and construction will need to focus on making the built environment far more functional for all in the future. Provision above the minimum standard may in many cases save higher costs of retrofitting or even demolition to meet potential higher future requirements. (For example, a wheelchair user and accompanying carer needs more space to turn and pass than two people walking side by side. Groups of wheelchair users travelling together would require even more space again).

It is never possible to make everywhere accessible. There will always be people who have disability that cannot be catered for via infrastructure or offered an alternative service to compensate. Using the term 'fully accessible' may seem offensive to those who cannot access that facility. The precinct plan needs to aim at a reasonable compromise that accommodates the most people possible (including those with a disability) as effectively as possible within available budgets. As further improvements are made, more people with disability will benefit. As access improves people with a disability may identify further infrastructure issues that they would like rectified.

Compliance to Australia Standards including Access to Premises Standards may not be sufficient to give people with disability the ability to move from place to place through streets using their aids. Aids come in many different forms such as walking sticks, white canes, magnifiers, hearing aids, mobile phones, walking

ITEM 6 (continued)

ATTACHMENT 1

frames, and wheelchairs. This is in response to the various types of disabilities and the capacity for individuals to move throughout an area. There is an added responsibility which is far harder to define, that of providing access which is considered acceptable to any person with disability of any type which does not cause 'unreasonable hardship' to the provider. It is a defence to a complaint made under the *Disability Discrimination Act 1992* about insufficient provision for access that it would cause unreasonable hardship to make the provision sought.

Council's DCP Section 9.2 is referenced, however with the caveat that the Precinct Plan overrides Council's Plan in case of inconsistency. The Precinct DCP makes no specific reference otherwise to 'disability access'.

Environmentally Sustainable Development

It is considered that the planning proposal generally observes the principles of ESD in the development of the Precinct. The proposal to guide the development of the Precinct under a strong set of transit oriented development (TOD) controls is fully supported as is the linking of sustainable design standards of development in the draft DCP to Green Star, NatHERS and NABERS rating sustainability requirements.

From a sustainable transport perspective, however, and given the nature of the Precinct, there are further improvements to current controls that should be made. These include:

- need to better balance TOD controls with equally important pedestrian oriented considerations by better matching the Pedestrian and Cycleway Connectivity Plan to the Council's Macquarie Park Pedestrian Accessibility and Mobility Plan. This plan was on public exhibition to 23 April 2013 and includes the Precinct in its study area.
- For TOD controls to be successful and in order to accommodate the proposed reduction in carparking rates for individual developments to minimise their car dependency, it is considered that requirements for off-street car share schemes at these developments need to be included as specific controls in the Draft DCP, rather than this being left optional. These spaces must be provided outside of the public domain areas.
- Council has investigated the likely transition to Electric Car technology in the Ryde LGA and expects that by 2020, 20% of car sales will be Plug-in Hybrid Electric Vehicles and Battery Electric Vehicles rising to over 45% of sales by 2030. Given this, it is recommended that the Draft DCP be amended to facilitate future proofing of the Precinct to enable this transition to occur.

Amendments to the Draft DCP should consider provision for EV Charging Infrastructure on each development (particularly the high density residential) with rates to be determined.

As a minimum, it is recommended that provision of ducting be provided to all parking spaces in the new residential developments. This can be provided by developers at negligible cost and this will substantially reduce

ITEM 6 (continued)

ATTACHMENT 1

the cost of later retrofit to include EV technology infrastructure of the appropriate type, when it is eventually demanded by owners.

Sustainable Building Design Considerations

From a sustainability standards perspective for development controls, the proposed requirements for Green Star, NatHERS and NABERS ratings as detailed in the Draft DCP are well founded, although a little conservative.

It is considered further controls could be incorporated into the Draft DCP controls to significantly reduce energy and water consumption, improve the quality of waters discharging to waterways and help reduce heat island effects being felt from a changing climate. These should include:

- allow provision in the Draft DCP for green walls and green roofs in the building design to help reduce heat island effects and improve climate of indoor environment. This will reduce need for indoor environment to regulated by air conditioning and hence reduce energy consumption and related costs.
- consider Precinct based co-generation and or tri-generation energy supply systems for groupings of developments and encourage this through the Draft DCP controls. This could also result in savings for utilities providers and developers in the long run. This must be investigated up front at a precinct level rather than leaving for an individual DA to DA process.
- provision should be made in the building design to allow for future connection to alternative water recycled supplies and this should be supported by the Draft DCP. For instance, Sydney Water have previously considered this for Macquarie Park and may consider extending an alternative Precinct wide recycled water supply if the Draft DCP controls mandate connection by future developments to future alternative supply, when available.
- encourage the installation of wall and ceiling insulation to a rating relevant to local climate conditions in the Draft DCP
- Strengthen WSUD requirements in the Draft DCP controls. In this regard, the Draft DCP in the current proposal fails to establish any water quality discharge targets or specific requirements for individual development sites.

Draft targets across the development types were provided during the initial consultation phase and it is recommended that the following water quality discharge targets be incorporated in the Draft DCP for all multi-unit residential developments of 4 storeys or greater and or all commercial and retail development with a gross floor area of 2,000m² or greater to help protect aquatic ecosystem of Porters Creek:

- The following Stormwater Quality Discharge Targets should be applied:
- 90% reduction in the post development mean annual load of total gross pollutant loads (greater than 5 mm).
 - 85% reduction in the post development mean annual load of Total Suspended Solids (TSS).

ITEM 6 (continued)

ATTACHMENT 1

- 60% reduction in the post development mean annual load of Total Phosphorus (TP).
- 45% reduction in the post development mean annual load of Total Nitrogen (TN).

Development Control Plan

Generally, with regards to the Development Control Plan, should it be the Department's intent to include the DCP as a site specific addition to Council's own DCP, the formatting should follow that adopted by Council's DCPs. Templates for both word and indesign can be provided to the Department on request.

Council is disappointed with the quality of the DCP provided and its ambiguous nature in some areas. The DCP is often unclear and difficult to interpret where it applies and what the specific requirements are. It is strongly recommended that the DCP be re-written to be inline with Council's standards. In this respect, it is recommended that the Department use *Development Control Plan 2010 Part 4.6 Gladesville Town Centre and Victoria Road Corridor* as a template. Key areas of concern or ambiguity are:

- Some controls are not clearly defined and appear more as objectives rather than controls,
- The DCP does not include or address all parts of Development Control Plan 2011,
- Individual building envelopes in the form of block diagrams should be prepared for each superlot,
- Clarity around the community facility. See specific part of this submission for further comments.

Throughout the DCP, the use of non-definite terms such as 'should', 'may' and 'could' must be avoided to eliminate debate with Council when assessing individual DAs within the precinct. As such, many of the controls within the DCP read as objectives rather than definitive controls that must be obeyed by future development. Examples of this are contained within the table at the end of this section.

The DCP should also include references to all components of Draft DCP 2011, not DCP 2010. It should be noted that DCP 2011 includes additional sections including parts relating to Flooding and Public Civil Works.

With regards to the proposed super lots, it is Council's opinions that each super lot should have a block diagram developed that clearly identifies where the proposed built form is to be located. Once again, an example of this can be found with Part 4.6 of DCP 2010. A section could be taken through each of the frontages within the block diagrams showing the intended connectivity at the base of the buildings to the streetscape. This could be used to guide future design that would ensure a good built form outcome for the precinct as a whole.

Whilst it is recognised that individual purchasers may then undertake further detailed site investigations that may result in potential proposals outside of and beyond the scope of the defined building envelopes, flexibility can be incorporated as part of the DCP. This could include the amendment / redesign of building envelopes subject to key objectives being met and as long as the resulting in an amenity for future and surrounding residents equal to or greater

ITEM 6 (continued)

ATTACHMENT 1

than that achieved by the current building envelope. Such a control is already present in under Section 4.1 of Part 4.6 of DCP 2010. This has been attached.

In this respect, of particular concern to Council is that the proposed built form controls fail to provide real guidance with respect to anticipated building edges along streets and regarding the maximum building depths. Whilst this could be assessed against each individual DA, it may mean that the size of the super lots proposed are not utilised to their full potential unless this is thought of and fully realised at this early stage.

Furthermore it is noted that the appendixes that form part of the DCP were not available for comment at time of public exhibition. Accordingly, no comment can be made as to the suitability of the proposed planting. In this respect it should be noted that Council has recently adopted a Street Tree Masterplan.

The following is an overview of key critical issues of concern within the DCP.

Page	Section	Issue
19	3.1.2 Urban Structure	<p>The proposed Structure Plan for the precinct appears proposes mixed use within the commercial area which is at odds with the proposed zoning which explicitly prohibits residential uses.</p> <p>It is unclear from the Urban Structure Plan and the Indicative Layout Plan what connections or pedestrian pathways will be provided with the Mixed Use Precinct and in particular between the commercial buildings on the South Eastern corner of the M2 Site and between the North Ryde Station and Goodman's Site.</p>
24	3.4 Public Transport	<p>This section details a range of items and matters that must be addressed. It is unclear as to how these will be addressed on a development by development basis or how they will be funded. This must be fully clarified.</p> <p>Control 1 – It is unclear what specifications need to be met for each of the facilities proposed and how they will be delivered.</p> <p>Control 2 – What constitutes of 'high profile bicycle parking'. Is this visually prominent bike racks? Communal end of trip facilities? Lockers that can be hired by commuters and LOW cost?</p> <p>Control 3 – What sort of opportunities should be implemented? Robustness in terms of figures, location, quantity and capacity must be clarified.</p>
24	3.5 Open Space	<p>No numerical quantities of the minimum size and dimension of these spaces have been provided.</p> <p>Control 2. d. - What constitutes an adequate amount of solar access? A figure of the minimum amount of solar access between set hours should be nominated.</p>
31	4.1 Streets	<p>The proposed streets within the precinct appear to be of a different width than those contained within Council's own</p>

ITEM 6 (continued)

ATTACHMENT 1

		<p>Structure Plan for the Macquarie Park Corridor. Further more it does not appear as though the proposed streets line up with those proposed under Amendment 1 which substantially revises the proposed controls within Macquarie Park. Furthermore, the streets do not comply with Council's Public Domain Technical Manual.</p> <p>Details of Amendment 1 can be provided to the Department on request.</p> <p>Control 1 – States that '<i>New streets should conform to</i>'. The should in this sentence should be replaced with must.</p> <p>Control 2 - States that '<i>New streets should be designed in....</i>'. The should in this sentence should be replaced with must.</p>
39	4.2 Pedestrian and Cycle network	<p>Council's DCP 2010 Part 9.3 contains detailed controls for cycling and end of trip facilities within developments, specifically commercial development. This should be adopted and incorporated into the DCP.</p> <p>It is unclear how these facilities will be provided and funded.</p> <p>Control 3 - Should be amended to require that the bridge be provided in one continuous span and that it will allow for disabled access. No mention of the ability, or lack thereof, of cyclists to use the bridge have been identified. This raises potential issues with safety given the length and likely sweeping nature of the bridge.</p>
41	4.3 Parks and Plaza	<p>The pedestrian plaza areas identified as 07 and 08 on figure 6 should have clear references to the sub precinct controls contained within Section 9 of the DCP.</p> <p>Control 2 – Control includes use of should. Recommend replace with must.</p> <p>Control 3 – Control includes use of should. Recommend replace with must.</p> <p>Control 6 – Should include a reference to Council's Street Tree Masterplan.</p>
41	4.4 Water sensitive urban design	<p>See comments under Water Sensitive Urban Design within this submission. Recommended that basic controls be provided to include targets. Council's policy has not yet been adopted or endorsed by Council.</p>
42	4.5 Streetscape Planting	<p>Council has prepared a Street Tree Masterplan that should be included.</p>
43	4.7 Public Art	<p>See comments under Public Art within this submission.</p>
44	4.8 Safety	<p>Should include reference to CPTED.</p>
47	5.2 Building Height	<p>See comments under Urban Form within this submission.</p> <p>Additionally it is unclear whether weight is given to the</p>

ITEM 6 (continued)

ATTACHMENT 1

		<p>storey control or the maximum meter control under the LEP.</p> <p>Typo has included a second number point with no control.</p>
49	5.3 Street Frontage Heights	<p>The sections included within this part are unclear as no setback to the street boundary has been provided. Whilst this will in part be derived from the elsewhere in the DCP, it is not clear how the proposed articulation zones will relate to the street setbacks for the buildings.</p> <p>This would be readily addressed through block diagrams for each individual super lot.</p> <p>A separate figure identifying where each section applies would facilitate and improve understanding of this part.</p>
52	5.4 Building Setbacks	<p>Control 2. Requires setbacks to be in accordance with SEPP 65 which does not provide any setbacks. This must be further clarified.</p> <p>Also, reference must be made to the minimum building separations contained within the Residential Flat Design Code.</p> <p>The setback controls and associated diagrams do not clearly identify what the setbacks are to be within the Commercial portion of the precinct, specifically the southern end of the M2 Site.</p> <p>Additionally the use of colonnades is questioned. In Council's experience, given the variety of levels on the proposed areas, it is questionable whether these will result in a positive built form outcome in which the ground floor readily connects to the street.</p> <p>Control 1 – Control includes use of should. Recommend replace with must.</p>
54	5.5 Building Depth and Bulk	<p>With regards to the proposed building depths, these controls would be greatly assisted by building envelope diagrams for the individual sites.</p> <p>Failing this, reference should be made to the minimum building depths contained within the RFDC.</p>
55	5.6 Mixed Use Buildings	<p>The proposed floor to ceiling heights should be as per the RFDC and include separate controls requiring the first two floors above ground to have a minimum floor to ceiling height of 3.3m, to maximise future adaptability of these units if required.</p> <p>It should be noted that the BCA minimum requirements are less than those of the RFDC.</p> <p>Control 7 – It is unclear where exactly the pedestrian through site routes are required. Should be clearly shown and referenced to a Figure.</p>
56	5.7 Building Design	<p>Control 1 – Control includes use of should. Recommend</p>

ITEM 6 (continued)

ATTACHMENT 1

	and Materials	<p>replace with must.</p> <p>Control 4 – Control includes use of should. Recommend replace with must.</p> <p>Control 5 - The proposed control 5, which limits opaque or blank walls for ground floor uses to 30% of the street frontage is not supported. This is as it will result in an excessive blank façade to the street given the size of the super lots.</p> <p>This should be reduced to 15%. Should this need to be varied for future development, it can be assessed on a case-by-case basis by Council.</p>
57	5.8 Overshadowing	See comments relating to Ecological Impacts and Overshadowing within this submission.
58	5.9 Landscape Design	<p>Landscape areas should not include roof areas as this will not be visible from the street and does not add to the streetscape. Despite this the value and intent of rooftop gardens is understood and appreciated by Council.</p> <p>A separate control for the minimum amount of Deep Soil planting to be provided on site should be applied as a percentage of the site area. This would be assisted by the development of a block diagram for each super lot.</p>
61	6.1 Active street frontages	<p>A separate control and figure identifying and requiring active frontages should be included as part of the DCP. An example of this can be found within Part 4.6 of DCP 2010.</p> <p>Any such diagram should also identify the egress / ingress locations for pedestrians and vehicles. It should also identify where individual access for ground floor apartments is to be provided.</p> <p>Control 3 – Control includes use of should. Recommend replace with must.</p> <p>Control 5 – Control includes use of should. Recommend replace with must.</p> <p>Control 9 – Control includes use of should. Recommend replace with must.</p>
62	6.2 Front Fences and Boundary Treatments	Control 3 – Control includes use of should. Recommend replace with must.
62	6.3 Awnings	<p>Control 1 – It is recommended that the awnings extend along all active frontage areas. This is to include the plaza areas along Plazas 07 and 08. Potential pedestrian coverage from the base and along extent of the foot bridge should also be considered.</p> <p>The awnings should be shown in relation to the location / footprints of buildings / roads.</p> <p>The awning on the Goodman's site does not appear to</p>

ITEM 6 (continued)

ATTACHMENT 1

		<p>relate to anything or connect to other desire lines of travel. Further consideration of the desire lines and preferred paths of travel around the station need to be defined before the awning location can be determined.</p> <p>Control 2 – Given that Council has raised concerns about the street layouts and the design of streets in accordance with the Macquarie Park Public Technical Manual, it is recommended that the width of the awning be amended to reflect the requirements of the width of footpaths in accordance with the technical manual and the street planting required. Also should needs to be replaced with must.</p> <p>Control 3 – Control includes use of should. Recommend replace with must.</p>
64	6.4 Vehicle Footpath Crossing	<p>This section should be relocated into Part 7 of the DCP.</p> <p>Proposed / recommended location of vehicular entry points should be identified on a separate figure. This is to include detailed consideration for the vehicular entry points for the commercial sites at the southern tip of the M2 Site. Particular reference is made to the sites landlocked from roads by Plazas. Shared area is unlikely to allow for the full potential use of the Plaza identified as 07.</p> <p>Control 6 - Provides a preferred width of driveway crossings and car park and service entries is 2.7m. This appears to narrow to allow for two way flow of traffic.</p>
67	7.1 Vehicular Access	<p>Proposed / recommended location of vehicular entry points should be identified on a separate figure. This is to include detailed consideration for the vehicular entry points for the commercial sites at the southern tip of the M2 Site. Particular reference is made to the sites landlocked from roads by Plazas. Shared area is unlikely to allow for the full potential use of the Plaza identified as 07.</p> <p>Control 1 – If location of vehicular access points not nominated as per above, should identify appropriate secondary streets.</p>
67	7.2 Car Parking	<p>Control 1 – Development Applications must also consider appropriate location of vehicular access points and relationship of any existing approved / current vehicular access points surrounding lots.</p> <p>Control 5 - Control includes use of should. Recommend replace with must. A potential number of spaces should be nominated based of level of density intended for site and specify that these are to be located on private land.</p>
81	9.0 Sub Precinct Controls	<p>This section is poorly laid out and the figure on Page 82 does not clearly identify the individual sections. Use of colour coding for individual sections would facilitate the understanding of this diagram.</p> <p>Generally this section is not easily understood and is somewhat unclear with its layout. Use of individual</p>

ITEM 6 (continued)

ATTACHMENT 1

		<p>diagrams for each subsections and reorganising of the controls would greatly improve is clarity.</p> <p>The shared way plaza identified on page 93 is unclear in terms of how it will be adequately treated to ensure pedestrian safety is prioritised over vehicles. Also it is unclear where the 30% landscaped area will be located.</p> <p>Perhaps objectives of what the individual areas / plazas are to be achieving should be provided so that individual merit assessments can be undertaken for each plaza at time of delivery.</p> <p>Control 1 - Control includes use of should. Recommend replace with must.</p>
83	9.1 Pedestrian overpass	<p>See comments relating to Infrastructure and Heritage.</p> <p>Should include consideration of pedestrian / cyclist conflict, disabled access and that bridge must be delivered in its entirety.</p> <p>Further detail of the landing point of the pedestrian bridge at both ends should be further detailed. I.e. how it is connect to the plazas and surrounding sites and what the desirable paths of travel are to be.</p> <p>Control 7 – The deck width of 3m appears to be minimal and may not allow for passing of cyclist / pedestrians etc.</p>
86	9.2 High Density Residential Sub Precinct	<p>See comments regarding Infrastructure Delivery.</p> <p>9.2.1 - Does not contain controls but simple statements. Reference to figures should be provided for clarity.</p> <p>9.2.2 - Contains statements of what is to be provided with no relationship to staging or how these will be achieved.</p> <p>9.2.3 - same as above.</p> <p>9.2.4 - See comments relating to Water Sensitive Urban Design. Should include controls detailing how this is to be achieved and whom will be responsible. Should also include targets to be achieved by WSUD Controls. See Open Space comments regarding impacts of detention facilities within parks.</p> <p>9.2.5 – Site 4a - Key to be provided for colour coding. Further detailed 'Concept Plans' should be provided. See comments regarding Amendment 1 and relocation of Access Network and pedestrian connections. See comments regarding Community Facility.</p> <p>Site 4b – Key to be provided for colour coding. See comments regarding Amendment 1 and relocation of Access Network and pedestrian connections. See comments regarding Community Facility. In location of proposed road, infrastructure and WSUD components must be located out of road area. i.e. minimal relocation of services for future connection.</p>

ITEM 6 (continued)

ATTACHMENT 1

			<p>Site 4c - Key to be provided for colour coding.</p>
92	9.3 Mixed Use Sub Precinct		<p>9.3.1 - Does not contain controls but simple statements. Reference to figures should be provided for clarity. Must consider staging and how will be achieved.</p> <p>9.3.2 - Pedestrian connection location to be shown graphically or reference to specific figure where it is shown to be provided.</p> <p>9.3.3 - Site 3a - Key to be provided for colour coding and numbering used. It is unclear how the shared way for Figure 9 will function or allow for its use as a genuine plaza area. Will this access for vehicles by 24/7? This area has a high potential for pedestrian / vehicular conflict.</p>
95	9.4 Station Sub precinct		<p>Does not contain controls but simple statements. Reference to figures should be provided for clarity.</p> <p>9.4.4 - Site 1a - Key to be provided for colour coding and numbering used. Driveway location must be shown. 14(c) 'pedestrian permeability' to where from where? Ambiguous statement must be further clarified.</p> <p>Site 2a - Key to be provided for colour coding and numbering used. 'Touch down' point for bridge to be clearly identified. It appears as though the paths of travel (assumed to be the areas in brown) are narrow and unlikely to be able to cater for both bike / pedestrian travel. The location of the bike path is to be clearly shown. If it is to be shared area. This must be stated.</p>
98	9.5 Blenheim Park Sub Precinct		<p>Council is of the opinion that the OSL Site should be removed from the proposal.</p> <p>Key to be provided for colour coding and numbering used.</p> <p>Unclear how interface between Blenheim Park and OSL site is to be resolved / treated.</p>
100	9.6 Bundara Reserve Sub Precinct		<p>Council is of the opinion that the RMS Site should be removed from the proposal and dedicated to Council for rehabilitation and incorporation into Bundara Reserve.</p>

Conclusion

Given the extent of concerns raised in the above submission, Council cannot support the proposal in its current form. Council's key matters for consideration by the Department are:

- That the proposal has the potential to erode the specialist commercial centre nature of Macquarie Park by allowing high level residential towers within the centre. This has potential 'spill on' effects.
- The Department has not formed an effective and cohesive partnership with Council in the development of the centre. This is as:

ITEM 6 (continued)

ATTACHMENT 1

- Council has invited Transport for NSW and the Department of Planning and Infrastructure to present to Council on several occasions which has not occurred.
- The Steering Committee was established after the majority of the planning for the precinct was determined
- There is no sense of certainty regarding the delivery of the infrastructure necessary to support the proposed scale and level of density.
- Despite several requests from the community and Council for the removal of the OSL Site and the RMS Site, these sites continue to form part of the precinct.

The proposal represents a unique opportunity for the State Government to demonstrate how effective planning and delivery of infrastructure can be joined together to deliver a positive outcome for existing communities and future residents. This has not been achieved.

