

**Meeting Date:** Tuesday 28 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.*

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**NOTICE OF BUSINESS (continued)**

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**1 CONFIRMATION OF MINUTES - Council Meeting held on 14 May 2013**

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**Report prepared by:** Section Manager - Governance**File No.:** CLM/13/1/4/2 - BP13/62

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**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 10/13, held on 14 May 2013 be confirmed.

**ATTACHMENTS**

- 1 Minutes - Ordinary Council Meeting - 14 May 2013

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Council Meeting  
MINUTES OF MEETING NO. 10/13**

**Meeting Date:** Tuesday 14 May 2013

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

**Time:** 7.30pm

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

Note: Councillor Simon left the meeting at 10.56pm and did not return. He was not present for consideration or voting on Item 17.

**Apologies:** Nil.

**Leave of Absence:** Councillors Li 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, Chief Financial Officer, Manager – Communications and Media, Manager – Customer Service and Governance, Manager – Risk and Audit, Manager – Infrastructure Integration, Manager – Operations, Section Manager – Traffic, Coordinator - Commissioning and Section Manager - Governance.

**PRAYER**

Reverend Fergus Semler of the Macquarie Anglican Church was present and offered prayer prior to the commencement of the meeting.

**DISCLOSURES OF INTEREST**

Councillor Simon disclosed a pecuniary interest in Item 17 – Part 3A – Shepherds Bay – Legal Advice, for the reason that he owns and lives in his property in Bowden Street, Meadowbank.

**LEAVE OF ABSENCE**

Councillor Laxale requested a Leave of Absence for the period 22 July 2013 to 26 July 2013.

**RESOLUTION:** (Moved by Councillors Maggio and Salvestro-Martin)

That Councillor Laxale's Leave of Absence for the period 22 July 2013 to 26 July 2013 be approved.



**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

For the Motion: Unanimous

**LEAVE OF ABSENCE**

Councillor Perram requested a Leave of Absence for the period 15 May 2013 to 10 June 2013.

**RESOLUTION:** (Moved by Councillors Perram and Laxale)

That Councillor Perram's Leave of Absence for the period 15 May 2013 to 10 June 2013 be approved.

**Record of Voting:**

For the Motion: Unanimous

**TABLING OF PETITIONS**

Councillor Pendleton tabled a petition from Dunbar Street and Samuel Street residents, to be considered in conjunction with Notice of Motion 2 – Improved Local Parking and Pedestrian and Driver Safety.

**PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA**

The following persons addressed the Council:-

Justin Kucic	<b>Item 5</b> – Traffic Issues related to Eltham Street, Gladesville – Monash Road (Traffic Management Options Paper)
Jason Masters	<b>Item 6</b> – Submission on North Ryde Station Precinct
Andrew O'Neill	<b>Item 6</b> – Submission on North Ryde Station Precinct
Joe Zanelli	<b>Item 6</b> – Submission on North Ryde Station Precinct
Jennie Minifie (representing Ryde Community Alliance)	<b>Item 6</b> – Submission on North Ryde Station Precinct
Jasmina Molter	<b>Item 6</b> – Submission on North Ryde Station Precinct
Doris Carrall (representing Friends of Addington)	<b>Item 16</b> – Request for Tender – COR-RFT-06/13 Addington House – Heritage Building Conservation and Repair Works
Stuart Clark	<b>Notice of Motion 1</b> – Amendment to Voluntary Planning Agreement (VPA) Policy

**ITEM 1 (continued)**

**ATTACHMENT 1**

Beth Kosnik	<b>Notice of Motion 2</b> – Improved Local Parking and Pedestrian and Driver Safety
Phil Peake	<b>Notice of Motion 2</b> – Improved Local Parking and Pedestrian and Driver Safety

**PUBLIC PARTICIPATION ON ITEMS NOT LISTED ON THE AGENDA**

No addresses were made to Council.