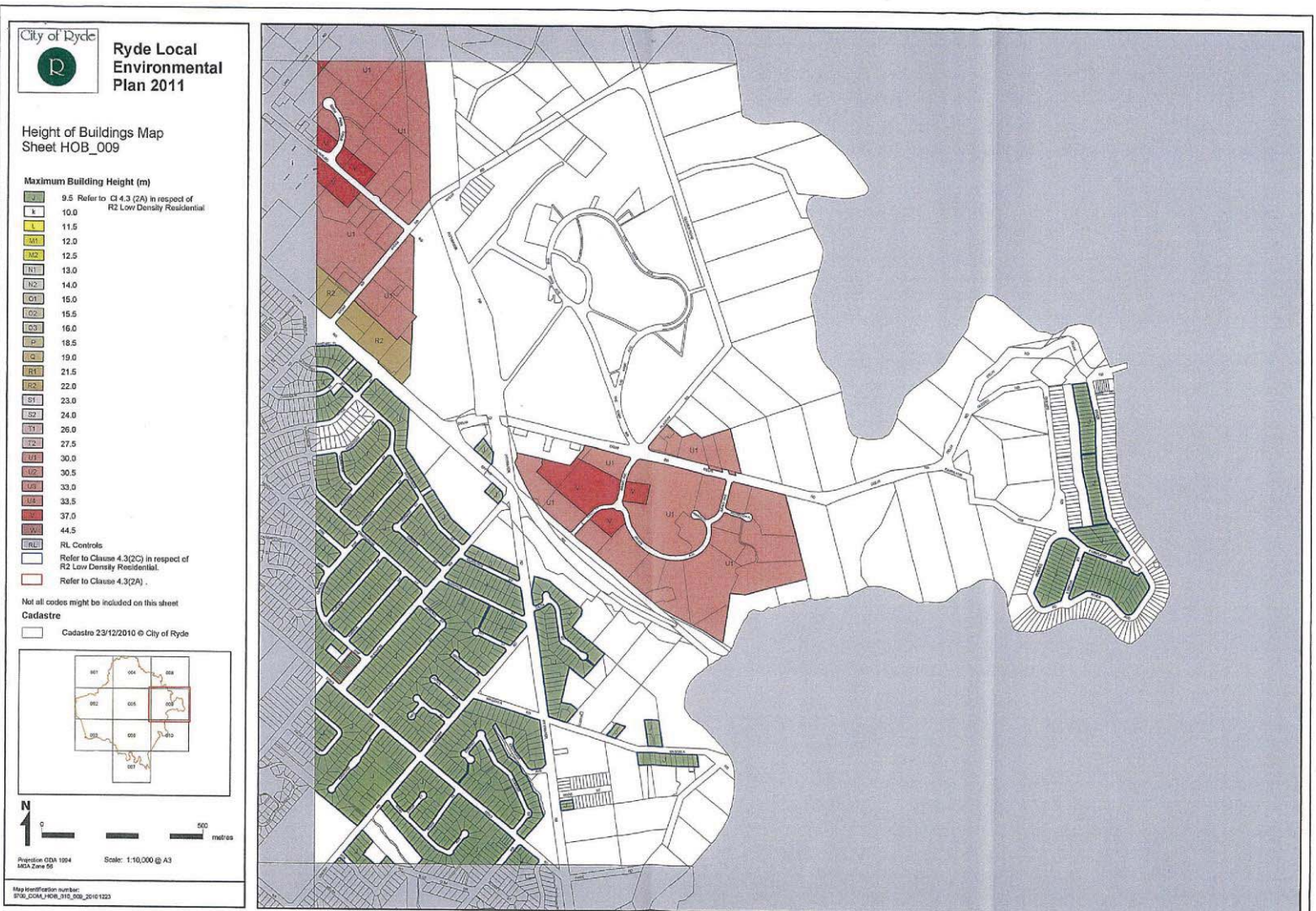
ITEM 6 (continued)

ATTACHMENT 2

Attachment 1

ITEM 6 (continued)

ATTACHMENT 2

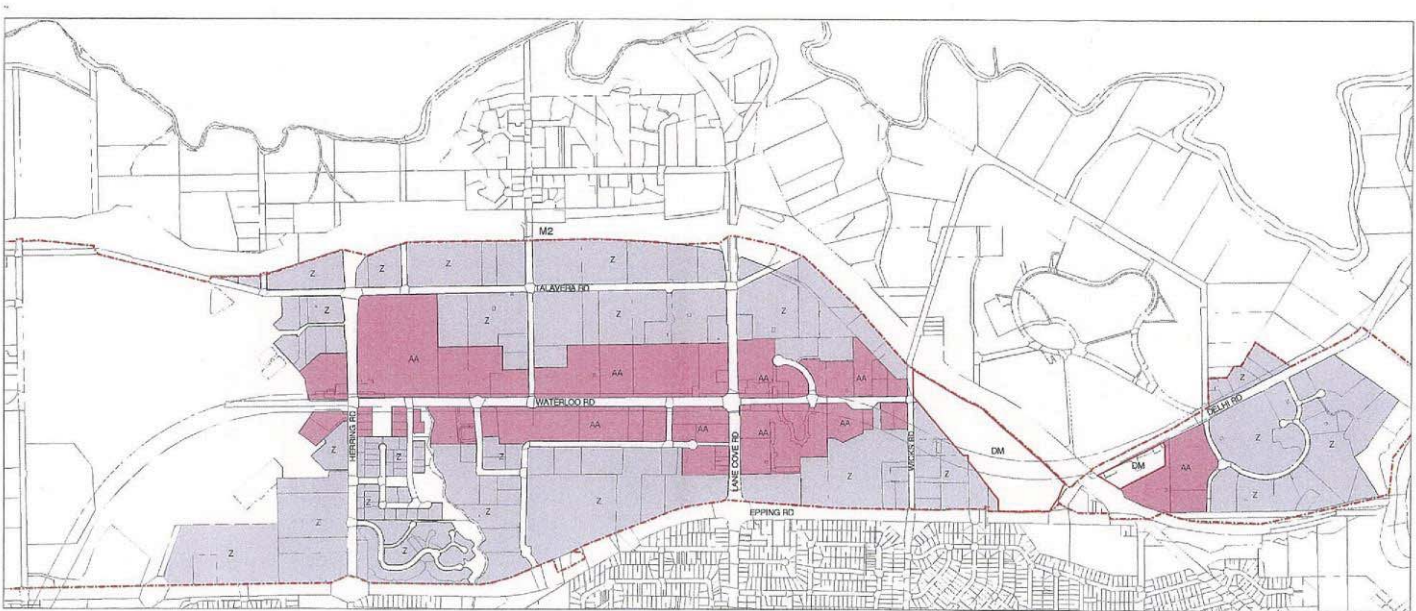


ITEM 6 (continued)

ATTACHMENT 2

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Amendment 1



KEY maximum building height (m)	
AA	65m
Z	45m
DM	Deferred Matters

Revised height plan features

- Strengthens Waterloo Rd as the central spine
- Increased height around North Ryde Station
- Simplified strategy by only having two heights across the study area
- All lots that have 3:1 FSR have a height limit of 65m, all other lots 45m

Note: The height controls presented as part of this review do not anticipate any additional 'bonus FSR' being available through the proposed infrastructure funding model. Should additional FSR be achievable, the recommended height controls would require review.

ITEM 6 (continued)

ATTACHMENT 2

Attachment 2

4.3.2 Block 05 (Primrose Hill) Built Form Controls

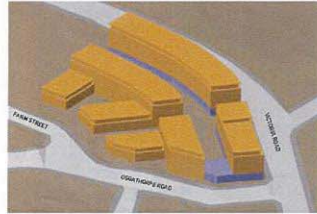
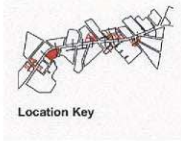


Figure 4.6Z Block 05 3D Model

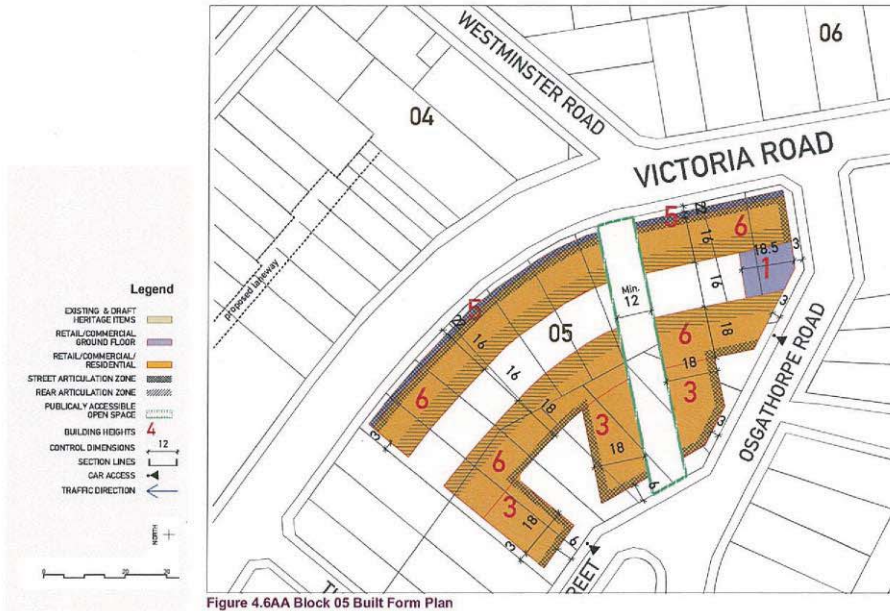


Figure 4.6AA Block 05 Built Form Plan

Objectives

1. Create a thriving, mixed use area, with a range of commercial, retail or residential uses along Victoria Road and extending down Osgathorpe Road.
2. Create a landscaped character and landscaped setting for buildings facing Osgathorpe Road and Farm Street.
3. Create a well articulated sequence of built forms in Victoria Road, Osgathorpe Road and Farm Street.
4. Protect the residential amenity of development fronting Victoria Road.

Controls

Building Uses and Ground Floor Activities

- a. All development must include commercial and/or retail land uses.
- b. Provide mixed use development with retail or commercial activities on the ground level fronting Victoria Road and the corner of Osgathorpe Road, with commercial, retail or residential upper floors.
- c. Create a mix of residential or commercial activities in the buildings facing Osgathorpe Road. Land uses on Farm St are to be residential or compatible with residential land uses.

Street Frontages

- d. Provide an active frontage at ground level on Victoria Road.
- e. Provide a building setback with a landscaped setting for the residential buildings facing Osgathorpe Road and Farm Street.

Building Heights

- f. Provide development in accordance with Block 05 Built Form Plan (Figure 4.6AA) for building heights in storeys.
Note: The articulation of the top floor in the 3 dimensional building envelope drawing (Figure 4.6Z is indicative of a top floor treatment, and is not a development control.
- g. Step built forms down from Victoria Road to relate the built form to the change in the topography.

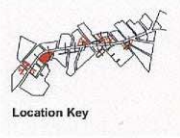
ITEM 6 (continued)

ATTACHMENT 2

4.6

Part
Gladesville Town Centre and Victoria Road Corridor

Chapter
4.0 Key Sites



Building Depth and Separation

h. Provide building depth and separation in accordance with Figure 4.6AA Block 05 Built Form Plan.

i. An 18m wide maximum building envelope, including balconies and façade articulation, is preferred.

Building Setbacks

j. Provide 2m setbacks along Victoria Road on the ground, first and second floors in accordance with Figure 4.6AA Built Form Plan and Figure 4.6BB Setbacks.

h. Provide upper level setbacks in accordance with Figure 4.6AA Built Form Plan and Figure 4.6BB Setbacks. Upper level setbacks are measured to the edge of any balcony or building façade.

k. Provide 3m setbacks in Osgathorpe St at the ground, first and second floors.

l. Provide 6m setbacks in Farm St at the ground, first and second floors.

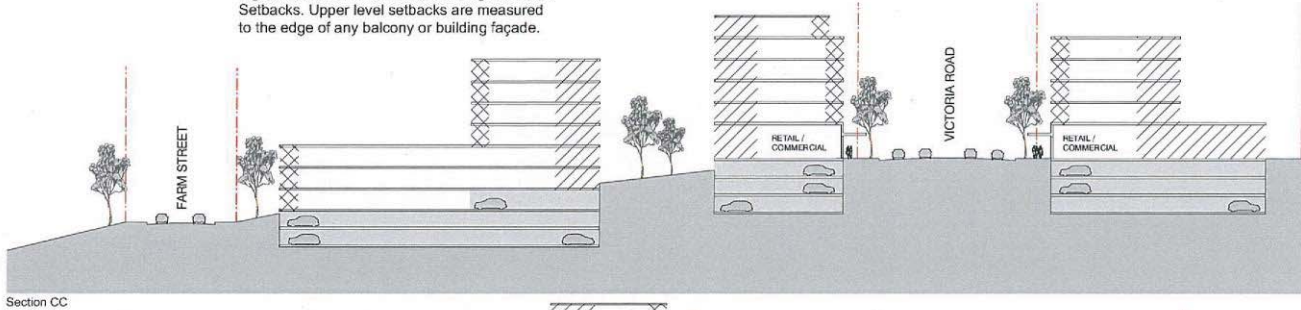
Minimising Vibration, Noise and Air Pollution in Residential Buildings Near Busy Roads

m. Design to minimise vibration, noise and air pollution in the internal layout and materials selection of residential buildings. Development must comply with NSW Department Planning, *Development Near Rail Corridors and Busy Roads - Interim Guidelines*.

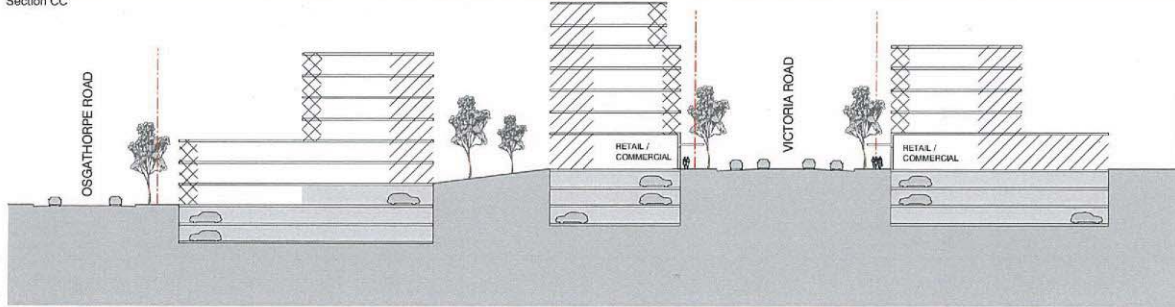
Internal circulation corridors, bathrooms, laundries and other non-habitable spaces should be located adjacent to the busy road.

Living rooms and primary balconies should be located and oriented away from the main road. Additional techniques to minimise the impacts of a busy road include glazed balconies or wintergardens, louvred balcony screens and double glazing.

Cross ventilation is to be maintained by means such as glass and metal louvres, and cross over or two storey apartment types.



Section CC



Section DD

Figure 4.6BB Block 05 (Primrose Hill) Setbacks

4.3.2 Block 05 (Primrose Hill) Public Domain / Community Space Controls

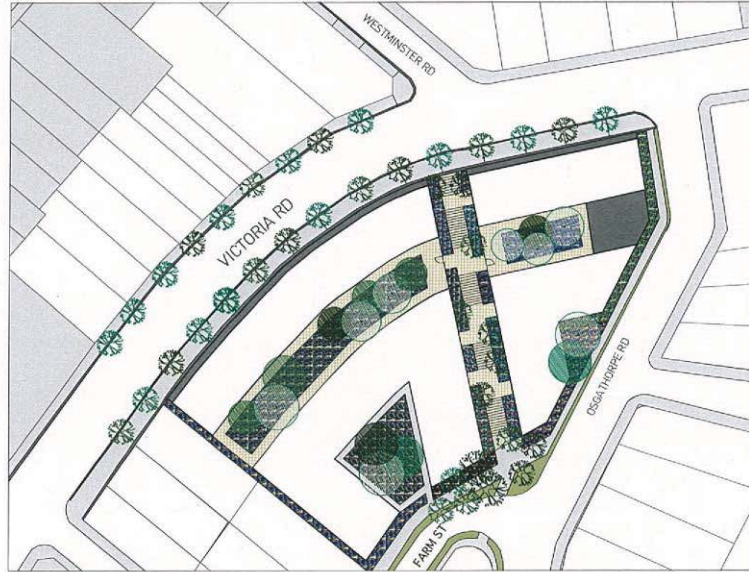
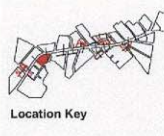


Figure 4.6EE Block 05 Public Domain Plan

Introduction

The site is highly visible at the top of a hill, on a bend on Victoria Road. Development of this key site will potentially improve the visual quality of the streetscape of Victoria Road, and form a gateway to the town centre.

Objectives

1. Maximise opportunities for pedestrian connections and landscape improvement.

Controls

- a. Provide street enhancements and landscaping in accordance with Block 05 Public Domain Plan (Figure 4.6EE).
- b. Provide street tree planting in accordance with Draft Ryde Public Domain Technical Manual.
- c. Provide a pedestrian connection, public domain and or community space equivalent to at least 10% of the site area in the form of a through-site-link as shown on the key site drawing or to Council's approval. A through site link shall have the following characteristics:
 - i) Connects Farm St with the signalised pedestrian crossing at Victoria/Westminster Rds; and
 - ii) open to the sky; and
 - iii) a minimum dimension of at least 12m across; and
 - iv) a minimum 15m separation between buildings on either side of the through site link; and
 - v) paved in accordance with Ryde Council's Public Domain Technical Manual.
- d. Create a landscape edge along Farm Street and Osgathorpe Road, to suit the character of the surrounding streetscape.
- e. Extend the kerb at the corner of Farm Street and Osgathorpe Road, to reduce the pedestrian crossing distance and make an opportunity for tree planting.
- f. Widen pavements to improve pedestrian circulation, and provide more seating.

4.0 KEY SITES

4.1 Key Sites Introduction

Gladesville Town Centre functions primarily as a ribbon shopping strip containing many actively used sites and also under-utilized sites. The Gladesville Town Centre and Victoria Road Corridor Master Plan identified a number of key sites, which have potential to revitalise the centre through their redevelopment and related public domain improvements. The key sites identified in this section were previously identified in the Gladesville Master Plan for public domain and development projects.

Four of the key sites (Coulter Street, Wharf Road, Massey-Cowell Streets and the Pittwater Road Council Carpark site) are in close proximity to the shopping precinct. The opportunity exists with their development to:

- Create a better pedestrian environment in and around the town centre shopping precinct;
- Assist pedestrian movement with new streets, pedestrian through site connections, widened footpaths and pedestrian squares;
- Create pleasant outdoor places for recreation away from the traffic on Victoria Road;
- Provide a wide range of retail shopping, including expanded supermarkets, big box retail and a greater range of specialty shops.
- Provide better public underground carparking; and
- Renew community facilities such as libraries and child care centres.

The Primrose Hill site is currently under-utilised and the opportunity exists to provide a landscaped pedestrian link through the site, a hotel and retail /commercial uses at the ground floor and residential development above.

The Monash Road area is a prominent entry to the corridor with a small scale retail presence that is in need of revitalisation. Appropriately scaled development aims to unify the built form at this important intersection with Victoria Road and relate to existing near by low scale buildings.

The development controls in section 4 of this Part provide detailed guidance to create cohesive built form and public domain outcomes for Key sites. All the Key sites have public domain improvements, some with new streets, squares and lanes and widened footpaths. The detailed envelopes shape future built forms and establish relationship to the public domain spaces, topography, heritage items and conservation areas.

Objectives

The public domain improvements and development of these key sites in this Part will:

1. Support the existing town centre shopping precinct;
2. Contribute to expanding and enhancing the pedestrian network around the town centre shopping precinct;
3. Provide an expanded range of uses in the town centre;
4. Provide better public domain access and amenity through existing under-utilised sites; and
5. Create an enhanced image of the town centre as its entries and major intersections.

Controls

- a. Future design and development proposals for Key Sites are to be reviewed by a Design Review Panel to ensure design quality in design proposals.
- b. The Key Sites Plans in Section 4 of this Part may be varied subject to preparation of a new Comprehensive Plan for the subject land that demonstrates the following to Council's satisfaction:
 - i. Publicly accessible open space exceeding that shown in the Key Sites Plans within this Part OR publicly accessible open space that exceeds 30% of the site area.
 - ii. Community benefit in the form of facilities such as child care, community meeting space, library space, commuter parking, business incubator or other. The Comprehensive Plan must demonstrate the demand for such facilities to Council satisfaction.
 - iii. Environmental impacts (such as overshadowing and overlooking) are managed.
 - iv. Environmentally sustainable design is implemented. Water and energy consumption are minimised.
 - v. Transport Management is to Council and, where applicable, RTA satisfaction including pedestrian access, public transport access, parking quantum and layout, and intersection level of service.

ITEM 6 (continued)

ATTACHMENT 3

Ann-Maree Carruthers
Acting Director, Metropolitan Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

XX May 2013

Dear Ms Carruthers

**EXHIBITION OF NORTH RYDE STATION URBAN ACTIVATION
PRECINCT**

I refer to the Department of Planning and Infrastructures letter dated 18 March 2013 regarding the Planning report for the North Ryde Station Precinct.

The City of Ryde Council has reviewed the documentation placed on exhibition and has significant concerns regarding the proposal. These concerns have been attached as a separate document. It should be noted that many of these concerns have been raised previously by Council and have as of yet not been adequately addressed.

Of particular concern to Council is the failure to provide any details as to how the infrastructure included within the precinct will be delivered. The proposed levels of density are entirely reliant upon the delivery of the infrastructure detailed within the proposal. Without any defined funding sources for these pieces of infrastructure, it does not make sense to consider the planning proposal. In particular, the proposed Growth Infrastructure Plan has not been formulated or endorsed by the necessary State Government Departments or Council. Therefore there is no guarantee that these pieces of infrastructure will be delivered in their totality.

Council is also disappointed that the proposal continues to include the Tennis World Site (referred to as OSL site) and the land alongside Bundarra Reserve and the M2 (referred to as RMS Site). Council has raised these sites in previous meetings with the Department and the Minister for Planning and Infrastructure and has consistently requested these sites to be removed from the proposal.

In the case of the lands adjoining Bundarra Reserve, the size of this site and the potential impacts upon the single remaining residence and the Endangered Ecological Community make it impractical for rezoning. This site is surrounded by Epping Road, the M2 Motorway and Delhi Road. Any access to these site is incredibly perilous and should not be intensified as proposed.

ITEM 6 (continued)

ATTACHMENT 3

With regards to the Tennis World Site, the community has raised significant concerns regarding the loss of this open space and the potential impact upon adjoining residences along Morshead Street. Council have for an extended period of time sought to limit to expansion of the Macquarie Park Business Corridor south of Epping Road. It has been a great source of concern to the community of Ryde that the Department through this proposal and previous Part 3A proposals continues to allow for further intensified development south of Epping Road.

Also of concern to Council is that the Department is the proponent, assessing authority and consent authority for the proposal. This raises serious questions about probity and validity of the process.

The above matters have been detailed in length in the enclosed attachment. The City Of Ryde thanks you for the opportunity to comment upon the Rezoning Study and strongly urges you to reconsider this proposal and the process under which it is assessed.

Yours sincerely

Dominic Johnson
Group Manager, Environment and Planning
City of Ryde Council

7 DRAFT FOUR YEAR DELIVERY PLAN 2013/2017 INCLUDING ONE YEAR OPERATIONAL PLAN 2013/2014

Report prepared by: Team Manager - Management Accounting
File No.: FIM/07/6/2/3/4 - BP13/633

REPORT SUMMARY

This report presents the Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014 for Council's consideration and endorsement for the Draft Plans to be placed on public exhibition for the period 22 May 2013 to 19 June 2013 to allow community consultation to be undertaken and submissions to be invited from the general community. All submissions received will be referred back to Council for its consideration at its meeting of 25 June 2013.

RECOMMENDATION:

- (a) That Council, pursuant to Section 404 & 405 of the Local Government Act 1993, endorse the document titled "Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014", inclusive of the 2013/2014 Draft Budget, Fees and Charges and Capital Works Program, as its Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014 of the City of Ryde.
- (b) That the Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014 be publicly exhibited for a period of not less than 28 days from 22 May 2013 to 18 June 2013.
- (c) That following the public exhibition period detailed in part (b), Council consider all public submissions at its meeting to be held on Tuesday 25 June 2013 prior to formally adopting its Four-Year Delivery Plan 2013/2017 including the One-Year Operational Plan 2013/2014.

ATTACHMENTS

- 1 Proposed Additional Fees since workshop
- 2 Proposed Deletions since workshop
- 3 City of Ryde 2013-17 Delivery Plan Draft for Exhibition - CIRCULATED UNDER SEPARATE COVER

Report Prepared By:
Jifeng Huang
Team Manager - Management Accounting

Report Approved By:
John Todd
Chief Financial Officer

Roy Newsome
Group Manager - Corporate Services

ITEM 7 (continued)

Discussion

Under Sections 404 and 405 of the Local Government Act, Council is required to prepare a Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014, which details the delivery program in respect to the Council's activities for at least the next four (4) year period, including Council's revenue policy for the 2013/2014 year. Council has prepared its Draft Plans for four years with a projected Capital Works Program and consolidated Income and Expenditure Estimates for the years 2013/2014 to 2016/2017.

The Local Government Act requires that the Draft Plans be exhibited for a period of at least 28 days, during which time the public can make submissions on any aspect of the Draft Plans. These submissions must be considered by Council before the Draft Plans are adopted.