**MATTER OF URGENCY**

Councillor Chung advised that he wished to raise a Matter of Urgency regarding the Joint Regional Planning Panel (JRPP) meeting to be held on Wednesday, 15 May 2013.

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

**RESOLUTION:** (Moved by Councillors Chung and Maggio)

That Council consider a Matter of Urgency regarding the Joint Regional Planning Panel (JRPP) meeting to be held on Wednesday, 15 May 2013, the time being 8.11pm.

**Record of Voting:**

For the Motion: Unanimous

**MATTER OF URGENCY – JOINT REGIONAL PLANNING PANEL (JRPP)  
MEETING ON WEDNESDAY, 15 MAY 2013**

**RESOLUTION:** (Moved by Councillors Chung and Maggio)

That Council nominate Councillors Maggio and Pickering as its representatives at the Joint Regional Planning Panel (JRPP) meeting to be held on Wednesday, 15 May 2013 and that this is communicated to the JRPP secretariat before that meeting commences.

**Record of Voting:**

For the Motion: Unanimous

**ITEM 1 (continued)**

**ATTACHMENT 1**

**MAYORAL MINUTES**

**MM13/13 NORTH RYDE GOLF CLUB – SHOWCASE DAY**

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

That Councillors Etmekdjian, Maggio, Chung and Laxale be Council's representatives at the corporate golf day at North Ryde Golf Club.

**Record of Voting:**

For the Motion: Unanimous

**ORDER OF BUSINESS**

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

That Council now consider the following Items, the time being 8.15pm:

- Item 5 - Traffic Issues related to Eltham Street, Gladesville.
- Item 6 - Submission on North Ryde Station Precinct.
- Item 16 - COR-RFT-06/13 Addington House – Heritage Building Conservation and Repair Works.
- Notice of Motion 1 - Amendment to Voluntary Planning Agreement (VPA) Policy.
- Notice of Motion 2 – Improved Local Parking and Pedestrian and Driver Safety.

**Record of Voting:**

For the Motion: Unanimous

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

Note: Justin Kucic (representing Eltham Street, Gladesville) addressed the meeting in relation to this Item.

**RESOLUTION:** (Moved by Councillors Chung and Maggio)

- (a) That the matter be deferred for consultation between Council staff and residents to determine the most favoured traffic management options.
- (b) That the traffic management options agreed between Council staff and the residents be referred to Ryde Traffic Committee for approval before being presented to Council in a further report.

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

For the Motion: Unanimous

**6 SUBMISSION ON NORTH RYDE STATION PRECINCT**

Note: Jason Masters, Andrew O'Neill, Joe Zanelli, Jennie Minifie (representing Ryde Community Alliance) and Jasmina Molter addressed the meeting in relation to this Item.

Note: An email dated 12 May 2013 and letter dated 11 May 2013 from Ryde-Hunter's Hill Flora and Fauna Preservation Society was tabled in relation to this Item and copies are ON FILE.

**MOTION:** (Moved by Councillors Laxale and Pendleton)

- (a) That Council endorse the submission as attached with the inclusion of the following comments and inclusions;
- (i) The best body to plan for the local residents in Ryde is the City of Ryde Council.
  - (ii) That Council request that the area defined as the North Ryde Station Precinct be returned to Council so that it can be subject to our planning controls.
  - (iii) That the following additional comments be inserted in the submission immediately before the title "Traffic Access and Capacity Issues – M2 Site":-

*Regardless of the ultimate zoning and land use to be determined acceptable for these lands, Council sees the divestment of these lands as a rare opportunity for the state government to be taking meaningful steps to restore Lane Cove Road to the status it commands as part of the major arterial spine running the entire length of the Warringah-Sutherland North/South Corridor.*

*Council identifies that the current peak-hour phasing permitting only 50-55% green signal time to Lane Cove Road at Waterloo Road intersection is wholly unacceptable, with its resultant reduction to 5 km/h between Cox's Road and Talavera Road requiring 20 minutes to travel just 1.6 km.*