It is proposed for the Draft Plans to be on exhibition from 22 May 2013 to 18 June 2013. All submissions received will be referred to Council for its consideration in adopting the Draft Plans, which is scheduled for Council's meeting on 25 June 2013.

Ryde 2021 Community Strategic Plan

In the formulation of the Draft Plans, consideration has been given to Council's adopted Ryde 2021 Community Strategic Plan. A summary of the proposed expenditure allocations for each of the Outcome areas in the Draft Four-Year Delivery Plan 2013/2017, are detailed below:

	Base (\$'000)	Projects (\$'000)	Total (\$'000)
A City of Connections	56.4	25.3	81.7
A City of Environmental Sensitivity	100.9	11.2	112.2
A City of Harmony & Culture	27.2	2.0	29.2
A City of Liveable Neighbourhoods	40.9	2.6	43.4
A City of Progressive Leadership	121.2	18.3	139.5
A City of Prosperity	0.7	8.4	9.1
A City of Well Being	78.3	11.0	89.2
	425.5	78.8	504.3

The Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014 has been prepared in alignment with the Ryde 2021 Community Strategic Plan and provides details on the projects to be delivered within each Outcome area and Program area.

ITEM 7 (continued)

The diagram below shows the relationship between the Community Strategic Plan, the Four-Year Delivery Plan and the Operational Plan:



Projected Working Capital

As reported to Council in the Quarterly Reviews of the Four-Year Delivery Plan 2012/2016 including One-Year Operational Plan 2012/2013, Council is on track with the 2012/2013 budget and is projecting a Working Capital surplus of \$3.43m, as at 30 June 2013.

In the preparation of the Draft Plans, the 2013/2014 Draft Budget has been formulated by Council increasing its total rate income by the Minister for Local Government's approved rate increase of 3.4%, fees and charges increasing generally by the Local Government Cost Index (LGCI) of 3.7% or higher level as separately reported to Council or included in the Draft Fees and Charges relating to sportsground and floodlighting fees and community hall hire.

The Draft Budget is proposed to utilise \$0.37m of Working Capital, therefore the Working Capital is projected to be \$3.06m as at 30 June 2014.

Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014

A copy of the Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014 has been **CIRCULATED UNDER SEPARATE COVER**. These Draft Plans are for Council's consideration, with any amendments being made prior to being finalised for exhibition from 22 May 2013.

The Draft Delivery and Operational Plans provide a comprehensive overview of the City of Ryde and its direction, detailing key projects (Capital and Non-Capital) and initiatives to be undertaken over the next four (4) years with specific focus for the 2013/2014 year. Also included in the document is Council's 2013/2014 Draft Budget and Fees and Charges.

ITEM 7 (continued)

Rates

The yield from Ordinary Rates has been pegged at the Minister's approved rate pegging limit of 3.4%, with Council maintaining its rating structure whereby 70% of Council's Ordinary Rates Income is derived from residential properties and 30% from business properties.

In summary the Draft Plans provide the following information:

- Overview of the City's directions and priorities
- Outcomes by Program (including 1 year of Projects)
- Projects by Program (for the next 4 years)
- Budget Overview
- Revenue Policy (including Rating Policy)

Fees and Charges

Draft Fees and Charges are proposed to increase by an average of 3.7%, which equates to the Local Government Cost Index as determined by the Independent Pricing and Regulatory Tribunal (IPART). The proposed fees have been rounded together with some benchmarking of certain fees with other Councils within our region. The Draft Fees and Charges were considered at Council's workshop on 12 February 2013 and are detailed in the Draft Plans as endorsed by Council.

Since that workshop a review of the fees and charges has been done and the following revisions made in the draft for Council's consideration to endorse for public exhibition.

- Some additional fees and charges have been proposed and these are detailed in **ATTACHMENT 1**.
- Some fees and charges have been deleted and these are detailed in **ATTACHMENT 2**.
- Some minor alterations to the wording of some of the fees and charges.
- The Parks Floodlighting Schedule on page 18 of the proposed fees and charges are updated based on consultation with user groups.
- Revised fee structure in respect of community hall hire, that provides a consistent subsidy for all categories of community groups across similar venues
- Council has endorsed the Sports Ground Fees and Contribution Policy which is currently on public exhibition that proposes sportsground hire fees to increase by 7%.

ITEM 7 (continued)**Summary - Key Initiatives and Key Performance Indicators in the Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014**

Key aspects and financial indicators included in the Draft Operational Plan for 2013/2014 are:

- Total budget (Operating & Capital Expenditure including depreciation) is \$121.38m.
- The Operating Result before Depreciation forecasts a surplus of \$11.95m. The Operating Result after Depreciation forecasts a deficit of \$9.3m.
- Forecasted Working Capital as at 30 June 2013 is \$3.43m and as at 30 June 2014 is projected to be \$3.06m.
- The budget provides for 484.9 full time equivalent employees with a total headcount of 686 staff.
- Debt Service Ratio is estimated to be <1% as at 30 June 2013 and reducing as at 30 June 2014. (subject to outcome of Council's loan application)
- Council's internally restricted reserves will be utilised during the 2013 / 2017 period of the Delivery Plan, with the balance of reserves due to reduce from \$25.67m to \$14.85m.
- Capital Expenditure in 2013/2014 is budgeted at \$18.86m representing a Council funded program of \$17.15m and \$1.5m from borrowing.
- City of Ryde will in 2013/2014, continue to provide significant subsidies to various community groups, sporting clubs and government organisations. Subsidies are provided by either reduced rentals on Council facilities, pensioner rate subsidies, reduced hire fees for Council facilities, grants to various organisations or sponsorship of events.
- City of Ryde will make payments/contributions to NSW Government entities totalling \$10.62 m in 2013/2014.
- The principal areas of project expenditure in 2013/2014 are:
 - Capital Expenditure - \$18.86m
 - Non-Capital Expenditure - \$2.31m
 - Total Projects - \$21.17m

Council funded projects \$21.17m

ITEM 7 (continued)

Program	Capital Projects \$M	Non-Capital Projects \$M	TOTAL \$M
Catchment	1.96	0.02	1.98
Centres and Neighbourhood	1.30	0.06	1.36
Community and Cultural	0.19	0.21	0.40
Customer and Community Relations		0.34	0.34
Economic Development		0.09	0.09
Environmental	0.02	0.15	0.17
Foreshore	0.05		0.05
Governance and Civic			
Internal Corporate Services	4.21	0.24	4.45
Land Use Planning		0.61	0.61
Library	0.66		0.66
Open Space, Sport & Recreation	3.41	0.07	3.48
Organisational Development			
Paths and Cycleways	1.00		1.00
Property Portfolio	0.65	0.05	0.70
Regulatory		0.05	0.05
Risk Management		0.03	0.03
Roads	4.13		4.13
Strategic City	0.03	0.05	0.08
Traffic & Transport	0.62	0.30	0.92
Waste and Recycling	0.62	0.05	0.67
Total	18.86	2.31	21.17

Details of both the Macquarie Park Special Rate (which was approved by the Minister for Local Government for 2006/2007 on an ongoing basis) and the Stormwater Management Service Charge are contained in the Revenue Policy within the Draft Plans. All of the funds raised from these sources will be dedicated to the purposes raised and will address priority work relating to the current condition of Council's infrastructure valued at \$1.3billion. These works are detailed under the heading of Projects in each Program in the Draft Plans.

In summary, the Draft Plans, Draft Budget and Draft Fees and Charges for 2013/2014 maintain the current level of services to the community whilst continuing to deliver a substantial Capital Works Program. As forecasted in the Draft Plans, Council's funded Capital Works Program is projected to reduce over the four (4) years to a program of \$17.54m in 2016/2017, unless other sources of funds are found.

ITEM 7 (continued)

Council is continuing to address the condition of the City's infrastructure and in particular the renewal of existing infrastructure. Council's proposed Infrastructure Capital Works Program of \$18.86m for 2013/14 provides for approximately \$9.81m of renewal of existing assets next year.

Council's Long Term Financial Strategy recommends Council spend \$18 - \$20m per year on asset renewal of its existing assets, based on asset management principles. This level of capital expenditure includes the use of \$5.22 from Reserves on hand for 2012/13.

It should be noted that Council's Operating Result Before Capital (including depreciation) is projected to be a loss of \$9.30m, which represents the level of additional funding that is required for annual asset renewal.

This shortfall will need to be addressed and additional funding identified in supplementing our future Capital Works Program otherwise the condition of the City's infrastructure will deteriorate to a level that will not be sustainable in the longer term.

Council is continuing to work to address the challenge of funding this shortfall to ensure that public infrastructure continues to be maintained at a satisfactory standard that is acceptable to the community. A comprehensive review of Infrastructure Assets and their funding is currently being undertaken and will result in new Asset Management Plans being formalised.

Timetable and Public Consultation

The following timetable is proposed in respect of Council's consideration of the Draft Four-Year Delivery Plan 2013/2017 including One-Year Operational Plan 2013/2014:

Date	Action
14 May 2013	Consideration by Council of Draft Plans for public exhibition
22 May 2013	Commencement of public exhibition of Draft Plans
22 May 2013 – 19 June 2013	Presentation to key community forums and details of public exhibition of Draft Plans provided to community groups and council advisory committees.
18 June 2013	Completion of public exhibition of the Draft Plans and receipt of all public submissions
25 June 2013	Consideration by Council of public submissions on Draft Plans and amendments. Draft Plans adopted and rates, fees and charges established for 2013/2014

ITEM 7 (continued)

As noted above, during the public exhibition of the Draft Plans, additional consultation will be undertaken, with staff providing presentations of the Draft Plans, to key stakeholders at various community forums and meetings.

Council also will be providing information to all Advisory Committees seeking feedback on the exhibition of the Draft Plans.

Financial Implications

The Draft Plans maintain Council's sound financial position of a forecasted Available Working Capital surplus of \$3.06 million, whilst delivering a Capital Works Program of \$18.86 million, noting Council is not aware of any contributed assets that are due to be completed and handed to Council during the next 12 months.

Council's Long Term Financial Plan projects a continuing decline in its \$1.3b infrastructure assets, based on the need to spend approximately \$18 - \$20m per annum on asset renewal. The LTFP will be updated by 30 June 2013 to fully align with Council's integrated Ryde 2021 Community Strategic Plan and will also incorporate the revised Asset Management Plans and the Workforce Plan, which are to be developed by 30 June 2013.

Council is due to consider its Draft Plans for public exhibition, at this meeting on Tuesday 14 May 2013. Following the exhibition period inviting public comment and submissions, Council will consider the Draft Plans for formal adoption at its Council meeting on 25 June 2013.

Councillor Workshops

The following workshops were held with Councillors in the formulation of the Draft Plans.

- Councillor workshops - In the preparation of the Draft Plans, workshops have been held with Councillors as follows:
 - Workshop 1 27 Nov 2012 (Overview & Timeframe)
 - Workshop 2 12 Feb 2013 (Rates, Fees & Charges)
 - Workshop 3 26 Feb 2013 (Base Budget)
 - Workshop 4 12 Mar 2013 (Projects)
 - Workshop 5 26 Mar 2013 (Projects)
 - Workshop 6 09 Apr 2013 (Corporate Priority Review)

- Councillors were also requested at the commencement and during the budget process to submit their priority projects

ITEM 7 (continued)

- Staff workshops - In the preparation of the Draft Plans, workshops have been held with staff for each Outcome area, under the Community Strategic Plan, to consider Projects that would meet the goals and strategies within the Community Strategic Plan.

External public consultation and advertisement

The following consultation / advertisement is proposed in promoting Council's Draft Plans.

- Proposed public exhibition in the Northern District Times of Draft Plans between 22 May 2013 and 18 June 2013.
- Draft Plans will be available for viewing during the exhibition period at Council's Customer Service Centre, Ryde Planning and Business Centre, all Libraries and on Council's website.
- Presentation will be provided to the Ryde Business Forum.
- Advice of the public exhibition process will be provided to all of Council's Advisory Committees and Chambers of Commerce / Progress Associations.

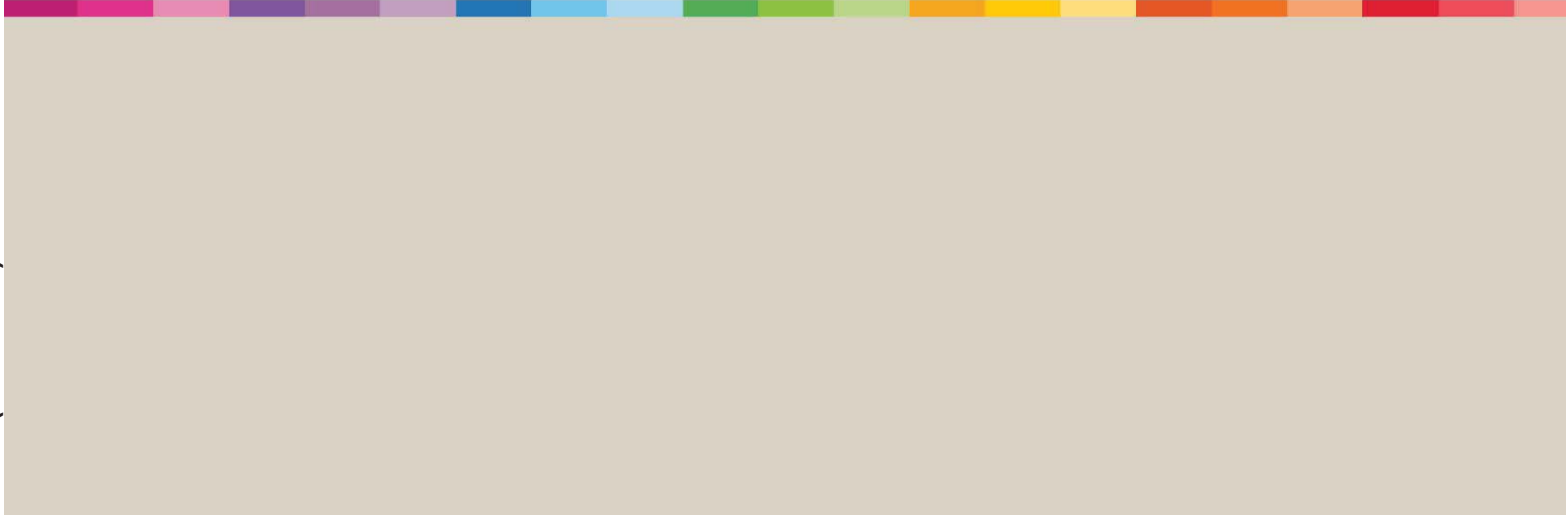
ITEM 7 (continued)

ATTACHMENT 1



Proposed New Fees Draft Fees and Charges

2013/2014



ITEM 7 (continued)

ATTACHMENT 1

City of Ryde - Fees and Charges		Proposed Draft Scheduled Fees 2013/14					
Page	Description	2013/2014		CSO	Additional Information	Fee Category	GST Included
		Fee	Non CoR/ Commercial				
	COMMUNITY EVENTS						
	Category 1 Events						
9	c) Food stall additional fee	85.00			Additional to Fete stall or Space fee Includes food site inspection (This line was left out - Attachment 2 - bottom of page 6 in workshop)	F	Y
	PASSIVE PARKS & RESERVES						
14	Skate Boarding Clinics	15.00	15.00		per session	D	Y
15	Personal Training						
	a) Up to 3 people				No fee, registration only required		
	b) 4 to 10 people Subject to availability, maximum 6 times per week.	195.00	195.00		per quarter	D	Y
	c) More than 10 people Subject to availability, maximum 6 times per week.	372.00	372.00		per quarter	D	Y
	INFORMATION AND RECORDS MANAGEMENT						
30	Scanning Existing Hard Copy or Microfilm Documents and Plans						
	a) A4, A3, per page	0.20			Minimum charge of \$13.50 for scanning (any size)	E	Y
	b) A2, A1, A0 per sheet	13.50			Minimum charge of \$13.50 for scanning (any size)	E	Y
	Plus cost of CD if required	5.40				E	Y
30	Providing Copies of Existing Electronic Documents by Email or on a CD						
	a) Less than 5 pages or < 500kb	Free				C	N/A
	b) 5 to 75 pages	8.50				E	Y
	c) Each subsequent 75 pages or part thereof	8.50				E	Y
	d) Plus cost of CD if required	5.40				E	Y

ITEM 7 (continued)

ATTACHMENT 1

City of Ryde - Fees and Charges		Proposed Draft Scheduled Fees 2013/14					
Page	Description	2013/2014		CSO	Additional Information	Fee Category	GST Included
		Fee	Non CoR/ Commercial				
	DEVELOPMENT ASSESSMENT SERVICE						
38	Development Applications						
	w) <i>Enforcement Levy to be paid on the lodgement of the complying development application or the construction certificate application.</i>	0.17% of Development Cost			To be deleted ("Refer to Schedule of Fees shown on page 43") and replaced with a set % fee of 0.17%, minimum of \$99.00)	D	Y
	Building and Development Advisory Service						
	Land Information Services						
42	Provision of proposed property addresses						
	a) Small developments (covering <3 land parcels or creating <10 strata units)	Free				C	N/A
	b) Medium to large developments (covering 3 or more large parcels or creating 10 or more strata units)	450.00				E	Y
	POLLUTION REGULATION						
47	Inspection Services						
	e) Public swimming pool or spa pool	75.00			per pool	F	Y
	g) Brothels	300.00			per hour	F	Y
49	Public Safety						
	Swimming Pools Act						
	- certificate of compliance under Section 22D	150.00			Changes to swimming pool legislation	B	N

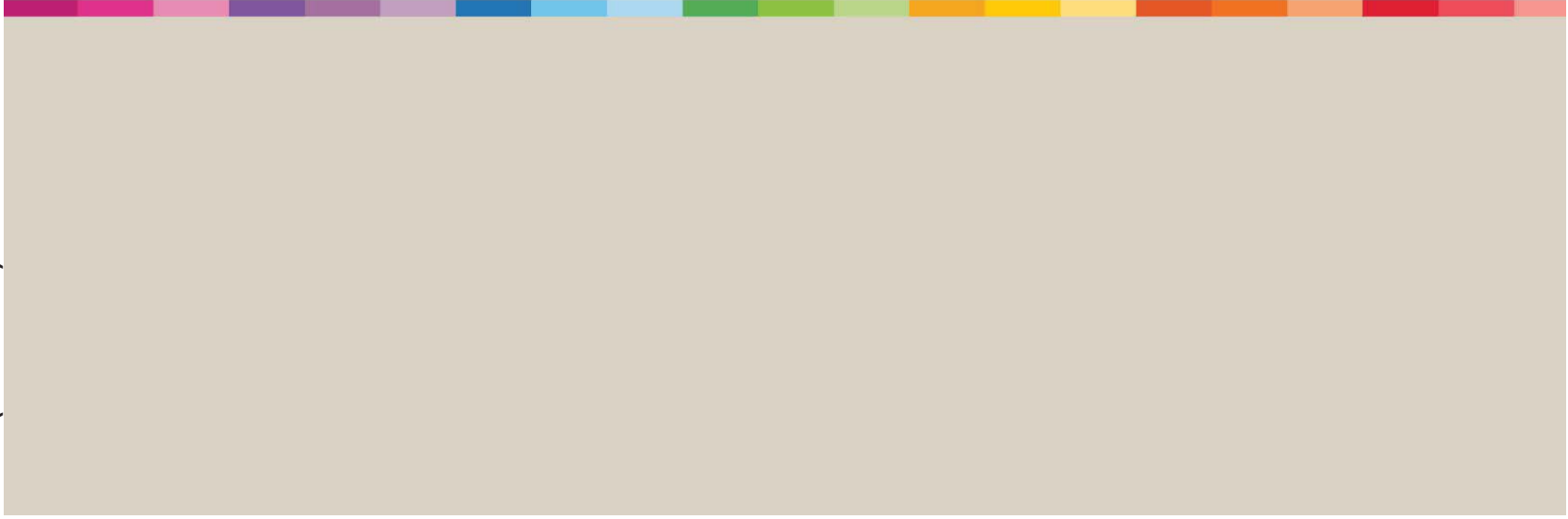
ITEM 7 (continued)

ATTACHMENT 2



Proposed Deletions Draft Fees and Charges

2013/2014



ITEM 7 (continued)

ATTACHMENT 2

Proposed Fees and Charges Deletions - Draft							
City of Ryde - Fees and Charges		Proposed Draft Scheduled Fees 2013/14					
Description	2013/2014		CSO	Additional Information	Fee Category	GST Included	Comments
	Fee	Non CoR/ Commercial					
RYDE AQUATIC LEISURE CENTRE SWIMMING POOL							
j) Vacation Care Kids Klub	159.00			Weekly 1st child	G	N	CoR stopped providing vacation care.
	146.00			Weekly 2nd + child	G	N	CoR stopped providing vacation care.
	41.00			Daily per child	G	N	CoR stopped providing vacation care.
	41.00			Administration Fee (booking received after closing date)	G	N	CoR stopped providing vacation care.
	7.40			Before care per day	G	N	CoR stopped providing vacation care.
	7.40			After care per day	G	N	CoR stopped providing vacation care.
	7.80			Vacation Care mailing list - including list of activities and 'parent newsletter'	G	N	CoR stopped providing vacation care.
DOMESTIC ANIMAL REGULATORY							
Animal Control							
a) Possum Trap Hire	33.00			per week	D	Y	
b) Possum Trap Deposit	155.00				H	N	
In the event of the trap not being returned, the deposit covers the replacement cost							
STATUTORY PLANNING CERTIFICATES							
Public Safety							
Swimming Pools Act							
- certificate of compliance under Section 24	54.00				A	N	
DCP 9.6 Tree Preservation Assessment Charges							
b) Arboricultural consultation fee	145.00			per hour	G	N	
COMMUNITY EVENTS							
EVENT MANAGEMENT							
Community is defined as non-profit organisations based in or providing community services to the residents of the City of Ryde and Schools located within the City of Ryde							
Commercial, political and others is defined as any other organisation including non-profit organisations and schools not based in the City of Ryde							
Category 1 Events							
c) Food stall additional fee	85.00			Additional to Fete stall or Space fee	F	Y	New fee Includes food site inspection.

8 RYDE 2025 COMMUNITY STRATEGIC PLAN - Draft for Public Exhibition

Report prepared by: Coordinator - Change Management Projects
File No.: COR2013/245 - BP13/469

REPORT SUMMARY

On 26 March 2013 Council resolved to undertake a review of the City of Ryde's Community Strategic Plan. This review is to take place in three phases, the first of which involves the exhibition of the current Community Strategic Plan.

This report seeks Council's endorsement to place the draft City of Ryde 2025 Community Strategic Plan (**CIRCULATED UNDER SEPARATE COVER**) on public exhibition. The minimum 28 days public exhibition period will begin on 22 May 2013 and run through to 18 June 2013. All feedback received during this period will be reported for Council consideration.

RECOMMENDATION:

- (a) That the Draft *Lifestyle and opportunity @ your doorstep – City of Ryde 2025 Community Strategic Plan* be adopted for 28 days public exhibition between 22 May and 18 June 2013.
- (b) That following this period of public exhibition all feedback received will be reported to Council, with any recommended alterations, for final adoption.

ATTACHMENTS

- 1 Ryde 2025 Community Strategic Plan DRAFT for Exhibition - CIRCULATED UNDER SEPARATE COVER

Report Prepared By:

Juanita Ford
Coordinator - Change Management Projects

Report Approved By:

Danielle Dickson
Acting General Manager

ITEM 8 (continued)

Discussion

Legislative requirements

It is a requirement of the Local Government Act 1993 that each Council's Community Strategic Plan be reviewed and rolled forward, to cover a minimum timeframe of 10 years, by 30 June in the year following the local government elections.

As a minimum, the review must include the implementation of a Community Engagement Strategy and public exhibition of the draft plan for a period of at least 28 days. Comments from the community must be received and considered prior to the endorsement of the final Community Strategic Plan.

Review Approach

On 26 March 2013 Council resolved:

- (a) *That Council endorse the recommended three phased approach to review the City of Ryde's Community Strategic Plan noting that in Item 2 Phase 2, Council will be taking the broadest approach in its consultation.*

Phase 1 of this approach relates to the interim adoption of the current Community Strategic Plan.

Council will meet its legislative requirements by placing our Community Strategic Plan on public exhibition for a period of 28 days, along side the draft Four Year Delivery Plan 2013-2017 and 1 year Operational Plan 2013/14, beginning on 22 May 2013. During the exhibition period, the community will be invited to comment or provide feedback on our Draft Community Strategic Plan. Feedback can be provided through the City or Ryde website or via My Place. Feedback can also be provided in writing or in person at the Customer Service Centre.