*Instead of simply viewing the proposed development in terms of "not adding significantly to" the existing unacceptable traffic congestion, Council identifies the responsible course of action here is to have funds applied toward creative engineering to unclog the Lane Cove Road intersection at Waterloo Road so that Lane Cove Road can regain the majority green signal phasing it deserves as the major arterial. Council's clear preference is to see this intersection fixed*

**ITEM 1 (continued)**

**ATTACHMENT 1**

*before the contemplation of any further burden to be placed upon it. Similar concerns exist for the other local "Category F" intersections identified by the traffic modelling and Council holds the view that to ignore the prospect of fixing these is to pay only lip service to the notion of intergenerational equity.*

- (iv) That the following additional comments be inserted in the submission at the end of "Education Facilities":-

*Clearly, there is insufficient capacity at the local public schools nominated in the Planning proposal for North Ryde Station Precinct. Lane Cove West Public School sits on a site of 1.5 hectares with 570 children in 24 classes. It is the fastest growing school in the northern districts and is growing at a rate of over 20% per annum. It is projected that the school will have 613 enrolments in 2014 and over 650 in 2015. There is insufficient ground to build more buildings without further compromising outdoor space for children.*

*Council recommends that the Department of Education and Communities commence planning capital works including the construction of a new public school to cater for the growth of an estimated 500 school children if this development proceeds.*

- (b) That a copy of the submission be forwarded to the Department of Planning and Infrastructure.
- (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.
- (d) That Council invite the Minister for Planning, the Premier and the local member for Ryde to attend a public meeting in Ryde to provide feedback to the residents on their submissions and planning decisions that have been made since exhibition, based on that feedback.
- (e) That Council adopt the Friends of North Ryde recommendation to employ an independent consultant to add weight to Council's continued objection to the proposed Urban Activation Precincts and an allocation of \$50,000 be made in the March Quarterly Review.
- (f) That the Acting General Manager prepare a proposed advocacy campaign for Council's consideration to continue to pressure the Government to make amendments to the North Ryde Station Precinct in accordance with Council's submission.

**RESOLUTION:** (Moved by Councillors Perram and Etmekdjian)

That this matter be dealt with in seriatim.

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

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

Against the Motion: Councillors Maggio and Salvestro-Martin

**RESOLUTION:** (Moved by Councillors Laxale and Pendleton)

- (a) That Council endorse the submission as attached with the inclusion of the following comments and inclusions;
- (i) The best body to plan for the local residents in Ryde is the City of Ryde Council.
  - (ii) That Council request that the area defined as the North Ryde Station Precinct be returned to Council so that it can be subject to our planning controls.
  - (iii) That the following additional comments be inserted in the submission immediately before the title "Traffic Access and Capacity Issues – M2 Site":-

*Regardless of the ultimate zoning and land use to be determined acceptable for these lands, Council sees the divestment of these lands as a rare opportunity for the state government to be taking meaningful steps to restore Lane Cove Road to the status it commands as part of the major arterial spine running the entire length of the Warringah-Sutherland North/South Corridor.*

*Council identifies that the current peak-hour phasing permitting only 50-55% green signal time to Lane Cove Road at Waterloo Road intersection is wholly unacceptable, with its resultant reduction to 5 km/h between Cox's Road and Talavera Road requiring 20 minutes to travel just 1.6 km.*

*Instead of simply viewing the proposed development in terms of "not adding significantly to" the existing unacceptable traffic congestion, Council identifies the responsible course of action here is to have funds applied toward creative engineering to unclog the Lane Cove Road intersection at Waterloo Road so that Lane Cove Road can regain the majority green signal phasing it deserves as the major arterial. Council's clear preference is to see this intersection fixed before the contemplation of any further burden to be placed upon it. Similar concerns exist for the other local "Category F" intersections identified by the traffic modelling and Council holds the view that to ignore the prospect of fixing these is to pay only lip service to the notion of intergenerational equity.*