Following exhibition, and prior to the 30 June 2013, a report will be provided to Council outlining any feedback received and any recommended changes to the Community Strategic Plan. This report will request Council adopt *The City of Ryde 2025 Community Strategic Plan*.

History

The Department of Local Government introduced the Integrated Planning and Reporting Framework in 2009. The framework requires that a Community Strategic Plan include strategic objectives that address the social, environmental, economic and civic leadership issues as identified by the community. These are captured in the goals of Ryde's Community Strategic Plan.

City of Ryde nominated as a Group 3 Council for the purposes of implementing the Integrated Planning and Reporting Framework, with the requirement to adopt a CSP by 31 March 2012. *Lifestyle and Opportunity @ your doorstep Ryde 2021 Community Strategic Plan* was adopted in June 2011, 9 months ahead of the due date.

ITEM 8 (continued)

On 28 June 2011 Council resolved:

That Council adopt the Ryde 2021 – Community Strategic plan with the proposed changes as detailed in the report.

Since adoption, Council has revised its supporting plans and organisation structure to support the Outcomes Framework established through this Community Strategic Plan. In addition, Council has aligned its brand and corporate identity with that of the Community Strategic Plan.

Advice received from the Department of Local Government suggests that Group 3 Councils, for the purpose of implementing the Integrated Planning and Reporting framework, are not expected to conduct a significant review of their Community Strategic Plans this year.

The recent feedback received from Councillors and members of the community through Macquarie University research has prompted the need for a more holistic review of our Community Strategic Plan. This will occur in Phase 2 of the Community Strategic Plan review process, beginning in June.

Context

Failure to endorse the Draft Community Strategic Plan for public exhibition by 14 May 2013 will result in a breach of the Local Government Act 1993, as the minimum timeframe of 28 days required for exhibition would not be possible prior to 30 June deadline for adoption of the Community Strategic Plan.

Council will use the exhibition period to initiate the discussion with the community around the Community Strategic Plan, building an awareness of the purpose of Phase 1 of the review and informing the community about the broader review to be conducted later in the year.

Financial Implications

Should Council resolve to place the Draft Community Strategic Plan on public exhibition it will result in a financial impact of less than \$1000, this amount is within the current budget for the Strategy and Organisational Development Unit.

9 CIVIC CENTRE - MAINTENANCE SCHEDULE - 2013-2018

Report prepared by: Project Manager - Development
File No.: GRP/09/7/6 - BP13/632

REPORT SUMMARY

This report details the maintenance works schedule proposed to be implemented over the next five (5) years in respect of Council's Civic Centre.

The proposed schedule of works will be undertaken in two stages, Stage 1 (Short term – Year 1) and Stage 2 (Medium term –Years 2 - 5).

Works to be undertaken in Stage 1 are in the services / maintenance areas that will address special cleaning, fire services, hazardous material, accessibility and completion of electronic design plans for the building. Stage 2 will address electrical, hydraulic services and structural components of the building. The second stage also includes a rolling annual program of refreshing staff workspaces on each floor of the Civic Building.

This report seeks Council's endorsement to the maintenance work schedule noting that the proposed maintenance program of works, represents a minimal level of works over the next five (5) years to ensure the Civic Centre provides a safe and healthy working environment and maintains the operations of the building to the required levels.

The program is estimated to cost up to \$4.85 million and is proposed to be partly funded from the balance of funds allocated for urgent works at the Civic Centre, with the remainder to be funded from Council's Investment Property reserve. Adequate funds are located in the reserve to cover the estimated costs of the works.

RECOMMENDATION:

- (a) That Council approve and delegates to the Acting General Manager authority to implement the five year costed Civic Centre maintenance schedule up to a cost of \$4.85 million, as detailed in this report and to incorporate into Council's 4 Year Delivery Plan, 2013-2017, and the 1 Year Operational Plan for 2013-2014.
- (b) That Council endorses the funding of these works as detailed in the report, from the unexpended funds for the urgent works at the Civic Centre, with the balance of up to \$4.5 million to be allocated from Council's Investment Property Reserve.
- (c) That Council endorses the funding of these works as detailed in the report, from the unexpended funds for the urgent works at the Civic Centre, with the balance of up to \$4.5 million to be allocated from Council's Investment Property Reserve.

ITEM 9 (continued)

ATTACHMENTS

- 1 Presentation Civic Centre Maintenance Councillors Workshop - 23 April 2013
- 2 Five Year Costed Maintenance Schedule - Civic Centre

Report Prepared By:

Malcolm Harrild
Project Manager - Development

Report Approved By:

Danielle Dickson
Acting General Manager

ITEM 9 (continued)**Discussion**

At Council's meeting on 26 February 2013, when considering the report on the Ryde Civic Centre – Priority Maintenance, resolved as follows:-

- (a) *That the report be received and noted*
- (b) *That the Acting General Manager report back to Council providing a costed maintenance schedule for the building for the upcoming five years.*

At Council's meeting on 9 April 2013, it was decided to defer consideration of the Report on Civic Centre – Maintenance Schedule -2013-2018 pending presentation of key matters in the Councillors' Workshop of 23 April 2013, **ATTACHMENT 1**, the contents of which were noted.

Civic Hall

A petition was tabled at Council's meeting on the 19 March 2013, relating to the condition of the floor in the Civic Hall. The proposed maintenance schedule incorporates the Civic Hall floor in Year 4 of the program. The external façade and cleaning works will encompass the Civic Hall at the same time, with the Civic Hall amenities being refinished in Year 5 of the program.

Approach

The approach taken in preparing the schedule of works, has been to prepare a systematic program of essential maintenance work over the next five years that includes the opportunity for a limited "catch-up" of unattended works and to re-invigorate the building for the benefit of all who use it. However, recognising the age, condition and long term potential of the Civic Centre caution has been taken in specifying works to avoid triggering the need for extensive remodelling and compliance work to the current Building Code of Australia (BCA) standards.

The aim of the works schedule is to maintain a healthy and safe environment for building users and prolong the life of key building components. In taking this approach Council proposes that the basic and simpler building components relating to fire services, hazardous materials and accessibility receive attention first and that the components of electrical, hydraulic and the structure are dealt with later.

Due to the expectation that the Civic Centre was to be replaced following the completion of Top Ryde Shopping Centre, certain works associated with the Civic Centre were delayed except where works became urgent and have subsequently been undertaken. Therefore, the schedule details these "catch up" works.

ITEM 9 (continued)

Accordingly, this report is provided to Council for its consideration with the costed Maintenance Schedule of Works detailed in **ATTACHMENT 2**. The Schedule has been prepared separating the one off costs to undertake the required works in addition to the recurring costs.

The works will be undertaken in two stages, Short term (Year 1) and Medium term (Years 2 - 5).

A summary of the works undertaken in each stage is detailed below:-

Short Term (Year 1)

Key areas to be undertaken in Stage 1 are:

- Completion of computer aided design (CAD) plans for all aspects of the Civic Centre
- Detailed Fire Services investigations and works
- Detailed review and works relating to the Disability Discrimination Act and Accessibility
- Hazardous materials inspections and works

Computer Aided Design (CAD) Plans

One of the key actions to be undertaken to facilitate the maintenance work is the completion of detailed inspections of the building, together with layout design plans in CAD format. Once completed, this will allow accurate quotations to be submitted for all works, minimising Council's risk.

This work requires measuring and detailing fixed furniture, fittings, equipment, electrical and data service outlets, reflecting ceiling plans including lighting, air conditioning registers, finishes and space allocation for each floor.

Fire Services

Investigations of the fire services will be focused upon ensuring that all the key elements of the alarm system are correctly located and up to date, including the early warning alarm system, smoke and thermal monitors and fire extinguishers. Fire barriers in ducts and risers between the floors have to be checked to ensure they are appropriately rated to prevent the spread of fire. The resistance of the fire doors needs to be confirmed and layouts reviewed to ensure fire exit pathways are safe. The outcome of this work will not only confirm the extent of the fire services in the building (for ongoing maintenance) but will also enable any remedial maintenance work to be specified for procurement purposes.

ITEM 9 (continued)Disability Discrimination Act and Accessibility

Accessibility requires a Disability Discrimination Act (DDA) consultant to validate internal paths of travel, determine whether doorways and door furniture are adequate and if there is appropriate access to amenities and kitchens. From this analysis, the consultant will be able to advise Council on what flexibility exists in relation to the DDA compliance and will determine what work should be carried out when each floor is refreshed. Accessibility changes, if required on Levels 5 and 6 will be carried out in the first year of the program.

Hazardous Materials

Two separate approaches have been put in place in relation to hazardous materials. The publicity that resulted from the matter of lead in dust being reported in the report to Council on 26 February 2013, caused concern amongst Civic Centre staff as noticeable dust was found coming out of the conditioning ducts. Council officers believed this was due to the improved air flow through the ducts as a result of the recent improvements to the air conditioning equipment. In order to validate this and respond to concerns, an immediate Indoor Air Quality Assessment was commissioned from SLR Consulting Australia Pty Ltd. Air quality was monitored throughout the building against a range of parameters set by the World Health Organisation (WHO); the National Health and Medical Research Council; Safework Australia; the American Society of Heating, Refrigerating and Air-Conditioning Engineers; and the American Conference of Government Industrial Hygienists.

The Executive Summary of SLR Consulting's Report states;

"The assessment was conducted on Tuesday 12 March 2013 and involved monitoring for the following air quality indicators;

- Levels of Temperature, Relative Humidity, Carbon Dioxide (CO₂), Carbon Monoxide (CO), Total Volatile Organic Compounds (TVOCs), Dust (milligrams per cubic metre) and Airborne Micro-organisms in air were monitored at various locations.

The aim of the monitoring was to determine if the current indoor environmental conditions within the Civic Centre were within the recommended parameters for environmental quality in non-residential buildings.

On the day of monitoring, indoor environmental conditions within the Civic Centre were mostly within recommended parameters for environmental quality in non-residential buildings.

ITEM 9 (continued)

The exceptions were the following:

Level 5 IT area where the temperature, at 21.3C, was just below the recommended range of 22C to 26C.

Carbon dioxide concentrations recorded on Level 2, Level 3 and Level 4, exceeded 800 parts per million but were below the WHO guidelines of 1,000 parts per million. This indicated the potential for inadequate fresh air ventilation to these levels of the Civic Centre.”

As a result of these findings work is now being undertaken to improve the fresh air flows of each of the respective floors.

However it is important to note that airborne dust levels were within air quality standards. This confirms the assumption that the dust from the air conditioning outlets was caused by the initial improvement to air flow from the new equipment. These compliant dust levels do not signal any requirement to vacuum the air conditioning ducts.

At Council’s request SLR Consulting has also taken examples of dust from all ceiling cavities in the administration building to validate the assumption from a previous hazardous materials investigation, that lead in dust would be present in the ceiling cavities to levels greater than Australian Standards guidelines. Laboratory tests of the dust samples have identified sandy grit deposits containing some organic fibres. There are no traces of asbestos but lead is present in the dust in potentially hazardous levels on most floors of the building. The five year costed maintenance schedule therefore includes a decontamination procedure to remove dust from all ceiling cavities and treat any residue with a settling agent to nullify the risk of dust escaping when future electrical cabling or air conditioning system work is necessary in the cavities.

Medium Term (Years 2-5)

Key areas to be undertaken in Stage 2 are;

- Review of building structure and façade and completion of required works
- Electrical services investigation and completion of required works
- Completion and implementation of power generator and associated works
- Hydraulic services works
- Refresh works of Building-External and Internal
- Civic Hall floor replacement and amenities refresh

ITEM 9 (continued)

Review of Building Structure and Façade

Of all the building components, Council has least current knowledge of the condition of the structure, and the safety of the facades in particular. Some major work was done prior to 2000 (for example window weatherproofing in 1987) but since then the major work has been related to reducing the basement and relocating parking when the Top Ryde City access ramps and tunnels had to be built. The only recent work to the façade was to refix loose terracotta tiles on a column on the western side of the building in 2008. The proposed maintenance schedule includes new weatherproofing, terracotta tile and brickwork repairs. However in order to be able to ensure this is the case and to accurately specify what is required, the whole façade has to be investigated. This detailed inspection can only be done from a cradle suspended from the roof and requires every part of the brickwork, glazing system and tiling to be checked.

Electrical Services

The electrical services investigation is proposed to be limited to the condition, capability and serviceability of the floors' electrical distribution boards. Thermal hot spots have been previously identified and rectified on these boards but they are difficult to service and considered borderline for the loads now carried. If the Consultant's findings are that the boards require replacement, his role will be to specify replacements and any associated changes to cabling. In the interests of safety this work will be carried out in the early part of the program.

The work also includes activating the Building Management system, that will reduce the amount of electricity used in all areas of the Civic Centre, including meeting rooms.

Power Generator

The proposed maintenance program also offers the opportunity to resolve the matter of the generator that was raised in the 11 October 2011 report to Council **'OVERVIEW OF CONDITION OF CORPORATE BUILDINGS AND ESSENTIAL WORKS'**. Council resolved to approve a sum of \$690,000, nearly a third of which was for a generator that would provide automatic power backup in times of a blackout or other failure in the Civic Centre.

Discussions about this with Energy Australia (EA) have revealed that;

- The electricity kiosk next to the Civic Centre supplies both the Civic Centre and all the homes in Blaxland Road to the west of Council's land,
- Energy Australia (EA) wishes to divide this supply as the kiosk is frequently operating in excess of its maximum capacity and it would be more appropriate for the Civic Centre to have a dedicated supply,

ITEM 9 (continued)

- EA is reluctant to initiate this change (at its cost) unless Council can predict its future electrical requirements for the Civic Centre,
- To be effective, a generator needs to operate as soon as power fails, which requires an automatic switch to be linked to the kiosk supply. EA is reluctant to approve this with the existing kiosk, preferring it to be part of the solution with a new kiosk,
- EA have rights to overview the cabling from a new kiosk to the Civic Centre, the status of Council's main switchboard (vintage 1965) and the cabling for the generator,
- A new kiosk may require a new EA easement over Council land,
- It would be most sensible to integrate commissioning the new kiosk, installing the automatic switch and generator, upgrading cabling and the remodelling the main switchboard into a single project. However this combination of work could take up to eight days to complete, during which the Civic Centre would be without power,
- Timing of these major changes would be at the discretion of EA as works would be dependent upon the division of supply and the program to install a new kiosk for the Civic Centre.

In order to progress these matters Council needs to employ a specialist consultant accredited by Energy Australia. The role will be to determine Council's electrical load requirements, specify the capacity of the generator, negotiate the electrical infrastructure design with EA and resolve a program that is realistic with least impact upon Council's operations. The costed maintenance program includes the cost of this specialist, the generator and associated switchboard and cabling work.

Hydraulic Services

Recently urgent works were carried out to the hydraulics system when joints in sewer pipes failed. The aim of appointing a hydraulics consultant is to investigate the condition of pipe work, joints, valves, storage tanks and the heating system boiler with a view to identifying if these components will last the next five years with nothing more than routine maintenance. It is expected that the consultant will find that replacements will be necessary and an allowance for the "worse case" has been included in the maintenance program.

ITEM 9 (continued)Refresh Building Works – External/Internal

In addition to attending to the safety of the basic building services, it is proposed to carry out some cosmetic work to uplift the tired appearance of the Civic Centre, both outside and inside. To improve the external appearance of the building, the works include cleaning all the windows and facade (including reinstating window cleaning as a programmed maintenance activity), repainting the Council's Coats of Arms and signs, and removing the obsolete "Centenary Library" signs.

The interior "spring clean" would include removing all unwanted stored material and surplus furniture, cleaning all the windows inside, shampooing all carpets and removing the Venetian blinds (all of which need cleaning and many of which require repair) and replacing them, which is more economic, with simple and effective "solar" roller blinds (as installed in the Level 5 Committee rooms). It is planned to carry out these works in the first part of the program. However an infestation of bedbugs in carpet and furniture, which necessitated the decontamination of Level 2 over the weekend 27 and 28 April, may make the intense cleaning of each floor a matter of urgency.

An area of the building that has received minimal attention other than painting since the Civic Centre was occupied in 1965 are the amenities and kitchens. The proposal is to refinish and re-equip these facilities with modern fittings, make them more pleasant to use, assist with water saving initiatives and accommodate existing equipment in a safer and efficient manner. This work would not include the commercial kitchens on levels 5 and 6 as they are the least used and the amenities on those two floors will be considered towards the end of the program.

Most of the interior of the building has received little attention other than limited cosmetic work for several years. It is therefore proposed to refresh one office floor each financial year to gradually provide more effective work environments for staff. It is proposed to use designs similar to the work space in Council offices above the Ryde Library in Pope Street, but not to the same specification and cost. The purpose of this is to ensure the design of the floors will provide better future flexibility without the need for significant and costly layout changes. The bathrooms and kitchen on each office floor would be refreshed at the same time because it would be too disruptive to do that work when the floors are occupied. It is not intended to refresh Level 5 and 6 as both floors received fresh paint and carpet not long ago and are in acceptable condition, although an allocation has been made in year one to replace the meeting tables on Level 5.

ITEM 9 (continued)

In order to refresh a floor as quickly and economically as possible, all staff from each floor will be relocated while the work is being done. Council has two spaces where it can provide temporary accommodation for a short period each year. The breakout space under the Civic Hall could house about 25 staff using some of the existing furniture and some furniture from the floor being refreshed. The second space is on Level 1A above Ryde Library where vacated furnished office space can provide space for up to 9 staff and the adjacent meeting room, if needed, could house another 6 staff. The maintenance schedule provides for both spaces to be equipped with sufficient extra power and data outlets to cater for the relocated staff and allows for labour to assist with the moves. A small sum is proposed at the end of the schedule to refresh the breakout space and return it to its original use.

It is proposed that the Civic Hall continues to be used in its current condition for the next five years. The only caveat is that the ballroom floor, installed in 1970, is reaching the end of its life. The sprung wooden floor is not performing as it should do and because it has been sanded several times previously further maintenance is likely to weaken it fatally. The cost of replacing the whole floor is included in the latter part of the five year program but the decision will be referred to Council for confirmation when replacement becomes unavoidable. The public amenities in the Civic Hall will be refreshed towards the end of the program.

Maintenance Schedule of Works:

As detailed earlier in this report, the maintenance schedule (**ATTACHMENT 2**) identifies the one off and recurring costs for the proposed works.

The recurring costs allows for the annual improvement of one floor each financial year, including bathrooms, kitchens and accessibility. An allowance for 'business as usual' maintenance covering certifications, breakdowns, repairs and emergencies is also provided annually so that those parts of the building not subject to focussed works do not become degraded during this period. All costs are preliminary estimates and subject to further investigation and confirmation from the market testing process. Every effort will be made to reduce the estimates and ensure Council achieves value for money outcomes.

Building Energy Usage

Noting Councils recent decision to reallocate funds previously earmarked to Green Power purchase to energy saving initiatives, it is recommended that for the term of this upgrade those funds be utilised in the refurbishment of the Civic Building, for example in the upgrade of lighting. This may reduce Councils ongoing operational costs.

ITEM 9 (continued)**Consultation**

Consultation has occurred internally with Public Works staff in Project Delivery and Operations and with the staff in the Finance and Information Systems Units of Corporate Services.

If Council endorses the recommendations of this report an Engagement Plan will be created to ensure staff and Councillors are kept fully informed of the progress and completion of the planned works.

Risks

The key risks associated with these proposed works are;

- That throughout this project, Council does not meet Work, Health and Safety standards.
 - Compliance with the Work Health and Safety Act is targeted to be maintained at all times, noting there is no intent in this maintenance program to initiate the need for overall compliance with the Building Code of Australia.
- If an unexpected defect is discovered that requires immediate attention, thereby disrupting the program and costs.
 - The mitigation action is to ensure that the specialists carrying out the checks work to AS/NZ ISO 31000 risk management protocols and are thoroughly briefed to ensure they give sufficient warning of a new issue in order that it can be incorporated in the budget and program with least impact.
- During the building checks or works a matter arises that would appear to require an unexpected degree of regulatory compliance.
 - Council is keen to avoid the need to make the Civic Centre fully compliant with the Building Code of Australia. The initial guard against this will be the specifications of the checks and works and the ultimate mitigation would be to seek dispensation from the relevant Authority on grounds of reasonableness, practicality or cost.
- Council will maintain its present position in respect of its compliance with the Disability Discrimination Act (DDA). However there may be claims that Council will have to respond to in accordance with its obligations. All proposed works will be undertaken to meet all required standards as applying to the Civic Centre as it stands, noting that Council will not be undertaking any works that activate Council being required to meet the current Building Code of Australia standards.

ITEM 9 (continued)

- Council will need to manage its financial risks with the proposed works. Initially Council will be required to provide its commitment in allocating the required funds to undertake the works. In addition, there is the risk that during the course of these works there are additional works required to be undertaken, that may require additional funding to be allocated.

Critical Dates

There are no critical dates.

Financial Implications

As detailed in the schedule of works, the total estimated costs for the maintenance works are projected to be \$4.85 million, with the required funding being in the range \$4.1 to \$4.5 million, after the use of unexpended funds and the reallocation of savings from the cost of green power.

Given Council's current projections, Working Capital is proposed to be \$3 million as at 1 July 2013 and therefore no additional funding is available from Working Capital.

In the 2012/13 Budget, from Council's allocation for urgent works at the Civic Centre, it is estimated that the unexpended funding of \$457,840 for the power generator and urgent sewer works will be available to contribute to Year 1 works.

It is recommended that the balance of funding, up to \$4.5 million be funded from Council's Investment Property Reserve, that will leave a projected balance in the Reserve of approximately \$10.5 million

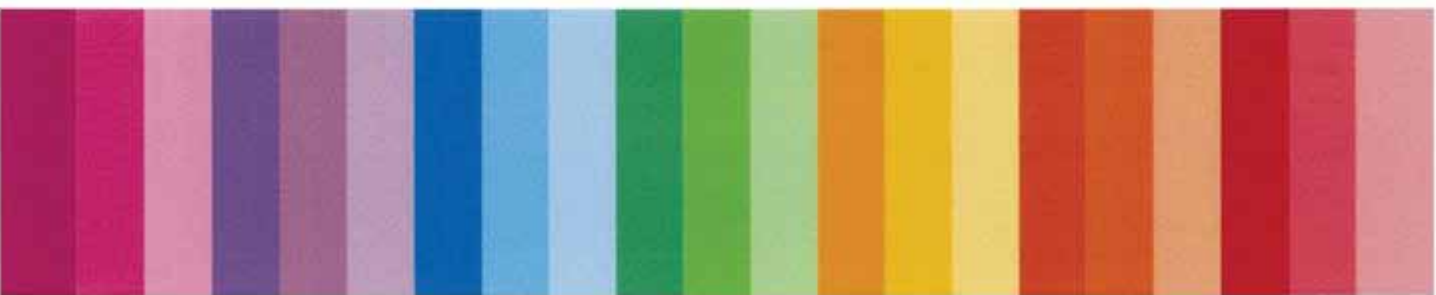
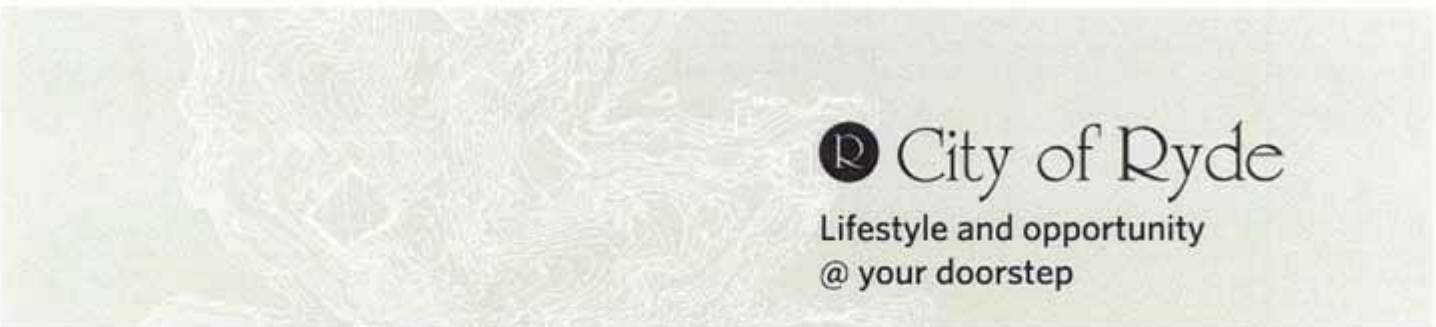
Conclusion

The aim of this five year maintenance program is to extend the viability of the key building components of the Civic Centre by making the minimum feasible improvements at the most economical cost. It is proposed that all works are carried out in such a way to avoid significant disruption to the business of Council.

The works also include refreshing the building both externally and internally, to ensure Council maintains a safe, healthy and productive work environment.

ITEM 9 (continued)

ATTACHMENT 1



Civic Centre – Maintenance Schedule – 2013-2018

Councillors Workshop
23 April 2013

ITEM 9 (continued)

ATTACHMENT 1

Staff Satisfaction of Council Facilities

Feedback collected at the 2012 Have Your Say Day



ITEM 9 (continued)

ATTACHMENT 1

“The buildings, grounds and facilities I use are in good condition”

Only 21% of staff said they agreed with this

“The condition of the buildings, grounds and facilities I use is regularly reviewed”

Only 38% of staff said they agreed

“The buildings, grounds and facilities I use are regularly upgraded”

Only 19% of staff said they agreed

Feedback collected at the 2012 Have Your Say Day



ITEM 9 (continued)

ATTACHMENT 1



ITEM 9 (continued)

ATTACHMENT 1

Priority Areas for Staff

- Fire Safety at Civic Centre
- More Staff Parking and Safer Options
- Bathrooms Upgrade
- Kitchens Upgrade
- Air Conditioning is Inconsistent
- Lack of Meeting Space
- Interior and Exterior of Civic Centre

Civic Centre Maintenance Schedule 2013-2018

Report - 9 April Council Meeting

- **Approach**
 - Essential work, health and safety maintenance over 5 years
 - Avoid triggering Building Code of Australia compliance
 - Timeline, short term (year 1) and medium term (years 2 to 5)
- **Key Issues**
 - Building Plans, Fire Services, Disability, Hazardous Materials, Structure, Electrics, Hydraulics, Refresh the Building, Hall Floor.
- **Councillor Feedback**

ITEM 9 (continued)

ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018

- Computer Aided Design Plans (short term)



These latest plans (2008) do not reflect current layouts and lack details of current furniture, equipment, power and data outlets, reflected ceiling plans, building services, measurements and areas.

We need to know what we have.

ITEM 9 (continued)

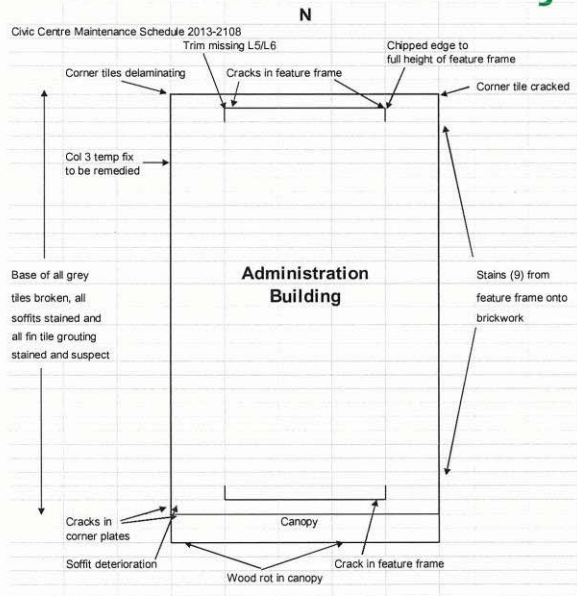
ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018

- **Disability** (short term)
 - Determine what minimal work Council should undertake for appropriate compliance with the Disability Discrimination Act.
 - Accessibility changes, if any, to be carried out with the “floor per year” works.
- **Hazardous Materials** (short term)
 - Air quality tests show better fresh-air supply needed
 - Potentially hazardous levels of dust in most ceiling cavities.
 - Decontamination is required

Civic Centre Maintenance Schedule 2013-2018

• Structure and Façade (short term assessment)



- Defects now apparent
- No work on façade since 1987
- Temporary repair to a column 2008
- Detailed inspection required

(medium term works)

ITEM 9 (continued)

ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018

- **Electrical Services** (short term)
 - Distribution boards require evaluation
 - Building Management System activation and reduced energy consumption initiatives.
- **Electrical Supply** (medium term)
 - Energy Australia prefers Council to have its own supply Kiosk), at EA's cost.
 - Council's own generator would protect against power losses (servers to be relocated 2014/15)
 - Kiosk, generator, mains switchboard and cabling between them have to be part of an integrated solution

ITEM 9 (continued)

ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018

- **Hydraulic Services** (short term assessment)
 - Sewer pipes inside the building recently failed due to age – urgently repaired.
 - Review hydraulic infrastructure to determine life expectancy.
 - Repair work, if needed, in medium term.
- **Fire Services** (short term)
 - Alarm and extinguisher equipment
 - Fire barriers
 - Paths of travel

ITEM 9 (continued)

ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018

- **Building Refresh**
 - External clean and sign improvements
 - Interior spring clean, new blinds and removal of accumulated material
 - A “floor per year” refresh of finishes, furniture, bathrooms and kitchens.
 - Improved layouts, communication and meeting facilities
 - Temporary relocation of staff during each floor refresh.

ITEM 9 (continued)

ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018



Office Design

poor layouts and storage, poor communication, lack of meeting rooms

ITEM 9 (continued)

ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018



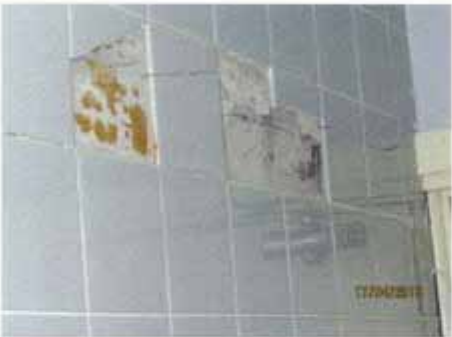
Kitchens

cramped design, services badly located, very tired

ITEM 9 (continued)

ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018



Bathrooms

lack of water saving cisterns and mixer taps,
finishes in poor condition, poor soundproofing



ITEM 9 (continued)

ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018

- Costs

• FY2013/14	\$1,381,300
• FY2014/15	\$ 961,700
• FY2015/16	\$1,031,100
• FY2016/17	\$ 813,100
• FY2017/18	\$ 658,200
• total	\$4,845,000

ITEM 9 (continued)

ATTACHMENT 1

Civic Centre Maintenance Schedule 2013-2018

Councillor Feedback



ITEM 9 (continued)

ATTACHMENT 2

ATTACHMENT 1 - FIVE YEAR COSTED MAINTENANCE SCHEDULE - CIVIC CENTRE

All costs @2013 excl GST, out of hours rates applied, all costs subject to market conditions

Once-Off Costs

Task	FY2013/14 Cost	FY2014/15 Cost	FY2015/16 Cost	FY2016/17 Cost	FY2017/18 Cost	TOTAL 5 yrs
External Clean	\$16,000					
Internal Clean	\$75,000					
Building Documentation	\$100,000					
Building Management System/LED Lighting	\$40,000					
Hazardous Materials Evaluation	\$15,000					
Fire Services Inspection	\$25,000					
Accessibility Design Compliance	\$20,000					
Electrical Infrastructure Inspection/Review	\$40,000					
Hydraulics Check	\$12,000					
Structure Inspection	\$42,000					
Fire Services Work	\$45,000					
Hazardous Materials Removal	\$242,400					
Electrical Switchboard Replacements	\$17,000					
Hydraulics System Replacements		\$125,000				
Structure Work			\$393,000			
Generator Installation		\$214,000				
Civic Hall Floor Replacement				\$175,000		
Breakout Space/L1A temporary office modifications	\$39,000				\$7,000	
Subtotal	\$728,400	\$339,000	\$393,000	\$175,000	\$7,000	\$1,642,400

Recurring Costs

Suggested Floor Sequence	4	3	2	1	Grd + Civic Hall	
Bathroom & Kitchen Refinish	\$40,900	\$16,200	\$31,600	\$31,600	\$44,700	
Floor Minor Refurb (replan, new desks, furniture and paint)	\$329,000	\$329,000	\$329,000	\$329,000	\$329,000	
Accessibility Work	\$8,000 *	\$2,500	\$2,500	\$2,500	\$2,500	
Business as usual maintenance	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	
Subtotal	\$652,900	\$622,700	\$638,100	\$638,100	\$651,200	\$3,203,000

* floors 4, 5 and 6

Annual Total	\$1,381,300	\$961,700	\$1,031,100	\$813,100	\$658,200	\$4,845,400
FY 2012/2013 Budget Carry Over	\$457,840					TOTAL
Reduction from Green Power	\$40,000					
Required Funding from Investment Property Reserve	\$883,460	\$961,700	\$1,031,100	\$813,100	\$658,200	\$4,347,560

Potential Range for Required Funding is \$4.1M to \$4.5M over 5 Years

10 CIVIC PRECINCT COST ANALYSIS REPORT - REPORT ON REQUEST TO MAKE INFORMATION AVAILABLE TO PUBLIC

Report prepared by: General Counsel, Public Officer; Group Manager - Corporate Services
File No.: ITS/07/3/17 - BP13/573

REPORT SUMMARY

This report is provided to Council following Council's resolution at its meeting on 27 November 2012, that required Council to consult with the Information Commissioner with the objective of making all the information in the Civic Precinct Cost Analysis Report publicly available.

This report provides details of the advice received from the Information Commissioner, which in summary still requires the principal officer of the agency to determine if the information should be made publicly available.

After applying the public interest test and following the results of the consultation with the relevant consultants detailed in the WT Partnership report, this report recommends that all the information should be made publicly available, except where there Council received an objection or no response from the respective consultants. In these cases it is recommended that the unit rate information be redacted from these submissions. The report therefore, recommends that all the information be made publicly available, subject to where Council received an objection or no response, that the unit rate information be redacted from their submission, prior to making it publicly available. Details of the total payments to each consultant will also be made publicly available.

RECOMMENDATION:

That following consideration of all available information and after applying the public interest test under Section 1A under the Government Information Public Access Act (GIPA), it is recommended that the information detailed in the WT Partnership Report, as reported to Council on 27 November 2012, be publicly released in full, including the total fees paid to each consultant, subject to where objections or no response have been received, that those relevant submissions have the unit rate details redacted.

ATTACHMENTS

There are no attachments for this report.

ITEM 10 (continued)

Report Prepared By:

Bruce McCann
General Counsel, Public Officer

Roy Newsome
Group Manager - Corporate Services

Report Approved By:

Danielle Dickson
Acting General Manager

ITEM 10 (continued)**Discussion**

At Council's meeting on 27 November 2012, in consideration of Item 15 – Civic Precinct Cost Analysis Report, Council resolved;

That Council consult with the Information Commissioner in respect of the Government Information Public Access Act (GIPA) with the objective of making all the information in the report publicly available in respect of this matter.

In accordance with Council's resolution, the request was formally made to the Information Privacy Commission (IPC – formerly Office of Information Commissioner) in obtaining advice on Council's ability to make the redacted information contained within the WT Partnership (WTP) report publicly available. Council's advice from IPC has been received and the following key points in their advice is as follows;

- We understand that council commenced and then stopped a development on its own site. The newly elected Councillors have requested for cost analysis details to be provided to an open council meeting.
- Council is concerned about commercial-in-confidence information being released to the public, and has approached the IPC for advice. The information was provided to the IPC.
- While we cannot give legal advice or make the decision for you, here is some information that may help you.
- Firstly, if the information falls within the scope of open access information for council (eg if it relates to a development application), it must be made publicly available unless there is an overriding public interest against its disclosure.
- The release of information beyond the open access information requirements is a discretionary matter for council, as it would be a decision to release the information proactively or informally.
- If this issue has caused differing opinions between council staff, council should clarify who ultimately has the authority to make the decision about whether to make the information publicly available. This would be either the principal officer or whomever he or she has delegated the authority to (s7(5) and s8(6) of the GIPA Act).
- The decision maker will need to apply the public interest test to make this decision, giving weight to all relevant factors including the presumption in favour of disclosure. Going from what you have told us, examples of public interest considerations could be enhancing transparency of your agency's decision making and management of resources, and commercial-in-confidence information of third parties. There may be other public interest considerations that are relevant, but it is up to the decision maker to identify and weigh them up.

ITEM 10 (continued)

- Council is not required to consult third parties when considering proactive or informal disclosure, however council may like to consult anyway, if it is reasonable to do so and it would assist the decision maker.

The Public Interest Test

Under the Government Information (Public Access) Act 2009 (GIPA Act), all government agencies must disclose or release information unless there is an overriding public interest against disclosure. When deciding whether to release information, staff must apply the public interest test.

Before releasing government information an agency must compare the public interest in accessing the information to the public information in refusing access to that information.

Unless there is an overriding public interest against disclosure, agencies must provide the information. Agencies can only refuse access to information if the public interest against disclosure outweighs the general public interest in favour of disclosure.

There are some limited exceptions to this general rule, for example when dealing with an application for information that may constitute a significant and unreasonable diversion of an agency's resources in complying with the request.

Applying the public interest test

The public interest test involves three steps:

1. Identifying the relevant public interest considerations for disclosure
2. Identifying any relevant public interests against disclosure
3. Assessing whether the public interest against disclosure outweighs the public interest in favour of disclosure.

What are the public interests against releasing information?

There are only limited and specific interests against disclosure that an agency can take into account. These are:

- law enforcement and security
- individual rights, judicial processes and natural justice
- responsible and effective government
- business interests

ITEM 10 (continued)

- environment, culture, economy and other matters
- secrecy and exemption provisions in other laws.

Results of Consultation with Consultants

Due to the commercial-in-confidence nature of the requested information to be publicly released third-party consultation was undertaken with the 29 consultants referred to within the WT Partnership report to obtain their views on release of information pertaining to them. This was undertaken to assist with public interest considerations.

Out of the 29 consultants contacted, 21 responses were received in February 2013, 20 contained answers to Council's enquiry. Out of the 20 responses, 9 had no objection and 11 objected to release of the information within the report. The main objections related to breach of the confidentiality agreement entered into, as release could reasonably be expected to reveal commercial-in-confidence provisions of a government contract.

Summary of Findings

As a result of consideration of the Public Interest test and the feedback received from the consultants, who responded, it is recommended that the following action be taken;

- The total fees paid to each consultant be made publicly available,
- For those respondents who advised they had no objection, all information in their submissions be made publicly available,
- For the balance, where an objection was received or no response, these submissions to redact the unit rate details, prior to making them publicly available.

The above recommendation gives due consideration to the existing confidentiality agreements, whilst still maximising the amount of information that Council can prudently make publicly available. The exposure for Council and our community is that if commercial in confidence information is released, Council would be exposing itself to possible legal action for breach of contract for releasing commercial in confidence information.

11 WEST RYDE URBAN VILLAGE- PROGRESS REPORT FROM WORKING PARTY MEETING

This report will be provided on Friday, 10 May 2013 to enable the report to include information as a result of a meeting to be held on Thursday, 9 May 2013.

12 TEMPORARY CLOSURE OF WEST RYDE LIBRARY FOR ESSENTIAL BUILDING WORKS

Report prepared by: Manager - Library Services
File No.: GRP/09/4/8 - BP13/670

REPORT SUMMARY

West Ryde Library has been affected by incidents of leaking ceilings and bad smell since it opened in December 2005. The source of the problem has been the Woolworths' cold storage and freezer areas that were located directly above the library.

A concerted effort by senior staff over the past 15 months has led to an agreement with Woolworths to undertake necessary building work on the slab that lies between Woolworths and the library. It is envisaged that these works will provide effective solution to the problems experienced to date.

The work is scheduled to take place between Monday, 20 May and Friday, 24 May, and will require the library to be closed from Saturday, 18 May to Sunday, 26 May inclusive.

RECOMMENDATION:

- (a) That Council continue to work with Woolworths to ensure effective solution is achieved.
- (b) That Council continue to advise local community of the impending closure.

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Jill Webb
Manager - Library Services

Report Approved By:

Tatjana Domazet
Acting Group Manager - Community Life

ITEM 12 (continued)**Discussion**

The new West Ryde Library opened in December 2005. The operation of the library has been troubled by issues relating to the ingress of water and other materials through the ceiling throughout its operating period. In addition to leaking ceilings, there has been a regular issue of bad smell within the library. The origin of the problem is with the Woolworth's cold storage and freezer areas located above the library. There have been numerous attempts since the opening of the library to resolve the issues. The major cause is the location of freezers and refrigerant lines on the floor directly above the library. This has led to freezing and cooling of the slab, with condensate dripping through to the library ceiling area. Resolution has been made more difficult because it seems that the problem is of a seasonal nature as leaks are evident during the warmer months and tend to disappear during cooler months, giving the impression that the problem may have been resolved.

Over the past 15 months, there has been a concerted effort by senior staff to bring final resolution to the ongoing problems. Engineering and air quality reports have made significant contribution to the discussion with Woolworths and the building owners, Charter Hall.

Concerns about air quality in the library led to an Indoor Air Quality Assessment being undertaken in July 2012. The assessment concluded that air quality was satisfactory and within accepted guidelines. The report did reveal though that there were several building design features that impacted on air quality within the library, such as proximity of the fresh air intakes to the Woolworths loading dock area. Council acted on the recommendation that carbon filters be installed in the air handling system. This work has led to a significant improvement and very few reports of 'bad smells' within the library.

Proposed Building Works

The proposed works have been agreed between Woolworths and City of Ryde building and maintenance teams. The schedule of works has been summarised below:

- Drying of the slab will commence about one week prior to the library closure, and will involve Woolworths turning off the freezer/refrigeration units that are located directly above the library;
- Library will close on Friday, 17 May at 5pm;
- Saturday, 18 May and Sunday, 19 May – Council staff and book removalists will prepare the library for building work. This will include the relocation of some books and shelving within the library, and protective wrapping in other areas;

ITEM 12 (continued)

- Monday, 20 May to Friday, 24 May – Woolworths' staff will undertake building works. The work area will be quarantined from the rest of the library and floors coverings will be protected. Work will include the removal of ceiling panels and the application of an insulation product to the underside of the slab. Drip trays and a drainage system will be installed in the area beneath the refrigerant pipes, and the pipes will be re-lagged;
- Saturday, 25 May and Sunday, 26 May – Council staff will reinstate the library and a full clean will take place;
- Monday, 27 May - The library will re-open at the usual opening time of 10.00 am.

In addition, it should be noted that the agreement has been reached between City of Ryde and Woolworths for an ongoing regime of monitoring the effectiveness of this solution.

Library Closure

West Ryde Library will be closed for 9 days to allow this work to take place. The period of closure will be from Saturday, 18 May to Sunday, 26 May inclusive. The closure dates are being advertised to the community and loan periods will be extended for library books borrowed from West Ryde Library that are due back during the period of closure.

Financial Implications

Woolworths have agreed to pay for the cost of all essential works and an initial reimbursement to Council of \$13,036 for damages and testing. Further discussion will resolve if they will be prepared to reimburse Council for any other costs, including relocation of books and staffing.

13 REVIEW OF COUNCIL'S EXISTING PREFERRED SUPPLIER LIST

Report prepared by: Manager - Risk and Audit**File No.:** COR2012/269/4/1 - BP13/542

REPORT SUMMARY

The purpose of this report is to inform Council of the existing Preferred Supplier Lists used by Council staff including those auspiced by the State Government and Preferred Supplier Tenders.

Council has a large number of options available to utilise preferred suppliers established via the Council's procurement process, the Northern Sydney Regional Organisation of Councils or through a prescribed body such as Local Government Procurement, Procurement Australia or via Procurepoint (State Government).

The matter of preferred suppliers, their scope and usage will also be addressed in the forthcoming procurement review. This procurement of a consultant for this overarching review of Councils practices is currently out for tender until the end of May.

RECOMMENDATION:

That Council receives and notes the report.

ATTACHMENTS

- 1 City of Ryde Preferred suppliers - CIRCULATED UNDER SEPARATE COVER
- 2 LGP Suppliers - CIRCULATED UNDER SEPARATE COVER
- 3 Procurement Australia available suppliers NSW April 2013 - CIRCULATED UNDER SEPARATE COVER
- 4 NSROC Preferred providers - CIRCULATED UNDER SEPARATE COVER
- 5 NSW State Government Preferred Provider options through PROCUREPOINT - CIRCULATED UNDER SEPARATE COVER

Report Prepared By:

John Schanz
Manager - Risk and Audit

Report Approved By:

Danielle Dickson
Acting General Manager

ITEM 13 (continued)**Discussion**

At its meeting on 12 March 2013, Council resolved the following;

That the Acting General Manager prepare a report that informs Council of the existing Preferred Supplier Lists used by Council staff including those auspiced by the State Government and Preferred Supplier Tenders.

Council's procurement activities are governed through the procurement framework. This framework encompasses policies and procedures backed by a series of checklists and templates designed to provide assistance and guidance to those charged with procurement responsibilities. This framework assists staff and Council to achieve a number of the important objectives of procurement including;

- Value for money
- Competition
- Transparency
- Fairness and Equity in procurement
- Efficiency in procurement practices and processes
- Procurement that is sustainable

In relation to these objectives, Council utilises a number of initial or preferred procurement options under the procurement framework. These are options which staff are actively encouraged to explore upfront.

If these options are not available or not applicable, the staff at Council must go through a competitive process (that involves market testing) as governed by the procurement framework.

The preferred provider options available to Council staff are currently;

- A. City of Ryde – panels of preferred suppliers, service providers and consultants
- B. Local Government Procurement contracts
- C. Procurement Australia
- D. NSROC preferred supplier arrangements
- E. State Government period contracts

If a need can be met by utilising one of these sources, then either no further market testing is required or limited market testing is required. This will depend on whether the market testing established by one of the above options results in either a fixed price/rate or a list of a "pre-qualified" providers (where a further specific brief is required and a quotations are sought).

ITEM 13 (continued)

The Initial or preferred provider options are outlined in further detail below;

A. City of Ryde established preferred providers

The preferred suppliers under this category have been established as a result of a formal City of Ryde procurement process i.e. Expression of Interest/Tender as a formal market testing for these services or supplies. This will result in a panel of preferred providers being established for the use of Council staff. In the majority of cases, the quantum of the expenditure likely to result through the use of preferred suppliers on these lists will exceed the tendering threshold of \$150,000 and as such the results of this process will be reported to Council.

In most cases these are either a mixture of a pre-defined schedule of rates or a pre-qualification of short listed providers from which quotations can be invited (against a brief).

The categories covered under this option currently include;

- Provision of Minor Works and Services
- Pre-qualification of providers for large Civil Works
- Plant Hire
- Trades (electrical, plumbing and carpentry (currently being renewed)
- Assessment Consultants
- Learning and Development
- Legal Services
- Catering

A listing of providers under these arrangements is provided in **ATTACHMENT 1 - CIRCULATED UNDER SEPARATE COVER.**

B. Local Government Procurement (LGP)

LGP was established by the LGSA to provide Procurement solutions for Local Government. It is utilised by the City of Ryde and promoted as an alternative procurement option. LGP is a prescribed body under section 55 of the Local Government Act. This allows Council to procure items through it rather than go through a formal tender process. LGP goes through a rigorous process of market testing for each panel contract to ensure value. This process is independently audit to ensure probity.

There are currently 22 contracts in place that Council staff can access. These are a mixture of specified rates/pricing schedules and pre-qualified contractors from which Council can invite quotations. Therefore, depending on the value of procurement, the individual request of Council is subject to market testing.