**ITEM 1 (continued)**

**ATTACHMENT 1**

- (iv) That the following additional comments be inserted in the submission at the end of "Education Facilities":-

*Clearly, there is insufficient capacity at the local public schools nominated in the Planning proposal for North Ryde Station Precinct. Lane Cove West Public School sits on a site of 1.5 hectares with 570 children in 24 classes. It is the fastest growing school in the northern districts and is growing at a rate of over 20% per annum. It is projected that the school will have 613 enrolments in 2014 and over 650 in 2015. There is insufficient ground to build more buildings without further compromising outdoor space for children.*

*Council recommends that the Department of Education and Communities commence planning capital works including the construction of a new public school to cater for the growth of an estimated 500 school children if this development proceeds.*

**Record of Voting:**

For the Motion: Unanimous

**RESOLUTION:** (Moved by Councillors Laxale and Pendleton)

- (b) That a copy of the submission be forwarded to the Department of Planning and Infrastructure.

**Record of Voting:**

For the Motion: Unanimous

**RESOLUTION:** (Moved by Councillors Laxale and Pendleton)

- (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.

**Record of Voting:**

For the Motion: Unanimous

**RESOLUTION:** (Moved by Councillors Laxale and Pendleton)

- (d) That Council invite the Minister for Planning, the Premier and the local member for Ryde to attend a public meeting in Ryde to provide feedback to the residents on their submissions and planning decisions that have been made since exhibition, based on that feedback.

**Record of Voting:**

For the Motion: Unanimous



**ITEM 1 (continued)**

**ATTACHMENT 1**

**RESOLUTION:** (Moved by Councillors Laxale and Pendleton)

- (e) That Council adopt the Friends of North Ryde recommendation to employ an independent consultant to add weight to Council's continued objection to the proposed Urban Activation Precincts and an allocation of \$50,000 be made in the March Quarterly Review.

On being put to the Meeting, the voting on the Motion was five (5) all. The Mayor used his casting vote For the Motion. The Motion was CARRIED.

**Record of Voting:**

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

Against the Motion: Councillors Chung, Etmekdjian, Maggio, Perram and Pickering

**RESOLUTION:** (Moved by Councillors Laxale and Pendleton)

- (f) That the Acting General Manager prepare a proposed advocacy campaign for Council's consideration to continue to pressure the Government to make amendments to the North Ryde Station Precinct in accordance with Council's submission.

**Record of Voting:**

For the Motion: Unanimous

**RESOLUTION:** (Moved by Councillors Laxale and Pendleton)

- (a) That Council endorse the submission as attached with the inclusion of the following comments and inclusions;
  - (i) The best body to plan for the local residents in Ryde is the City of Ryde Council.
  - (ii) That Council request that the area defined as the North Ryde Station Precinct be returned to Council so that it can be subject to our planning controls.
  - (iii) That the following additional comments be inserted in the submission immediately before the title "Traffic Access and Capacity Issues – M2 Site":-



**ITEM 1 (continued)**

**ATTACHMENT 1**

*Regardless of the ultimate zoning and land use to be determined acceptable for these lands, Council sees the divestment of these lands as a rare opportunity for the state government to be taking meaningful steps to restore Lane Cove Road to the status it commands as part of the major arterial spine running the entire length of the Warringah-Sutherland North/South Corridor.*

*Council identifies that the current peak-hour phasing permitting only 50-55% green signal time to Lane Cove Road at Waterloo Road intersection is wholly unacceptable, with its resultant reduction to 5 km/h between Cox's Road and Talavera Road requiring 20 minutes to travel just 1.6 km.*

*Instead of simply viewing the proposed development in terms of "not adding significantly to" the existing unacceptable traffic congestion, Council identifies the responsible course of action here is to have funds applied toward creative engineering to unclog the Lane Cove Road intersection at Waterloo Road so that Lane Cove Road can regain the majority green signal phasing it deserves as the major arterial. Council's clear preference is to see this intersection fixed before the contemplation of any further burden to be placed upon it. Similar concerns exist for the other local "Category F" intersections identified by the traffic modelling and Council holds the view that to ignore the prospect of fixing these is to pay only lip service to the notion of intergenerational equity.*