ITEM 13 (continued)

The contracts are in the following categories;

- LGP309 - RFID Systems (NSW panel contract)
- LGP408 - Chemicals (NSW panel contract)
- LGP707-2 - Heavy Plant and Equipment (NSW panel contract)
- LGP908-2 Pipes, Fittings & Fixtures and Associated Products & Services
- BUS198-0410 - Trucks, Vans and Omnibuses (National panel contract)
- LGP1107-2 Operating Lease Services to cover Information and Communications Technology, Photocopiers, Printers and other Equipment.
- LGP106-2 Advertising - Media Sydney Metropolitan Daily Newspapers, Regional Publications and On-line Advertising and LGP406-2 Advertising Agencies (NSW panel contract)
- LGP1608-2 Specialised Truck Bodies and Machines: Waste Collection, Civic Cleaning, Removal and Access.
- LGP508 - Small Plant and Outdoor Power Equipment (NSW panel contract)
- LGP308-2 - Playground, Open Space and Recreational Infrastructure
- LGP507-2 - Library Books and Resource Materials (NSW panel contract)
- NPN2.11 Corporate Wardrobe (National Panel Contract)
- NPN1.11 Supply of Mobile Garbage Bins, Industrial Containers & Bins, Static Compactors, Associated Products and Services (National panel contract)
- LGP1007-2 Office Supplies and Janitorial (including; Heavy Duty Cleaning) and Associated Products
- LGP407-2 - Telecommunications (NSW panel contract)
- NPN3.11 - Supply of Workwear and Personal Protective Apparel (National panel contract)
- LGP1208-2 Professional Consulting Services (Engineering, Planning, Environment, Community and Assets)
- LGP109-2 Debt Recovery
- LGP808-2 - HR Temporary Placements and Associated Services
- LGP1008-2 Provision of IT&C Professional Services
- LGP108-2 Microsoft Licensing and Associated Products and Services via Large Account Resellers (LARs)
- LGP306-2 Supply of PCs, Notebooks, Servers and Associated Services and Equipment

A listing of suppliers available under these arrangements is provided in **ATTACHMENT 2 - CIRCULATED UNDER SEPARATE COVER.**

C. Procurement Australia

Procurement Australia (PA) is a prescribed procurement body (like LGP). Again, given its prescribed status, this allows Council to procure items through it rather than go through the formal tender process.

Procurement utilising PA is either on a fixed price/schedule of rates basis or calling quotes from a pre-qualified provider. Again PA undertakes a qualification process of its providers.

ITEM 13 (continued)

A listing of suppliers available under these arrangements is provided in **ATTACHMENT 3 - CIRCULATED UNDER SEPARATE COVER.**

D. Preferred Suppliers established through NSROC

The NSROC Supply Managers Group has been formed to identify procurement needs that are common throughout region and where the need will ultimately result in cost savings through bulk purchasing. When a need has been identified, a NSROC Tender process is called with the aim to enter into a preferred supplier arrangement(s) with the nominated provider(s). There is also an asphaltting contract which is coordinated by NSROC through the Engineers Group on an annual basis.

The current contracts available under NSROC arrangements are;

- Turf, supply, supply and lay
- Street signs, road signs and associated hardware
- General hardware
- Asphalt

A listing of suppliers available under these arrangements is provided in **ATTACHMENT 4 - CIRCULATED UNDER SEPARATE COVER.**

E. NSW State Government (PROCUREPOINT)

Through PROCUREPOINT there are 12 categories of providers that any public sector authority can utilise without the need to go to tender. However, again a number of these represent pre qualified panels (where the initial procurement phase has been undertaken). There is still a need to obtain quotes to fit a specified need (brief/specification).

Some contracts however do relate specifically to the supply of goods and services with set pricing available.

The categories available through PROCUREPOINT include;

- Travel Management
- Property Management and Maintenance
- Telecommunications
- Utilities
- Food
- Educational supplies
- Health and hygiene
- Hardware and construction
- Office and Workplace
- Transport
- Information technology
- Recruitment and services

ITEM 13 (continued)

A range of consultants/providers have also been pre-qualified through PROCUREPOINT. A *“Request for list of Prequalified Service Providers”* (outlining the requirements and brief specification of the services required) can be completed and sent to PROCUREPOINT who will then send a list of pre-qualified providers to Council. Council can then utilise this listing to invite responses against its own brief.

A range of examples of the use of preferred providers under PROCUREPOINT is provided in **ATTACHMENT 5 - CIRCULATED UNDER SEPARATE COVER.**

Financial Implications

Adoption of this recommendation will have no financial impact.

14 STATE EMERGENCY SERVICES - Funding Arrangements and Delegations

Report prepared by: Manager - Operations
File No.: GRP/09/3/10 - BP13/627

REPORT SUMMARY

The State Government has introduced a new State Emergency Plan which has resulted in minor changes to the operation of the Local Emergency Management Committee which Council has an active part in its management. These changes require delegations in relation to the chairing of the Committee.

The State Government is also implementing the Strategic Disaster Readiness Package which will result in the State Emergency Services taking over the responsibility for the emergency fleet and Unit support.

RECOMMENDATION:

- (a) That Council delegate the position of Chair for the Ryde/Hunters Hill Local Emergency Management Committee to the Manager Procurement and Emergency Response
- (b) That the appointment of the Manager Procurement and Emergency Response, Mr Michael Debs to the position of Local Emergency Management Officer be endorsed
- (c) That Council acknowledge the Benefits of the introduction of the *Strategic Disaster Readiness Package* and congratulate the Minister for Police and Emergency Services the Honourable, Michael Gallacher MLC for the introduction of the this package.

ATTACHMENTS

- 1 State Emergency Management Plan (EMPLAN) Sections 418 and 419
- 2 SES Strategic Disaster Readiness Package

Report Prepared By:

Barry Hodge
Manager - Operations

Report Approved By:

George Dedes
Acting Group Manager - Public Works

ITEM 14 (continued)

Local Emergency Management

Council plays an important role in the provision of emergency services within the City of Ryde. This is principally achieved by fulfilling the role as set out in the State Emergency Management Plan (EMPLAN).

The State Government has released a new EMPLAN. The plan seeks to ensure a coordinated emergency management effort to improve both preparation and prevention of emergencies as well as response and recovery from emergencies. Sections 418 and 419 of the EMPLAN (**ATTACHMENT 1**) set out Council's responsibilities through the Local Emergency Management Committee (LEMC).

As is the case with a number of Sydney Metropolitan Council's, the City of Ryde has a joint LEMC with the municipality of Hunters Hill. Council's role is to provide the support services as set out in the EMPLAN. Two of these functions are the Local Emergency Management Officer (LEMO) and also the Chair of the Committee. This is traditionally the same Council Officer which is currently Council's Manager Procurement and Emergency Response. The duties for the committee meetings are shared with the LEMO from Hunters Hill Municipality.

Section 418 of the EMPLAN nominates the General Manager as the chair of the committee. For practical reasons, it is necessary for the General Manager to delegate this function to another officer. It is also appropriate for a formal nomination of a Council officer to be the LEMO.

Strategic Disaster Readiness Package

The State Government has also advised that funds have been committed to a new initiative known as the Strategic Disaster Readiness Package (**ATTACHMENT 2**). This is in recognition of the large scale emergencies that have been experienced in recent years and the recommended improvements for a more coordinated strategic approach.

This is a significant change to the previous arrangement under the Emergency Services Act which required Council in Partnership with the SES to be responsible for providing and maintaining an SES Facilities and Emergency Vehicle Fleet.

The benefits to the City of Ryde is that the State Emergency Services (SES) are taking full responsibility and all costs associated with Fleet Management currently owned by Council and Unit Support which covers all operating costs associated with the SES Facility at Wicks Road, North Ryde.

ITEM 14 (continued)

Following this advice Council officers have met with representatives from the SES to formalise a transition to these new arrangements, which has involved the following:-

- The first stage of these negotiations was that all costs for utilities, communications, fleet servicing and fuel costs are now being recovered from the SES
- The second stage has been to recover all other maintenance costs associated with the SES Facility including security, cleaning, grounds and general repairs. These services are still being provided by Council at full cost recovery in the best interest of protecting Council's asset
- The third stage involves the SES Emergency Vehicle fleet currently owned by Council being independently valued for the SES to purchase from Council at an agreed value.

Financial Implications

Council's current annual budget for the SES Operating cost including fleet maintenance is \$94,808. With this year being a transition year to the new arrangements savings under this budget will be achieved. However the net benefit and savings will be realised over the 2013/14 financial year.

Pending successful negotiations the sale of the existing vehicle fleet to the SES will provide in the order of \$100,000 unbudgeted income to Council.

It needs to also be noted that under the Act, Council is also required to pay a compulsory Emergency Levy annually which is provided elsewhere in the budget. This year's Levy is \$125,225 and will rise incrementally each year.

ITEM 14 (continued)

ATTACHMENT 1



**NEW SOUTH WALES
STATE EMERGENCY MANAGEMENT PLAN**

DECEMBER 2012

ITEM 14 (continued)

ATTACHMENT 1

Local Level

Local Emergency Management Committees (LEMC)

- 417 The SERM Act recognises that the involvement of local government in all stages of an emergency is critical (ie, in prevention, preparation, response and recovery). Therefore, the emergency management structure and arrangements at local level are based on the Local Government Authority (LGA) areas (or combined Local Government Authority areas).
- 418 A LEMC consists of:
- the General Manager of the Local Government of the relevant local government area is the Chairperson of the Committee
 - the Local Emergency Operations Controllers for the relevant local area(s)
 - senior representatives of each emergency service organisation operating in the relevant local area(s)
 - representatives of Functional Areas where the respective Functional Area representative on the State Emergency Management Committee determines it appropriate and resources permit
 - representatives of any other agency or organisation as determined by the LEMC.
- 419 The LEMC is responsible for the following functions:
- a) give effect to emergency management policy and coordinate emergency management practice at a local level, consistent with information on emergency management policy and practice disseminated by the SEMC
 - b) review and prepare plans in respect of the relevant local government area that are, or are proposed to be, sub plans or supporting plans established under EMPLAN
 - c) develop, conduct and evaluate local emergency management exercises for the purpose of testing sub plans or supporting plans established under EMPLAN in respect of the local government area
 - d) make recommendations about and assist in the coordination of training to emergency management in the relevant local government area
 - e) facilitate local level emergency management capability through inter-agency coordination, cooperation and information sharing arrangements
 - f) assist the Local Emergency Operations Controller for the area in the Controller's role of establishing and controlling a local emergency operations centre
 - g) carry out the preparation of plans in relation to the prevention of, preparation for, response to and recovery from emergencies in the LGA (noting the responsibility for planning by Combat Agencies)
 - h) carry out other functions as are assigned by the SEMC.

Local Emergency Operations Controller (LEOCON)

- 420 The Local Emergency Operations Controller (LEOCON) is appointed for a local government area (or combined Local Government Authority areas) by the Region Emergency Operations Controller (REOCON).
- 421 The person appointed must be a police officer stationed within the region in which the local government area is located and, in the opinion of the REOCON, must have experience in emergency management.

ITEM 14 (continued)

ATTACHMENT 2



27 June 2012

Mr John Neish &
Clr Artin Etmekdjian
Ryde City Council
Locked Bag 2069
North Ryde NSW 2112

Office of the Commissioner
6-8 Regent Street
Wollongong NSW 2500
PO Box 6126
Wollongong NSW 2500
Phone: (02) 4251 6503
(02) 4251 6504
Fax: (02) 4251 6500

Dear Mr Neish & Clr Etmekdjian

The NSW State Government has committed additional funding over the next five years to the NSW SES in the 2012/13 NSW State budget. This additional funding is part of the *Strategic Disaster Readiness Package* delivered to the SES in response to recommendations from the Commission of Inquiry into the Queensland Floods, and importantly, in recognition of the outstanding work the NSW SES and its volunteers have done in response to the recent devastating NSW floods.

The two key components of this package are Fleet Management and Unit Support Funding:

- *Fleet Management*: a five year project to standardise and centralise the SES operational vehicle fleet, the majority of which is currently owned and managed by local government. This will result in significant cost savings to Local Government across New South Wales.
- *Unit Support Funding*: a support funding package to the 228 volunteer NSW SES units to assist them in their day to day operating costs.

These two components of the *Strategic Disaster Readiness Package* will be of significant benefit to local government in support of the long standing partnership arrangements between local government and their volunteer NSW SES units. The current arrangements and support between you and the SES units in your LGA should remain in place at this time, all of which help to build a safer, more disaster resilient community.

Your SES Region Controller will shortly be in touch with you to arrange a meeting to discuss how the *Strategic Disaster Readiness Package* may affect your current partnership arrangements with your SES unit/s and to outline the changes that will occur specifically in relation to the ownership and management of the NSW SES operational vehicle fleet.

Accompanying this letter is a list of FAQs and a summary brief of the benefits this package will deliver to you. For additional information, please contact Assistant Commissioner Keith FitzGerald on (02) 4251 6111.



ITEM 14 (continued)

ATTACHMENT 2

-2-

The NSW SES is looking forward to enhancing our current partnership arrangements and to consolidate and promote future benefits to each organisation.

Yours sincerely



Murray Kear AFSM
Commissioner

c.c. Region Controller
Sydney Northern SES Region

**15 ADVISORY COMMITTEE MEETING - COMMUNITY HARMONY
REFERENCE GROUP**

Report prepared by: Coordinator Community Project (Sector Development)
File No.: GRP/09/4/1/7 - BP13/629

REPORT SUMMARY

This report provides Council with a summary of the Community Harmony Reference Group Committee meeting held on 28 March 2013.

As resolved by Council, this Committee reviewed the 2010 Terms of Reference, and are proposing changes and updates for Council's endorsement as **ATTACHED**.

RECOMMENDATION:

That Council endorse the **ATTACHED** Terms of Reference for the Community Harmony Reference Group.

ATTACHMENTS

- 1 Community Harmony Reference Group Draft Terms of Reference 2013
- 2 Draft Minutes Community Harmony Reference Group - 28 March 2013

Report Prepared By:

Jonathan Nanlohy
Coordinator Community Project (Sector Development)

Report Approved By:

Baharak Sahebekhtiari
Manager - Community & Culture

Tatjana Domazet
Acting Group Manager - Community Life

ITEM 15 (continued)**Discussion**

The Community Harmony Reference Group met on 28 March 2013 and discussed the Draft Terms of Reference. The Committee recommended the following changes to the document specific to its functions:

Roles.

The primary role of the Committee is to:

- Provide advice to Council to ensure that Culturally and Linguistically Diverse (CALD) residents in the City of Ryde are able to participate actively in all aspects of community and civic life and that Council recognizes and values the diversity of the community

Responsibilities

The Committee is responsible for providing advice and feedback to Council on:

- effectiveness / improving Council engagement activities for CALD communities
- implementation and review of the Community Strategic Plan, Delivery Plans and major projects
- Council's policies and procedures regarding their relevance for Culturally and Linguistically Diverse (CALD) communities in Ryde
- Council's advice to State and Commonwealth governments on policy areas and issues that impact on CALD communities and community harmony.

Meetings

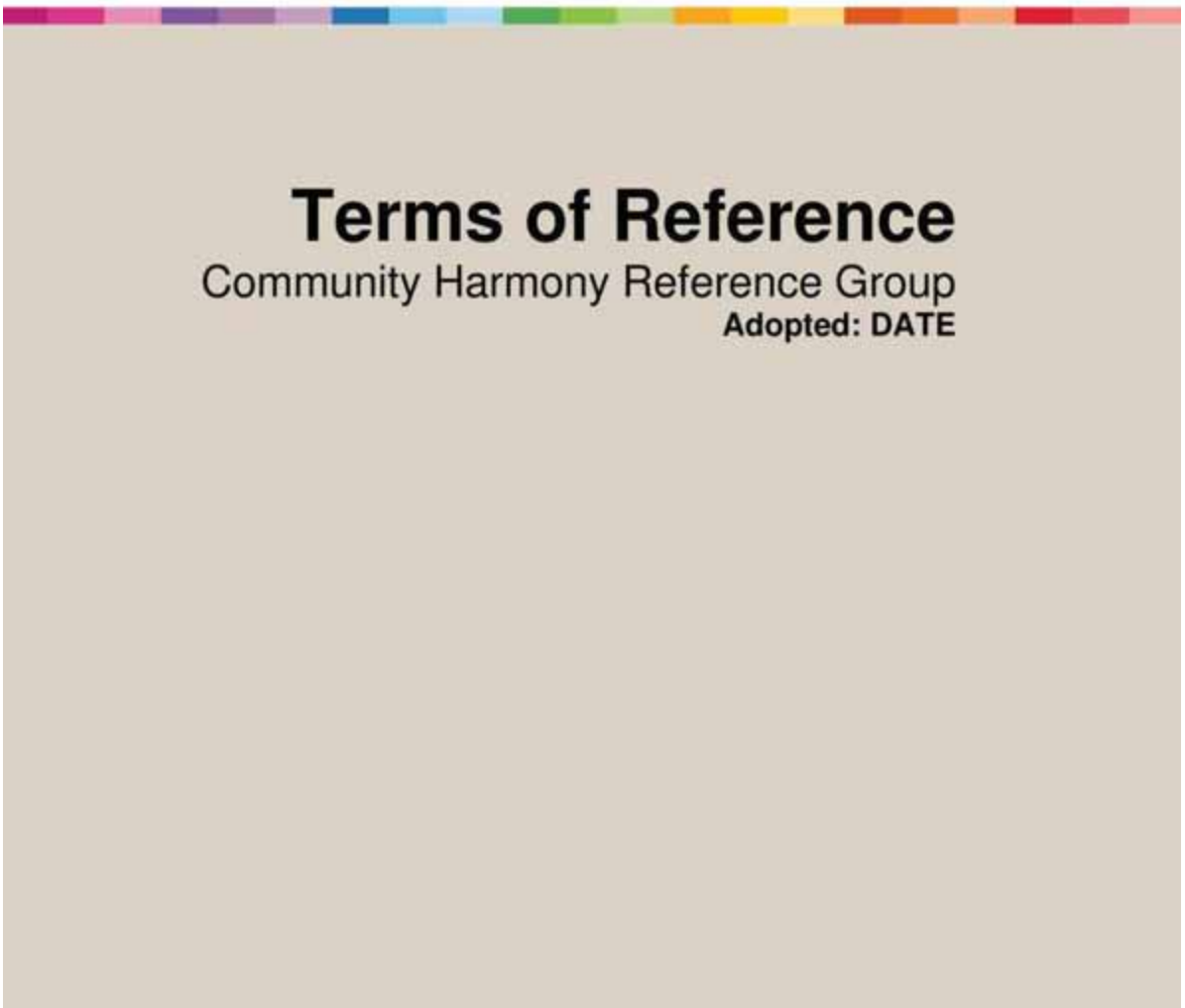
Meetings are to be held on the fourth Thursday of March, June, September, and November.

ITEM 15 (continued)

ATTACHMENT 1



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ITEM 15 (continued)

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Document Version Control

Document Name:	Terms of Reference – (Committee)
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Document Status:	Draft – presented to Council for consideration
Version Number:	Version 1.6
Date:	
Author:	City of Ryde
Authorised By:	Council on 16 October 2012
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Change History

Version	Issue Date	Author	Reason for Change
1.2	20/4/10	Shane Sullivan	Resolution of Council 7 October 2008: - that at least one (1) Councillor delegate is required to be appointed (with no upper limit) : page 4 - that the Mayor not automatically be represented on certain Committees : page 4 - that where the Mayor is appointed to be a delegate on an Advisory Committee, it not be necessary that the Mayor be Chairperson of this Committee : page 6 - that a Councillor or an appropriate staff member be Chairperson on an Advisory Committee : page 6
1.2	20/4/10	Shane Sullivan	Resolution of Council 8 July 2008 Minutes of all Advisory Committees to be incorporated in the business papers of the next Council/Committee meeting and then placed on Council's website. : page 7
1.2	20/4/10	Shane Sullivan	Resolution of Council 20 April 2010 Provisions for casual vacancies: page 5
1.3	14/9/10	Jennifer Anderson	Resolution of Council 14 September 2010 All Minutes are to be reported in CIB unless a Council resolution of Council is required. Minutes are to be placed on Council's website within 5 days of the Committee Meeting.
1.4	24/8/11	Shane Sullivan	Reformat to align with City of Ryde branding. Insert paragraph linking role to Community Strategic plan



ITEM 15 (continued)

ATTACHMENT 1



1.5	1/11/12	Lorie Parkinson	Resolution of Council 16 October 2012. If a member of a Committee misses three consecutive meetings without apology, the position becomes vacant: page 5.
1.6	6/2/13	Lorie Parkinson	Removal of reference to "Committee of the Whole", as it is no longer in existence.

Contents

1.	Roles	4
2.	Responsibilities.....	4
3.	Membership, Chairperson and Voting	4
4.	Meetings.....	7
5.	Communications and Reporting	7
6.	Code of Conduct and Other Council Policies	8



ITEM 15 (continued)

ATTACHMENT 1

1. Roles

The City of Ryde has adopted a Community Strategic Plan and Delivery Plan that will shape all activities and projects over the next four years. Council's Advisory Committees are an important mechanism for consultation, advice and feedback to Council staff on implementation and review of the Community Strategic Plan.

The primary role of the Committee is to:

- Provide advice to Council to ensure that Culturally and Linguistically Diverse (CALD) residents in the City of Ryde are able to participate actively in all aspects of community and civic life and that Council recognizes and values the diversity of the community

2. Responsibilities

The Committee is responsible for providing advice and feedback to Council on:

- effectiveness / improving Council engagement activities for CALD communities
- implementation and review of the Community Strategic Plan, Delivery Plans and major projects
- Council's policies and procedures regarding their relevance for Culturally and Linguistically Diverse (CALD) communities in Ryde
- Council's advice to State and Commonwealth governments on policy areas and issues that impact on CALD communities and community harmony.

3. Membership, Chairperson and Voting

Membership of the Community Harmony Reference Group comprises:

- No less than one (1) Councillor appointed annually
(Resolution of Council, 7 October 2008)
- Twelve (12) community representatives

Note: the Mayor is not automatically represented on certain Committees
(Resolution of Council, 7 October 2008)

Local residents shall be appointed by resolution of Council following advertisement for nominations in at least one local newspaper, on Council's website and in the Mayoral Column. Nominations are to be in writing and are to be circulated in full to the Councillors for evaluation. The Committee will not be involved in the evaluation or selection process of any local resident representatives.

These members shall be:

- Persons who are representative of the cultural, ethnic, faith and linguistic diversity of the City of Ryde.

ITEM 15 (continued)

ATTACHMENT 1

- People who reside, work or visit the Ryde Local Government Area who have a demonstrated commitment to community harmony.

The following City of Ryde staff ordinarily attend the Committee meetings but are not members of the Committee:

- Manager – Community and Culture
- Coordinator Community Projects – Sector Development

Council officers will provide professional advice and administrative support. It should be noted that employees of the Council are not subject to the direction of the Advisory Committee or any members thereof.

Term of Membership to Committee

Members appointed to the Committee shall be appointed for the 4-year (or remainder thereof) term of the current Council, although membership can be altered at any time by resolution of Council. Each September, the current membership of the Committee will be submitted to Council for confirmation.

Membership of the Committee can be withdrawn by resolution of Council only. Council staff will be appointed and removed by the General Manager.

If a member of a Committee misses three consecutive meetings without apology, their membership will be withdrawn and the position will be deemed vacant. *(Resolution of Council, 16 October 2012).*

Casual Vacancy


(Resolution of Council, 7 October 2008)

A casual vacancy caused by the resignation or death of a Member, or the withdrawal of membership, will be filled by undertaking the following process:

- (i) Where a casual vacancy occurs, the Committee Facilitator will report this matter to the next Advisory Committee meeting and record it appropriately in the Minutes, and highlight it in the report to the next available Council Meeting.
- (ii) The Committee Facilitator will provide a report to the next available Council Meeting regarding the proposed replacement that will give consideration to the following options;
 - (a) If the Member was nominated as the representative of an organisation it will be recommended that the organisation be invited to nominate a replacement representative (if no alternate member has previously been nominated).
 - (b) If the Member was nominated as an individual, the Committee Facilitator will review the original expressions of interest received and will confirm if any of those individuals who were previously nominated, are still prepared to be considered as a member of the respective committee for the Committee.

ITEM 15 (continued)

ATTACHMENT 1

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- (c) Where, due to either no other previous nominations, or those nominations not being current, an expression of interest will be called for in replacing member/s, for appointment by Council.
 - (d) Where a vacancy occurs within 9 months of the end of the term of the current Council, the vacancy will not be filled
 - (iii) Once endorsed by Council, a Member filling a casual vacancy will hold office for the remainder of the term of the Member he/she has replaced

The Chairperson of the Committee is:

- A Councillor or Staff Member as elected by Council.

The Chairperson is to have precedence at the meeting and shall determine the order of proceedings, generally as set by the agenda.

All remarks by members of the Committee and others present shall be made through the Chairperson. In the absence of the Chairperson, another Councillor Member of the Committee or the Committee Facilitator shall chair the meeting.