- (iv) That the following additional comments be inserted in the submission at the end of "Education Facilities":-

*Clearly, there is insufficient capacity at the local public schools nominated in the Planning proposal for North Ryde Station Precinct. Lane Cove West Public School sits on a site of 1.5 hectares with 570 children in 24 classes. It is the fastest growing school in the northern districts and is growing at a rate of over 20% per annum. It is projected that the school will have 613 enrolments in 2014 and over 650 in 2015. There is insufficient ground to build more buildings without further compromising outdoor space for children.*

*Council recommends that the Department of Education and Communities commence planning capital works including the construction of a new public school to cater for the growth of an estimated 500 school children if this development proceeds.*

- (b) That a copy of the submission be forwarded to the Department of Planning and Infrastructure.
- (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.

**ITEM 1 (continued)**

**ATTACHMENT 1**

- (d) That Council invite the Minister for Planning, the Premier and the local member for Ryde to attend a public meeting in Ryde to provide feedback to the residents on their submissions and planning decisions that have been made since exhibition, based on that feedback.
- (e) That Council adopt the Friends of North Ryde recommendation to employ an independent consultant to add weight to Council's continued objection to the proposed Urban Activation Precincts and an allocation of \$50,000 be made in the March Quarterly Review.
- (f) That the Acting General Manager prepare a proposed advocacy campaign for Council's consideration to continue to pressure the Government to make amendments to the North Ryde Station Precinct in accordance with Council's submission.

**16 COR-RFT-06/13 ADDINGTON HOUSE - Heritage Building Conservation and Repair Works**

Note: Doris Carrall (representing Friends of Addington) addressed the meeting in relation to this Item.

Note: Councillor Simon left the meeting at 9.13pm and was not present for consideration or voting on this Item.

**RESOLUTION:** (Moved by Councillors Salvestro-Martin and Etmekdjian)

- (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.

**Record of Voting:**

For the Motion: Unanimous

Note: Councillor Simon returned to the meeting at 9.15pm.

**NOTICES OF MOTION**

**1 AMENDMENT TO VOLUNTARY PLANNING AGREEMENT (VPA) POLICY - Councillor Roy Maggio**

Note: Stuart Clark addressed the meeting in relation to this Item.

**RESOLUTION:** (Moved by Councillors Maggio and Pickering)

- (a) That in accordance with the draft IOSP which identifies a shortfall of open space in parts of the City of Ryde, Council amend its VPA policy to seek additional open space in keeping with the IOSP, and

**ITEM 1 (continued)**

**ATTACHMENT 1**

- (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.

**Record of Voting:**

For the Motion: Unanimous

**2 IMPROVED LOCAL PARKING AND PEDESTRIAN AND DRIVER SAFETY -  
Councillor Denise Pendleton**

Note: Beth Kosnik and Phil Peake addressed the meeting in relation to this Item.

Note: A Petition from Dunbar Street and Samuel Street residents tabled earlier in the meeting by Councillor Pendleton was considered in conjunction with this Item and a copy is ON FILE.

**RESOLUTION:** (Moved by Councillors Pendleton and Maggio)

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.

**Record of Voting:**

For the Motion: Unanimous

**ORDER OF BUSINESS**

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

That Council now consider the remaining Notice of Motion – Notice of Motion 3 – 30 Miriam Road, West Ryde, the time being 9.30pm:

**Record of Voting:**

For the Motion: Unanimous

**ITEM 1 (continued)**

**ATTACHMENT 1**

**NOTICE OF MOTION**

**3 30 MIRIAM ROAD, WEST RYDE - Councillor Terry Perram**

**RESOLUTION:** (Moved by Councillors Perram and Salvestro-Martin)

- (a) That the owner of No. 30 Miriam Road West Ryde be given permission to remove the dead palm tree on that property.
- (b) That the DCP be amended to ensure the process for the removal of a dead tree on a heritage property or conservation area be no more onerous than the process for removal of a dead tree on a non-heritage property.