A staff member appointed as Chairperson of the Committee does not become a formal member of the Committee by virtue of this position. All staff are representatives of Council only and not members of the Committee. It is not necessary that the Chairperson be a member of the Committee.

Council's Code of Meeting Practice shall be used as the reference guide for any matters pertaining to the Committee meetings that are not otherwise outlined in these Terms of Reference.

The Chairperson is to be a staff member or Councillor. Where the Mayor is appointed to be a delegate, it is not necessary that the Mayor be the Chairperson of this Committee.
(Resolution of Council, 7 October 2008)

Committee Facilitator

A Committee Facilitator shall be appointed by the General Manager. The Facilitator shall be a staff member of Council and is responsible for coordinating the preparation of agendas, invitations and minutes of the Committee. The Facilitator shall also be responsible for coordinating any presentations from guest speakers and for considering requests from members of the public to address the Committee. The Facilitator has the right to refuse a request from a member of the public to address the Committee if it is deemed more appropriate for that person to address a formal Council or Committee meeting.

Voting

No formal voting rules apply. As the Committee has an advisory role, its recommendations are made by consensus and no recommendation is deemed to be a decision of Council unless the matter is referred to Council for determination. If consensus is not achieved, and if required, the matter shall be referred to Council for determination.

ITEM 15 (continued)

ATTACHMENT 1

Proxy

No voting by proxy is permitted. Only members in attendance at the meeting shall be entitled to participate in the decision making process of the Committee. If a member is unable to attend the meeting but wishes to be in attendance for discussion of a particular matter, he/she can notify the Chairperson prior to the meeting to request deferral of the item to a subsequent meeting or to request that the Chairperson formally indicate the member's view to the Committee during the discussion on the matter. The Committee shall decide if a matter is to be deferred to a subsequent meeting based on the representations made to the Chairperson by the absent member.

Quorum

As the Committee is advisory only no quorum is required, however, the Chairperson shall use his/her discretion to determine if any item on the agenda should be deferred to a future meeting if it is considered there are insufficient people at the meeting to consider the item.

4. Meetings

Meeting Schedule and Procedures

- Meetings are to be held on the fourth Thursday of March, June, September and December.
- The Chairperson has the authority to call meetings.
- The Agenda & meeting papers shall be circulated to members at least 3 days prior to meeting.
- Each meeting shall be properly recorded by the taking of minutes.

Public Participation

All meetings of the Committee are public meetings. Members of the public and media can attend meetings as observers, however, they cannot speak at a meeting unless prior arrangements are made through the Committee Facilitator. Presentations shall be limited to a maximum of 5 minutes.

5. Communications and Reporting

The agendas and minutes of the Committee shall be stored as a permanent record of Council, as determined by the General Manager.

The minutes of each meeting shall be circulated to all members as soon as practicable. Any questions by members regarding the minutes are to be referred immediately to the Committee Facilitator and if any error in the minutes is confirmed, the Committee Facilitator shall arrange to make the appropriate changes.

The Minutes of all Advisory Committees will be reported in the Councillor Information Bulletin within two (2) weeks of the Committee meeting. However, if a resolution of Council is required, e.g. allocation of funds, resources or an amendment to any Council Policy, then the Minutes shall be reported to the next available Council meeting. *(Resolution of Council, 14 September 2010)*

All agendas shall be published on Council's website within 5 days of completion.

All Advisory Committee minutes shall be published on Council's website within 5 days of completion or adoption by Council. *(Resolution of Council, 14 September 2010)*

ITEM 15 (continued)

ATTACHMENT 1



A report may be prepared for Council's consideration where the Committee suggests an action (or actions) which staff cannot carry out within existing delegations.

Members of the Committee are not permitted to speak to the media as representatives of the Committee unless approved by Council.

6. Code of Conduct and Other Council Policies

Each Committee member who is not otherwise a Councillor or staff member shall be provided with a copy of Council's Code of Conduct and other related policies that may be applicable to the operation of the Committee.

The conduct of each Committee member is expected to be consistent with the principles outlined in these Council publications.



ITEM 15 (continued)

ATTACHMENT 2

MEETING RECORD

City of Ryde

Subject:	Community Harmony Reference Group – Draft Minutes of Meeting	Page 1 of 7
File No:		
Document Ref:		
Venue:	Acacia Room, 1A Pope St	
Date:	Thursday, 28 March	
Time:	6.00 pm	Started at: 6.30pm Closed at: 7.30pm
Chair:	Councillor George Simon	
Meeting Support (MS):	Carol Mikaelian	
Staff Convenor:	Jonathan Nanioly	

Committee Role:

The primary role of the Community Harmony Reference Group is to:

- Provide advice to Council to ensure that Culturally and Linguistically Diverse (CALD) residents in the City of Ryde are able to participate actively in all aspects of community and civic life and that Council recognizes and values the diversity of the community

Committee Members as per the Terms of Reference

Present	Apology	Name	Position Title	Organisation
✓		Councillor G Simon	Chairperson	City of Ryde
✓		Councillor D Pendleton	Community Representative	City of Ryde
✓		Mr Hugh Lee	Community Representative	
✓		Ms Rose Torossian	Community Representative	
✓		Mr Hassib Elias	Community Representative	
✓		Mr Jon Soemarjono	Community Representative	
✓		Ms Ying-lan Yvonne Wang	Community Representative	
✓		Li Hua Chu	Community Representative	
✓		Safar Sarmed	Community Representative	
✓		Agnes Shim	Community Representative	
✓		Ivy Pang	Community Representative	
✓		Kim Li	Community Representative	
	✓	Baharak Sahebekhtari	Manager – Community and Culture	City of Ryde
✓		Jonathan Nanioly	Section Manager – Social Policy and Planning	City of Ryde

Additional Attendees

Name	Position Title	Organisation
Carol Mikaelian	Meeting Support Coordinator	City of Ryde

Details	Action	Responsibility and Date
1. Present:	Noted.	

ITEM 15 (continued)

ATTACHMENT 2

MEETING RECORD

City of Ryde

Subject:	Community Harmony Reference Group 28 March 2013	Page 2 of 7
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Details	Action	Responsibility and Date
2. Apologies:	Noted.	
3. Welcome Councillor Simon welcomed the committee and committee members went around and introduced themselves.		
4. Confirmation of Terms of Reference Discussion on Draft Roles and Responsibilities Councillor Simon advised the committee that there are not many changes made to the Terms of Reference from the previous committee.	Confirmed and endorsed	
5. Working together as a committee <u>How do we deal with difference as a committee</u> Councillor Simon asked the committee members why they wanted to be part of the committee and what is it that they want to achieve. Councillor Pendleton advised that she would like good quality advice on various issues within the City of Ryde. Mr Elias advised that he would like to assist, help and to cooperate with staff and the community for the benefit of the community and the City of Ryde. He advised that he would also like to participate in the organisation of community events such as the Harmony Festival and play groups. Mr Elias further advised that Harmony Day was on the previous Sunday which fell on Palm Sunday, where a lot of people attended church events. Therefore, by the time their events had finished, it would have been the afternoon; where by half of the day was gone, where they could have spent at the festival sharing with others in the community. He suggest that the Harmony Day Festival should fall on another day, this way members can spread the word about the committee and take advice and comments to bring back to the committee. Ms Yvonne Wang agreed and added that she was at a Church event and could not attend the Festival until 2 pm. It was raised that the Saturday before was the Easter Day in West Ryde. It was also confirmed that the past three Harmony Day Festivals fell on a Sunday.		

ITEM 15 (continued)

ATTACHMENT 2

MEETING RECORD

City of Ryde

Subject: Community Harmony Reference Group
28 March 2013 Page 3 of 7

Details	Action	Responsibility and Date
<p>Mr Soemarjono commented that he believes that the aim of the festival is to enhance the harmony within the community of Ryde through Social Inclusion, and to maintain and improve positive relationships as much as we can.</p> <p>Ms Kim Li advised that the Harmony Festival also clashes with the Chinese School and that it would be nice to change the day to Saturday.</p> <p>Mr Hugh Lee commented that he felt Ryde Park was not a convenient location in terms of transportation. Many people normally take public transport and with all the walking involved from the drop off points to the actual event, people are unable to attend. Ryde park is very big and the participation is not good enough.</p> <p>Mr Lee further advised that stalls were set up to compensate for the Lunar New Year stall holders. Due to poor weather, stall holders were given the same stall space free of charge at the Harmony Festival, and felt that had those stalls not been arranged, the participation would have been much lower. Due to the size of the park being very big, it looked like there were fewer people than there actual was and the atmosphere wasn't good.</p> <p>Councillor Pendleton stated that she was advised that it was the first time the festival had started so early. In previous years, the event started at 4 pm and went on until 7 pm. The event organisers changed the event to a day time event based on feedback from people who felt that the event was too late for their children, so they tried to accommodate them.</p> <p>Mr Hugh Lee advised that in previous years, free Asian food tasting was very successful. However, this year, Ryde Council did not repeat that concept, and as a result was more difficult to organise more attendance.</p> <p>Councillor Simon summarised the discussion on the Harmony Festival. He outlined that Sunday events may be an issue that needs to be looked at next year; transport is also an issue and a more suitable venue may be required; the organisers might need to look at reissuing food tasting; and lastly the organisers may need to look at more appropriate time for the festival.</p> <p>Ms Agnes Shim advised that the weather made it very challenging. The heat was difficult to cook in. She advised that she has been participating in the Festival for 10 years and this year there were not as many buyers – stalls were quiet this year and she noticed that the food at the stalls were more expensive.</p>		

ITEM 15 (continued)

ATTACHMENT 2

MEETING RECORD

City of Ryde

Subject: Community Harmony Reference Group
28 March 2013 Page 4 of 7

Details	Action	Responsibility and Date
<p>Mr Hugh Lee advised that the name of the festival being "All the Colours of Ryde" and to promote harmony, local residents may not want to try different foods. However if I use this opportunity to provide free tasting and they find that they like the food, they may be more willing to go to different restaurants, it will be a good opportunity to promote local business.</p>		
<p>Ms Torossian advised that the name of the Harmony Day Festival, "All the Colours of Ryde", doesn't really spell out multiculturalism, we should think about the name. Harmony day is more appropriate.</p>		
<p>Mr Hugh Lee advised that the name of the festival mirrors the new branding of the City of Ryde.</p>		
<p>Ms Agnes Shim advised that this reference group usually is involved with this festival every year, however no meetings were held for this festival.</p>		
<p>Mr Nanlohy confirmed that this was because the advisory committee had not been formed yet and the committee will be included in the organisation of future festivals.</p>		
<p>Mr Nanlohy suggested that the organisers of the festival attend the next committee meeting and prior to starting the organisation of the next Harmony Day Festival to discuss some of the issues raised.</p>	<p>Mr Nanlohy to arrange with the events team to attend the next committee meeting to present a presentation.</p>	<p>Mr Nanlohy for next meeting</p>
<p>Councillor Simon suggested that this item be put on the agenda for the third meeting of the year.</p>		
<p>Councillor Pendleton asked that it be put on to the next agenda (second meeting) to ensure that sponsors are advised as soon as possible should the venue, date, details significantly change.</p>	<p>Mr Nanlohy to add the discussion of the Harmony Day Festival on to the next Agenda.</p>	
<p><u>What are the challenges and areas of disadvantage for COR's culturally and linguistically diverse (CALD) communities</u></p>		
<p>Councillor Simon asked the committee what they thought the challenges and areas of disadvantage for COR's culturally and linguistically diverse (CALD) communities are.</p>		
<p>Ms Yvonne Wang advised that as a GP in Eastwood, she deals with quite a few new migrants, and feels that sometime it is difficult for migrants to access different services in the community. She advised that as a local GP, it would be useful to know how to or where to direct people, especially aged people. She advised that most immigrants are coming from China. She asked if there are any local Migrant Resource Centres.</p>		

ITEM 15 (continued)

ATTACHMENT 2

MEETING RECORD

City of Ryde

Subject: Community Harmony Reference Group
28 March 2013

Page 5 of 7

Details	Action	Responsibility and Date
<p>Ms Kim Li advised that outside the Eastwood Centre, a stall is organised which serves a lot of Chinese migrants of different age groups. They offer not just language assistance but also provide assistance to virtually anything that can be a barrier for their quality of life. They arrange workshops and bring partnerships together, to bring awareness to the community.</p> <p>Mr Nanlohy discussed the lack of Dept. of Immigration Settlement Grants Program (SGP) funding for settlement services for culturally and linguistically diverse (CALD) communities in Ryde and advised that none of the migrant resource centres cover the Ryde area. There had previously been funding for a multicultural service based in North Sydney called MigrantLink but it had lost a majority of its funding around 2009. The Ryde area had also lost SGP funding to the Australian Community Welfare Association and the Chinese Australian Services Society, for positions that provide settlement services for the Korean and Chinese speaking communities in Ryde. There is now one remaining SGP funded generalist position with Christian Community Aid that operates from West Ryde. However the City of Ryde has developed a project partnership with the Community MRC who have recruited four bilingual workers who speak Farsi, Korean, Indian, Mandarin, to trial delivering settlement services and community development projects to Ryde's culturally and linguistically diverse communities. The partnership will operate four days a week from Eastwood and one day a week from West Ryde.</p> <p>Councillor Pendleton asked why there was no longer any funding for the MigrantLink multicultural service.</p> <p>Mr Nanlohy advised that the Dept. of Immigration had changed its funding focus in recent years</p> <p>Ms Yvonne Wang advised that a lot of young working adults as well as university students want to help the community, but don't know how to help out and link up.</p> <p>Mr Sarned advised that places like the MRC have active volunteer groups. This may address that issue, by running a volunteer program through the Ryde MRC.</p> <p>Councillor Simon suggested that perhaps for the next meeting, members bring a list of migrant community projects for migrant outreach in the area, make the community aware of what is out there, and see if there are other groups which need to be addressed.</p>	<p>Mr Nanlohy to arrange the volunteer coordinator to come and discuss with the committee on how to engage younger people who want to be volunteers.</p>	<p>Mr Nanlohy for next meeting</p>

ITEM 15 (continued)

ATTACHMENT 2

MEETING RECORD

City of Ryde

Subject: Community Harmony Reference Group
28 March 2013

Page 6 of 7

Details	Action	Responsibility and Date
<p>Other Business: <u>Guide to Employment for Migrants</u></p> <p>Mr Naniohy briefed the committee on a project which was organised by the Parramatta MRC in conjunction with the Dept. of Education, Employment and Workplace Relations, NSW Dept. of Education and Communities, TAFE, and Regional Development Australia</p> <p>They produced a good practical resource called the <i>Guide To Employment For Migrants</i> which provides migrants with information on pathways to employment Australia.</p> <p>The Guide was 18 months in the making and involved many partners. The Guide was launched a few weeks ago and highlighted the issues of migrant unemployment as well as a workshop on using the guide</p> <p>Mr Naniohy advised a survey conducted by the Ryde Hunters Hill Multicultural Network in 2012 showed that some of the major issues migrants faced are underemployment and underutilisation of skills e.g. for example highly skilled and qualified migrants are driving cabs and are on a low income that they are not used which affects their families. The survey showed that there is a strong need for a resource like the guide to employment of migrants and is a great opportunity to engage with local employers.</p> <p>Councillor Simon asked what are the practical things the City of Ryde can implement through this.</p> <p>Mr Naniohy replied with examples such as running forums which address the employment needs and training needs of migrants, and highlight the underutilisation of skills and connecting with employers.</p> <p>Mr Naniohy further advised that Nathan Pratt, Council's, the Economic Development Manager, is working with stakeholders to develop a possible workshop on education, training and employment pathways that may link the unemployed with local employers. Currently planning is underway for starting in a small way to get the scope right, and if there is an interest to then move forward.</p> <p>Ms Torossian mentioned that just because someone speaks poor English, they can't get a job within their field, or simply not having enough local experience.</p> <p>Mr Soemarjono asked the committee if this something we can look at as a committee.</p>		

ITEM 15 (continued)

ATTACHMENT 2

MEETING RECORD

City of Ryde

Subject: Community Harmony Reference Group 28 March 2013 Page 7 of 7

Details	Action	Responsibility and Date
<p>Future Meetings</p> <p><u>Proposed schedule and discussions about how we can ensure our meeting are productive and focussed</u></p> <ul style="list-style-type: none"> - 27 June - 26 September - 28 November <p>The last meeting of the year has been moved from 26 December to 28 November.</p> <p><u>Other Discussion</u></p> <p>Councillor Pendleton asked if there other smaller groups coming to Ryde, such as African groups, and if so, what sort of outreach is there in the City of Ryde for new groups. What is the situation in Ryde for the newer concentrated groups?</p> <p>Mr Nanlohy advised that there are a few dominant visa categories for migration in Ryde being mostly skilled migration and family reunion. Recently there is a new migration stream of asylum seekers being provided with temporary housing in Ryde by the Dept. of Immigration. The housing is managed mainly by the Salvation Army, Jesuit Refugee Service and Settlement Services International who have the largest number of Asylum Seeker clients.</p> <p>Mr Jon Soemarjono proposed, a suggestion that at the next meeting, invite groups and ask them, what we can do to help them.</p> <p>Councillor Simon advised that a resolution of Council re-iterated that we welcome refugees and asylum seekers and part of the resolution was that a Council Representative meets with them. He asked if a follow up on that could be presented to the committee at the next meeting.</p> <p>Mr Nanlohy advised that a meeting was being organised with the Refugee Council of Australia and Settlement Services International.</p> <p>Mr Sarmed advised that he is happy to arrange for someone from the MRC to come to the next committee to talk about some of the services they provide.</p> <p>Committee agreed that it would be a good idea.</p>	<p>Mr Nanlohy to provide the committee with statistics and will do presentation, providing more information.</p>	<p>Mr Nanlohy for next meeting</p>

**16 REQUEST FOR TENDER - COR-RFT-06/13 ADDINGTON HOUSE -
Heritage Building Conservation and Repair Works**

Report prepared by: Project Manager**File Number:** GRP/09/3/10 - BP13/641

REPORT SUMMARY – TENDER EVALUATION

Request for Tender (COR-RFT-06/13) for the Addington House Heritage Building Conservation and Repair Works closed on 26 March 2013.

The scope of the proposed works is in accordance with Council's Conservation Management Plan (CMP) and includes repairs and rectification to damaged and missing internal and external fabric elements.

The Tender Evaluation Panel assessed all conforming tenders and recommended that Council accept the tender from HBS Group.

RECOMMENDATION:

- (a) That Council accept the tender from HBS Group for the *Addington House Heritage Building Conservation & Repair Works* in the amount of \$164,178.30 as recommended in the Tender Evaluation Report.
- (b) That Council advise all respondents of Council's decision.

ATTACHMENTS

- 1 Tender Evaluation Report - COR-RFT-06/13 Addington House - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL

Report Prepared By:

**Garo Aroutunian
Project Manager**

Report Approved By:

**Peter Nguyen
Service Unit Manger - Project Development****George Dedes
Acting Group Manager - Public Works**

ITEM 16 (continued)

Tender Details

Council's preferred method of tendering was utilised through advertising in the Sydney Morning Herald and loading onto Council's eTender portal, TenderLink. The tender documents were available from 27 February 2013 and closed on 26 March 2013.

At the time of closing tender submissions were received from the following respondents (in alphabetical order):

- AJ Bristow & Son Pty Ltd
- Baseline Construction Pty Ltd
- GC Waller Builders Pty Ltd
- Gartner Rose Pty Ltd
- HBS Group
- Programmed Facility Management Pty Ltd

Evaluation

A tender evaluation committee comprising four Council officers assessed all tenders against the following criteria:

- Tender Price
- Previous Experience
- Sustainable Consideration
- Methodology
- Project Program
- Demonstrated understanding of Council's requirements
- Workers' Health and Safety
- Insurances
- Conformity to EPA requirements and past records of non-compliance

The tender evaluation committee evaluated the tender submitted by HBS Group as the best value submission when compared against the evaluation criteria. Tenders assessment was overviewed by Manager Tenders and Contracts. A Tender Evaluation Report has been circulated to Councillors **UNDER SEPARATE COVER – Confidential**.

Consultation

Internal business units consulted include:

- Open Space
- Planning
- Project Development

ITEM 16 (continued)

External groups consulted include:

- Heritage Council of Australia

Financial Implications

There is no impact on budget as \$120,000 is budgeted for in 2013/13 and balance in 2013/14.

17 PART 3A - SHEPHERDS BAY - LEGAL ADVICE

Report prepared by: Executive Assistant to Group Manager
File No.: COR2013/361 - BP13/660

REPORT SUMMARY

On 3 May 2013 Council received advice from the barrister Jason Lazarus in regards to our appeal prospects of the part 3A determination at Shepherds Bay. Despite Council's exhaustive effort to find mechanisms for an appeal the opinion of Jason Lazarus, our solicitor Roslyn McCulloch and the Group Manager – Environment and Planning is that the prospects of a successful appeal are low. Should Council pursue an appeal Mr Lazarus anticipates the cost to Council would not be in excess of \$100,000 however this does not include the prospect of costs being awarded to the defendant.

RECOMMENDATION:

That no further legal action be taken in respect to 'Holdmark' Part 3A for Shepherds Bay.

ATTACHMENTS

- 1 Opinion Jason Lazarus dated 3 May 2013 - Shepherds Bay Part 3A - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL

Report Prepared By:

Sandra Warbrick
Executive Assistant to Group Manager

Report Approved By:

Dominic Johnson
Group Manager - Environment & Planning

PRECIS OF CORRESPONDENCE

1 DRAFT METROPOLITAN STRATEGY FOR SYDNEY TO 2031

Report prepared by: Executive Assistant to the Mayor
File No.: MYR/07/10/7 - BP13/626

CORRESPONDENCE:

Submitting correspondence from the Mayor of Waverly Council, dated 23 April 2013, regarding an extension of time to lodge submissions to the Draft Metropolitan Strategy for Sydney to 2031.

RECOMMENDATION:

- (a) That the correspondence be received and noted.
- (b) That Council write to the Minister for Planning seeking an extension of one month to 28 June 2013 for the receipt of submissions regarding the Draft Metropolitan Strategy for Sydney to 2031.

ATTACHMENTS

- 1 Draft Metropolitan Strategy for Sydney to 2031 - request for extension of time for submissions

Report Prepared By:

Linda Smith
Executive Assistant to the Mayor

Precis of Correspondence 1 (continued)

ATTACHMENT 1



Office of the Mayor
WAVERLEY COUNCIL CHAMBERS
BONDI JUNCTION 2022

Our Reference A10/0225
23 April 2013

The Mayor of Ryde Council
Locked Bag 2069
RYDE NSW 1670

Dear Cr Ivan Petch 

**Re: Draft Metropolitan Strategy for Sydney to 2031
Request for Extension of Time for Submissions**

Waverley Council is deeply interested in the Draft Metropolitan Strategy for Sydney to 2031. As an inner-city Council, we believe that we, along with other Councils in the proposed Central Subregion have an important contribution to make to the development of a vision for Sydney. As such, we wish to make an informed and considered submission to the Draft Strategy.

As you can appreciate, the Draft Strategy cannot be considered in isolation and must be read in conjunction with the NSW State Infrastructure Strategy and NSW Long Term Transport Master Plan given the interrelationships with each of these State Plans. In addition, the recent release of the White Paper into the NSW Planning System provides greater detail regarding a range of matters critical to the preparation of the Subregional Delivery Plans and future Local Plans. Having the opportunity to read the draft Strategy in conjunction with the White Paper will also allow Council to make a more informed submission.

For this reason, Council at its meeting of 16 April 2013 resolved to request the Minister to extend the submission period for the Draft Strategy by one month to align with the closing date for submissions on the White Paper being 28 June 2013. Council further resolved that all other Councils in the proposed Central Subregion be written to and encouraged to make similar representations to the Minister. Our combined voice will hopefully add weight to this request. I therefore encourage you to bring this request to the attention of your Council and that your Council supports this initiative.

I trust that you will find this request acceptable and in the best interest of all Sydney's current and future residents, business community and visitors.