**Record of Voting:**

For the Motion: Unanimous

**COUNCIL REPORTS**

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

**RESOLUTION:** (Moved by Councillors Pickering and Laxale)

That the Minutes of the Council Meeting 8/13, held on 23 April 2013 be confirmed.

**Record of Voting:**

For the Motion: Unanimous

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

**RESOLUTION:** (Moved by Councillors Pickering and Pendleton)

That the Minutes of the Extraordinary Council Meeting 9/13, held on 30 April 2013 be confirmed.

**Record of Voting:**

For the Motion: Unanimous

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

**RESOLUTION:** (Moved by Councillors Pendleton and Perram)

That Council determine Items 2, 3 and 4 of the Planning and Environment Committee report, noting that Items 1 and 5 were dealt with by the Committee within its delegated powers.

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

For the Motion: Unanimous

**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**

**RESOLUTION:** (Moved by Councillors Pendleton and Perram)

- (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.

**ITEM 1 (continued)**

**ATTACHMENT 1**

- (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, Etmekdjian, Laxale, Maggio, Pendleton, Perram, Pickering, Salvestro-Martin and Simon

Against the Motion: The Mayor, Councillor Petch

**3 58 – 60 FALCONER STREET, WEST RYDE. LOT 1 DP 953646 and LOT 2 DP 102049. Development Application for demolition and construction of 10 strata titled town houses under the Affordable Housing State Environmental Planning Policy. LDA2012/0124**

**RESOLUTION:** (Moved by Councillors Pendleton and Chung)

- (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.

**Record of Voting:**

For the Motion: Councillors Chung, Etmekdjian, Laxale, Maggio, Pendleton, Pickering, Salvestro-Martin and Simon

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

**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**

**RESOLUTION:** (Moved by Councillors Chung and Maggio)

- (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:

**ITEM 1 (continued)**

**ATTACHMENT 1**

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:

<b>Plan and Documents</b>	<b>Description</b>	<b>Issue</b>	<b>Date</b>
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	-	
-	<b>Venue Management Plan</b>	-	<b>January 2013</b>
-	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.



**ITEM 1 (continued)**

**ATTACHMENT 1**

- (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.

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: The Mayor, Councillor Petch and Councillors Chung, Etmekdjian, Laxale, Maggio, Pendleton, Pickering, Salvestro-Martin and Simon

Against the Motion: Councillor Perram

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

**RESOLUTION:** (Moved by Councillors Perram and Laxale)

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.



**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

For the Motion: Unanimous

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

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

**6 SUBMISSION ON NORTH RYDE STATION PRECINCT**

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

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

**RESOLUTION:** (Moved by Councillors Perram and Chung)

- (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.
- (d) That a draft program for undertaking capital works for 2013/14 be provided to the meeting by 25 June 2013.

**Record of Voting:**

For the Motion: Unanimous

**8 RYDE 2025 COMMUNITY STRATEGIC PLAN - Draft for Public Exhibition**

**RESOLUTION:** (Moved by Councillors Pendleton and Perram)

- (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.

**ITEM 1 (continued)**

**ATTACHMENT 1**

- (b) That following this period of public exhibition all feedback received will be reported to Council, with any recommended alterations, for final adoption.

**Record of Voting:**

For the Motion: Unanimous

**9 CIVIC CENTRE - MAINTENANCE SCHEDULE - 2013-2018**

**MOTION:** (Moved by Councillors Chung and Pickering)

- (a) That Council approve and delegates to the Acting General Manager authority to implement the first stage of the five year costed Civic Centre maintenance schedule up to a cost of \$1.382 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 \$883,460 to be allocated from Council's Investment Property Reserve.