Yours Sincerely



Cr Sally Betts
Mayor of Waverley

2 LOCAL GOVERNMENT AMENDMENT (EARLY INTERVENTION) BILL 2013

Report prepared by: Executive Assistant to the Mayor**File No.:** OGM/08/11/2/12/8 - BP13/643

CORRESPONDENCE:

Submitting correspondence from Minister for Local Government, the Hon. Don Page MP, dated 12 April 2013, regarding the Local Government Amendment (Early Intervention) Bill 2013.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1 Letter from the Hon. Don Page MP regarding the Local Government Amendment Bill 2013, enclosing a copy of the letter to the Mayor of City of Ryde

Report Prepared By:

Linda Smith**Executive Assistant to the Mayor**

Precis of Correspondence 2 (continued)

ATTACHMENT 1



The Hon Don Page MP
Minister for Local Government
Minister for the North Coast

Ms Danielle Dickson
Acting General Manager
Ryde City Council
Locked Bag 2069
NORTH RYDE NSW 1670

Ref:
MIN: 2013-108133
Doc ID: A321258



12 APR 2013

Dear Ms Dickson

Thank you for your letter of 26 March 2013 about the Local Government Amendment (Early Intervention) Bill 2013.

I recently wrote to the mayors of all NSW councils to outline the objectives of the proposed legislation.

Please find enclosed a copy of my letter to the Mayor of Ryde City Council, for your information.

I hope you find the information helpful and I encourage the Council to support the Bill.

Once again, thank you for raising this matter with me.

Yours sincerely



Don Page MP
Minister



Precis of Correspondence 2 (continued)

ATTACHMENT 1



The Hon Don Page MP
Minister for Local Government
Minister for the North Coast

COPY

Ref:
MIN:
Doc ID: A318671

Clr Ivan Petch
Mayor
Ryde City Council
Email: cityofryde@ryde.nsw.gov.au

19 March 2013

Dear Mayor

I am proud of the fact that for the first time in 17 years, not a single council in NSW is under administration. The proposed new early intervention laws currently before Parliament will help keep it that way.

We are all too aware of the high-profile dysfunction in a number of councils in recent times. I frequently receive calls from members of the public, and indeed the sector itself, to act in these circumstances. The options available to tackle these issues are blunt and limited. They range from writing a letter and investigations, to a public inquiry. While a public inquiry is an important and necessary process when facing the serious prospect of dismissing a council, it usually follows years of dysfunction which could have been avoided, costs over \$200,000, and has tended to result in the public being deprived of democratic representation at this vital level of government.

The laws we currently have in place for dealing with dysfunctional councils are inadequate. The NSW Auditor-General reinforced this fact in recommending the need for Government to play a stronger role in tackling poor performance of councils, in a recent review titled 'Monitoring Local Government'.

In November last year, I announced proposals to tackle dysfunction through early intervention in the small number of underperforming councils that damage the reputation of local government and the community.

I believe that the proposals contained in the Local Government Amendment (Early Intervention) Bill 2013 will provide an important set of tools to ensure that underperformance is dealt with early and that the democratic leadership of communities is retained.

The proposals in the Bill are explicitly designed to improve the performance of councils in NSW by balancing measures to encourage councils to drive their own improvement with sanctions for failing to take action.

Precis of Correspondence 2 (continued)

ATTACHMENT 1

The new powers will be used where:

- a council is not complying with its legislative responsibilities,
- there are significant risks facing the council that are not being addressed,
- previous intervention attempts have failed.

For example, where a council has consistently failed to implement the Integrated Planning and Reporting framework, has ignored letters from the Division of Local Government and refused offers of help, then a performance improvement order may be an appropriate next step. Another example where an order or suspension may be an appropriate tool is where a council is continually unable to function because of inability to maintain a quorum, resulting in delays to important decisions, such as development applications.

I recognise that transparency and fairness will be vital in ensuring credible use of these powers. That is why the draft legislation includes requirements for notice and publication of evidence and reasons for the decision to act. I understand that the option of waiving the notice period has caused some concern. I am therefore discussing this issue further with Local Government NSW.

The Division of Local Government is also working with Local Government NSW on the procedures to support the proposed new legislation, which will outline in more detail the criteria and process by which early intervention will work.

These proposals in no way change the view that councils are responsible for driving their own improvement and that they are best placed to address issues about their performance. What they do is provide a broader range of tools so that where the informal, voluntary approaches fail, we can intervene early to reduce the risk of the council being dismissed.

The public expects councils to perform and Government to act when they do not. I strongly believe that these proposals will go a long way to ensuring councils meet the expectations of the community and that we continue to have no councils being dismissed and under administration in NSW. I encourage you to support these proposals.

Yours sincerely



Don Page MP
Minister

**3 REPORTING THE NSW ELECTORAL COMMISSION'S CONDUCT OF THE
2012 LOCAL GOVERNMENT ELECTIONS - COUNCIL REPORTS**

Report prepared by: Section Manager - Governance
File No.: CLM/13/1/4/11 - BP13/654

CORRESPONDENCE:

Submitting correspondence from Mr Colin Barry, Electoral Commissioner from the NSW Electoral Commission dated 30 April 2013 regarding reporting the NSWEC's Conduct of the 2012 Local Government Elections – Council Reports.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1 Letter from the NSW Electoral Commission dated 30 April 2013 regarding reporting the NSWEC's Conduct of the 2012 Local Government Elections - Council Reports

Precis of Correspondence 3 (continued)

ATTACHMENT 1



30 April 2013

Ms Danielle Dickson
General Manager
Ryde City Council
Locked Bag 2069
NORTH RYDE NSW 1670



Dear Ms Dickson

Reporting the NSWEC's Conduct of the 2012 Local Government Elections – Council Reports

As you will be aware, the Joint Standing Committee on Electoral Matters, NSW Parliament has commenced an inquiry into the conduct of the 2012 Local Government Elections.

The NSW Electoral Commission (NSWEC) will be providing its report to the Committee at the end of April 2013. This report covers the NSWEC's performance against the standards in the 2012 Local Government Service Charter. The report is an important part of the NSWEC's public accountability.

The report is composed of three parts. The first part addresses not only performance against the targets in the Service Charter but also services provided to electors, councils, candidates and political parties, the costing model and stakeholder feedback. Part Two contains the reports of elections conducted for individual councils. Part Three contains supplementary material including the independently undertaken elector surveys.

Following public release by the Joint Standing Committee of the submissions it received, including the NSWEC's report, I will be able to forward to your council the report on the conduct of your elections. Your report will describe the election in terms of when the poll was declared, the nominations received, candidates, enrolment, participation and informality rates, elections costs, advertising expenditure, elections services (Elector Enquiry Centre, website usage, Braille voting, the Returning Officer, staffing and pre-poll and election day voting places) as well as referenda, polls and results. Your report is specific to your council with the wider election issues discussed in Part One of the larger report.

Over the coming months, the NSWEC will be speaking to councils regarding the conduct of future elections. I trust that the report provided to you on the NSWEC's conduct of your 2012 Local Government Elections will assist your council in its deliberations. I look forward to these discussions.

Yours sincerely

Colin Barry
Electoral Commissioner

4 FUTURE DIRECTIONS FOR NSW LOCAL GOVERNMENT - Consultation Schedule

Report prepared by: Councillor Support Coordinator
File No.: CLM/13/1/4/11 - BP13/671

CORRESPONDENCE:

Submitting correspondence from the Independent Local Government Review Panel, dated 3 May 2013, regarding the Future Directions for NSW Local Government - Consultation Schedule.

It is noted that Council, at its Extraordinary Meeting on 30 April, 2013 considered this matter and resolved as follows;

- (a) *That Council advise the Independent Local Government Review Panel that while Ryde Council understands the principle of local government boundary adjustments, it does not see a future for the Ryde area as part of an enlarged Parramatta City and that in consequence, Council does not propose to attend the "Metropolitan Councils" workshop at Parramatta on 15 May 2013, but instead will attend as observers, at the Northern Sydney Councils workshop at Chatswood on 14 June 2013.*
- (b) *That following the meeting at Chatswood on 14 June 2013, Council hold a consultation program with the community to receive their feedback on the proposal for amalgamation.*

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1 Important invite for the Mayor, Councillors and General Manager from the Independent Local Government Review Panel

Precis of Correspondence 4 (continued)

ATTACHMENT 1

From: City of Ryde
Sent: Friday, 3 May 2013 12:43 PM
To: The Mayor; Desk Help (Councillors Helpdesk)
Subject: FW: Important invite for the Mayor, Councillors and General Manager from the Independent Local Government Review Panel
Attachments: Stage 3 - Schedule - 3 May 2013.pdf

From: Local Government Review Panel [<mailto:panel@localgovernmentreview.nsw.gov.au>]
Sent: Friday, 3 May 2013 11:29 AM
To: Local Government Review
Subject: Important invite for the Mayor, Councillors and General Manager from the Independent Local Government Review Panel

Dear Mayor, Councillors and General Manager

Following the release of *Future Directions for NSW Local Government: Twenty Essential Steps*, planning for the Panel's consultation program for Stage 3 is progressing well. You are invited to attend the designated Councils Workshop for your Council to discuss the Future Directions paper with the Panel member(s).

Attached is an updated consultation schedule, which includes the designated workshop for your Council, date, time and location (most venues are confirmed, with others to be confirmed next week). We would like to thank the Councils in the locations identified for the regional and metropolitan visits for their assistance in securing venues.

The schedule is also available on the Panel's website and will be updated as required. General Managers are requested to forward a copy of this email to all Councillors.

Regional and Metropolitan Councils Workshops

The Councils Workshops aim to provide the opportunity for Mayors, Councillors and Senior Staff to discuss the detailed package of proposals and options included in the Future Directions paper. The workshops will focus on the Key Proposals and Options, as set out on page 5 of the paper, as they relate to each suggested grouping of councils. Each workshop is scheduled for 3 hours and to maximise the use of this time, it will be important that those attending have fully considered the paper.

Please note:

1. Councils are encouraged to prepare a written submission on the implications of the Future Directions package for their council. There will not be time for individual council presentations at these workshops
2. Attendance at the Councils Workshops is limited to Mayors, Councillors and Senior Staff.

Regional and Metropolitan Community Hearings

The Community Hearings in each region aim to provide the opportunity for community representatives to put forward their views on the proposed options in the paper. Each session will be 2 hours in duration. This will include a brief scene setter by a Panel member for 15 minutes, up to 15 community representatives will have 5 minutes each to put their views forward, and there will be 30 minutes for general discussion to enable other attendees to put their views forward.

Precis of Correspondence 4 (continued)

ATTACHMENT 1

Community members interested in addressing the Panel at one of the Regional or Metropolitan Community Hearings are required to fill out an expression of interest form available on the Have Your Say page of the Panel's website.

The Panel is looking forward to the Councils Workshops and discussing the proposals and options put forward in the Future Directions paper with you.

Regards

Vaughan

Vaughan Macdonald | Project Manager
Independent Local Government Review Panel
C/- Locked Bag 3015, Nowra NSW 2541
e: vaughan.macdonald@localgovernmentreview.nsw.gov.au
w: www.localgovernmentreview.nsw.gov.au
p: 4428 4179 | m: 0400 455 067



Precis of Correspondence 4 (continued)

ATTACHMENT 1



Updated 2 May 2013

Consultation Schedule

Future Directions for NSW Local Government - Consultation

Date	Location	Meeting	Time	Participants	Venue
9 May 2013	Bellingen	Regional Hearing	5:00 pm to 7:00 pm	Community	Urunga Bowling Club 20 Orara Street, Urunga
10 May 2013		Regional Councils Workshop	10:00 am to 1:00 pm	North Coast Councils - Clarence Valley, Coffs Harbour, Bellingen, Nambucca	Urunga Bowling Club 20 Orara Street, Urunga
13 May 2013	Maitland	Regional Councils Workshop	8:30 am to 1:30am	Lower Hunter Councils - Port Stephens, Newcastle, Maitland, Dungog, Lake Macquarie, Cessnock	Maitland Room , Maitland Town Hall, High Street, Maitland
	Gloucester	Regional Councils Workshop	1:30 pm to 4:30 pm	Mid Coast Councils - Greater Taree, Great Lakes, Gloucester	Gloucester Council Committee Rooms, 89 King Street, Gloucester
		Regional Hearing	5:30 pm to 7:30 pm	Community	Auditorium, Gloucester Soldiers Club, 32 Denison Street, Gloucester
14 May 2013	Leeton	Regional Councils Workshop	1:00 pm to 4:00 pm	Murrumbidgee Councils -Carrathool , Hay , Griffith, Leeton, Narrandera, Murrumbidgee	Roxy Theatre Pine Avenue, Leeton
		Regional Hearing	6:00 pm to 8:00 pm	Community	Roxy Theatre Pine Avenue, Leeton
	Brewarrina	Regional Hearing	10:00 am to 12:00 pm	Community	Senior Citizens Rooms Sandon Street Brewarrina
		Regional Councils Workshop	6:00 pm to 8:00 pm	Far West Councils – Bourke, Brewarrina, Walgett	Brewarrina Shire Council, 57 Bathurst Street, Brewarrina
	Port Macquarie	Regional Councils Workshop	12:30 pm to 3:30 pm	Hastings Macleay Councils - Kempsey, Port Macquarie	Port Macquarie Hastings Council Chambers, Cnr of Lord and Burrawan Streets, Port Macquarie
		Regional Hearing	5:00 pm to 7:00 pm	Community	Port Macquarie Hastings Council Chambers, Cnr of Lord and Burrawan Streets, Port Macquarie
15 May 2013	Deniliquin	Regional Councils Workshop	1:00 pm to 4:00 pm	Lower Murray Councils - Wakool, Conargo, Deniliquin, Murray, Balranald, Wentworth	Mountbatten Room, RSL??, 72 End Street, Deniliquin
		Regional Hearing	6:00 pm to 8:00 pm	Community	Mountbatten Room, RSL?? 72 End Street, Deniliquin
	Moree	Regional Hearing	6:00 pm to 8:00 pm	Community	Committee Room, Moree Plains Shire Council, Level 1, 30 Heber Street, Moree

Precis of Correspondence 4 (continued)

ATTACHMENT 1

2

Date	Location	Meeting	Time	Participants	Venue
	Parramatta	Metropolitan Councils Workshop	1:00 pm to 4:00 pm	Parramatta and adjoining Councils – Auburn, Holroyd, Parramatta, Ryde, Blacktown	Parramatta Town Hall, 182 Church Street, Parramatta
		Regional Hearing	6:00 pm to 8:00 pm	Community	Parramatta Town Hall, 182 Church Street, Parramatta
20 May 2013	Gunnedah	Regional Councils Workshop	1:00 pm to 4:00 pm	Namoi Councils - Tamworth Regional, Liverpool Plains, Gunnedah, Gwydir, Moree Plains, Narrabri	The Civic Theatre , 83 Chandos Street, Gunnedah
		Regional Hearing	5:00 pm to 7:00 pm	Community	The Civic Theatre , 83 Chandos Street, Gunnedah
21 May 2013	Singleton	Regional Councils Workshop	1:00 pm to 4:00 pm	Upper Hunter Councils - Upper Hunter, Singleton, Muswellbrook	TBC
		Regional Hearing	5:00 pm to 7:00 pm	Community	TBC
22 May 2013	Maitland	Regional Hearing	5:00 pm to 7:00 pm	Community	Maitland Town Hall, High Street, Maitland
23 May 2013	Wyong	Regional Councils Workshop	1:00 pm to 4:00 pm	Central Coast Councils – Wyong, Gosford	Wyong Council Chamber, 16 Hely Street, Wyong
		Regional Hearing	5:30 pm to 7:30 pm	Community	Function Centre, Wyong City Council, 16 Hely Street, Wyong
27 May 2013	Hurstville	Metropolitan Councils Workshop	2:00 pm to 5:00 pm	Metropolitan Inner South West - Canterbury, Rockdale, Kogarah, Hurstville, Sutherland	TBC
		Metropolitan Hearing	6:00 pm to 8:00 pm	Community	TBC
	Cobar	Regional Hearing	5:00 pm to 7:00 pm	Community	TBC
28 May 2013	Sydney	Metropolitan Councils Workshop	2:00 pm to 5:00 pm	Inner/East Sydney Councils - Leichhardt, Marrickville, Sydney, Botany Bay, Woollahra, Waverley, Randwick	TBC
		Metropolitan Hearing	6:00 pm to 8:00 pm	Community	TBC
	Wilcannia	Regional Hearing	1:30 pm to 3:00 pm	Community	TBC
29 May 2013	Liverpool	Metropolitan Councils Workshop	10:00 am to 1:00 pm	South Western Sydney - Campbelltown, Camden, Fairfield, Liverpool, Bankstown, Wollondilly	Casula Powerhouse Arts Centre, 1 Casula Rd. Casula
		Metropolitan Hearing	6:00 pm to 8:00 pm	Community	Casula Powerhouse Arts Centre, 1 Casula Rd. Casula
	Broken Hill	Regional Hearing	11:00 am to 1:00 pm	Community	Broken Hill City Council, Administrative

Precis of Correspondence 4 (continued)

ATTACHMENT 1

3

Date	Location	Meeting	Time	Participants	Venue
	Junee	Regional Councils Workshop	1:00 pm to 4:00 pm	Riverina Councils - Lockhart , Coolamon, Temora , Junee, Wagga Wagga, Gundagai, Tumut, Cootamundra, Tumbarumba	Centre, 240 Blende Street, Broken Hill Auditorium, Junee Ex-Services Memorial Club, Broadway Street, Junee
		Regional Hearing	6:00 pm to 8:00 pm	Community	Auditorium, Junee Ex-Services Memorial Club, Broadway Street, Junee
30 May 2013	Albury	Regional Councils Workshop	1:30 pm to 4:30 pm	Upper Murray Councils - Berrigan, Jerilderie, Urana, Corowa, Greater Hume, Albury	Robert Brown Room, Albury City Council, Albury
	Corowa	Regional Hearing	6:00 pm to 8:00pm	Community	Corowa Memorial Hall, Sanger Street, Corowa
	Wentworth	Regional Hearing	2:00 pm to 4:00 pm	Community	TBC
3 June 2013	Wollongong	Regional Councils Workshop	1:30 pm to 4:30 pm	Illawarra Councils - Wollongong, Kiama, Shellharbour	TBC
		Regional Hearing	5:00 pm to 7:00 pm	Community	TBC
	Batemans Bay	Regional Councils Workshop	2:00 pm to 5:00 pm	South Coast Councils - Shoalhaven, Eurobodalla and Bega Valley	Batemans Bay Soldiers Club, Beach Road, Batemans Bay
		Regional Hearing	6:00 pm to 8:00 pm	Community	Batemans Bay Soldiers Club, Beach Road, Batemans Bay
	Gilgandra	Regional Councils Workshop	1:00 pm to 4:00 pm	Orana Councils - Coonamble, Bogan, Warren, Gilgandra, Dubbo, Narromine, Wellington, Warrumbungle	Gilgandra Services Club, Morris Street, Gilgandra
		Regional Hearing	6:00 pm to 8:00 pm	Community	Gilgandra Services Club, Morris Street, Gilgandra
4 June 2013	Bungendore	Regional Councils Workshop	1:00 pm to 4:00 pm	Capital Councils - Goulburn Mulwaree, Palerang, Upper Lachlan, Wingecarribee, Queanbeyan, Yass Valley	Palerang Council Chambers, 10 Majara Street, Bungendore
		Regional Hearing	5:00 pm to 7:00 pm	Community	Palerang Council Chambers, 10 Majara Street, Bungendore
	Parkes	Regional Councils Workshop	2:00 pm to 5:00 pm	Central West Councils - Cabonne, Orange, Cowra, Blayney, Young, Boorowa, Harden, Parkes, Forbes, Lachlan, Bland, Weddin	Coventry Room, Parkes Shire Council Library & Cultural Centre, Bogan Street, Parkes
		Regional Hearing	6:00 pm to 8:00 pm	Community	Coventry Room, Parkes Shire Council Library & Cultural Centre, Bogan Street, Parkes
	Dee Why	Metropolitan Councils Workshop	1:00 pm to 4:00 pm	Northern Beaches Councils – Many, Warringah, Pittwater	TBC
		Metropolitan	5:00 pm to 7:00 pm	Community	TBC

Precis of Correspondence 4 (continued)

ATTACHMENT 1

4

Date	Location	Meeting	Time	Participants	Venue
		Hearing			
5 June 2013	Cooma	Regional Hearing	5:00 pm to 7:00 pm	Community	TBC
	Bathurst	Regional Councils Workshop	2:00 pm to 5:00 pm	Mid-West Councils - Lithgow, Mid-Western Regional, Bathurst Regional, Oberon	TBC
		Regional Hearing	6:00 pm to 8:00 pm	Community	TBC
6 June 2013	Berridale	Regional Councils Workshop	10:00 am to 1:00 pm	Snowy River Councils – Cooma-Monaro, Snowy River, Bombala	Berridale CWA Hall, 7 Myack Street, Berridale
11 June 2013	Lismore	Regional Councils Workshop	1:00 pm to 4:00 pm	Northern Rivers Councils - Tweed, Byron, Lismore, Kyogle, Richmond Valley, Ballina	Lismore Workers Club, 231/235 Keen St, Lismore
		Regional Hearing	5:00 pm to 7:00 pm	Community	Lismore Workers Club, 231/235 Keen St, Lismore
12 June 2013	Coffs Harbour	Regional Hearing	6:00 pm to 8:00 pm	Community	TBC
	Armidale	Regional Councils Workshop	1:00 pm to 4:00 pm	New England Councils - Inverell, Tenterfield, Glen Innes Severn, Guyra, Armidale Dumaresq, Uralla, Walcha	Armidale Town Hall, 127 Rusden Street, Armidale
		Regional Hearing	5:00 pm to 7:00 pm	Community	Armidale Town Hall, 127 Rusden Street, Armidale
13 June 2013	Ashfield	Metropolitan Councils Workshop	2:00 pm to 5:00 pm	Metropolitan Inner West Councils - Canada Bay, Strathfield, Burwood, Ashfield	TBC
		Metropolitan Hearing	6:00 pm to 8:00 pm	Community	TBC
14 June 2013	Penrith	Metropolitan Councils Workshop	10:00 am to 1:00 pm	Outer Western Sydney Councils- Penrith, Blue Mountains, Hawkesbury	Passada Room, Penrith Civic Centre, 601 High Street Penrith
	Chatswood	Metropolitan Councils Workshop	2:00 pm to 5:00 pm	Northern Sydney Councils - Hornsby, The Hills, Ku-ring-gai, Hunters Hill, Lane Cove, Willoughby, North Sydney, Mosman	TBC
		Metropolitan Hearing	6:00 pm to 8:00 pm	Community	TBC

Full details of the Panel's Stage 3 consultation program is available on its website at www.localgovernmentreview.nsw.gov.au

Please note: Schedule is subject to change and will be updated as venues are confirmed.

NOTICES OF MOTION

1 AMENDMENT TO VOLUNTARY PLANNING AGREEMENT (VPA) POLICY - Councillor Roy Maggio

File Number: CLM/13/1/4/6 - BP13/681

MOTION:

- (a) That in accordance with the draft IOSP which identifies a shortfall of open space in parts of North Ryde, Council amend its VPA policy to seek additional open space in keeping with the IOSP, and
- (b) The Acting General Manager prepare a report identifying how much money Council has for open space acquisition and identify potential purchases for consideration by Council in keeping with the Draft IOSP.

2 IMPROVED LOCAL PARKING AND PEDESTRIAN AND DRIVER SAFETY - Councillor Denise Pendleton

File Number: CLM/13/1/4/6 - BP13/682

MOTION:

That the Traffic Committee, as a priority, address the pedestrian safety, traffic and parking situation in the local area adjoining the Civic Centre including parking scheme, traffic calming, speed enforcement and improvement of site lines for traffic entering Parkes Street.

This area includes Lee Ave, and Belmore, Parkes, Samuel, Dunbar, Bowden and Shepherd Streets in particular.

3 30 MIRIAM ROAD, WEST RYDE - Councillor Terry Perram

File Number: CLM/13/1/4/6 - BP13/694

MOTION:

That the owner of No. 30 Miriam Road West Ryde be given permission to remove the dead palm tree on that property.

CONFIDENTIAL ITEMS**18 CORPORATE PERFORMANCE REPORTING (CPR) AND ASSOCIATED SYSTEMS**

Confidential

This item is classified CONFIDENTIAL under Section 10A(2) of the Local Government Act, 1993, which permits the meeting to be closed to the public for business relating to the following: (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

Report prepared by: Manager - Risk and Audit

File No.: COR2012/269/4/1 - BP13/656

Page: 213