**AMENDMENT:** (Moved by Councillors Pendleton and Salvestro-Martin)

- (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.

On being put to the Meeting, the voting on the Amendment was six (6) votes For and four (4) votes Against. The Amendment was CARRIED. The Amendment then became the Motion.

**Record of Voting:**

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

Against the Amendment: Councillors Chung, Etmekdjian, Maggio and Pickering

**ITEM 1 (continued)**

**ATTACHMENT 1**

**RESOLUTION:** (Moved by Councillors Pendleton and Salvestro-Martin)

- (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.

**Record of Voting:**

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

Against the Motion: Councillors Chung, Etmekdjian, Maggio and Pickering

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

**RESOLUTION:** (Moved by Councillors Perram and Salvestro-Martin)

- (a) 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.
- (b) That the Councillors be provided with a copy of the email from IPC to the General Counsel, detailing their advice in this matter.

**Record of Voting:**

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

Against the Motion: Councillor Maggio

**ITEM 1 (continued)**

**ATTACHMENT 1**

**11 WEST RYDE URBAN VILLAGE- PROGRESS REPORT FROM WORKING PARTY MEETING**

**RESOLUTION:** (Moved by Councillors Perram and Salvestro-Martin)

- (a) That Council note the updated information contained within this report, specifically in relation to the provision of the delivery timeframe from Coles and the commencement of the Communications Strategy.
- (b) That Council request the Acting General Manager to continue to advocate to Coles representatives for a joint investigation process to determine the potential for safe early opening of the Village Square and the Basement Carparks during construction to benefit the West Ryde Business community.
- (c) That following the receipt of the findings of the Construction and Accessibility Consultant's report the Mayor and Acting General Manager make representations to Coles Management on behalf of the Council.

**Record of Voting:**

For the Motion: Unanimous

**12 TEMPORARY CLOSURE OF WEST RYDE LIBRARY FOR ESSENTIAL BUILDING WORKS**

**RESOLUTION:** (Moved by Councillors Pendleton and Perram)

- (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.

**Record of Voting:**

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

Against the Motion: Councillor Maggio

**13 REVIEW OF COUNCIL'S EXISTING PREFERRED SUPPLIER LIST**

**RESOLUTION:** (Moved by Councillors Salvestro-Martin and Perram)

That Council receives and notes the report.

**Record of Voting:**

For the Motion: Unanimous

**ITEM 1 (continued)**

**ATTACHMENT 1**

**14 STATE EMERGENCY SERVICES - Funding Arrangements and Delegations**

**RESOLUTION:** (Moved by Councillors Perram and Pendleton)

- (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.

**Record of Voting:**

For the Motion: Unanimous

**15 ADVISORY COMMITTEE MEETING - COMMUNITY HARMONY REFERENCE GROUP**

**RESOLUTION:** (Moved by Councillors Simon and Perram)

That Council endorse the **ATTACHED** Terms of Reference for the Community Harmony Reference Group.

**Record of Voting:**

For the Motion: Unanimous

**16 COR-RFT-06/13 ADDINGTON HOUSE – Heritage Building Conservation and Repair Works**

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

**17 PART 3A - SHEPHERDS BAY - LEGAL ADVICE**

**RESOLUTION:** (Moved by Councillors Simon and Pickering)

That consideration of this matter be deferred to the end of the meeting.

**Record of Voting:**

For the Motion: Unanimous

**ITEM 1 (continued)**

**ATTACHMENT 1**

**PRECIS OF CORRESPONDENCE FOR CONSIDERATION**

**1 DRAFT METROPOLITAN STRATEGY FOR SYDNEY TO 2031**

**RESOLUTION:** (Moved by Councillors Perram and Pendleton)

- (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.

**Record of Voting:**

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

Against the Motion: Councillors Maggio and Salvestro-Martin

**2 LOCAL GOVERNMENT AMENDMENT (EARLY INTERVENTION) BILL 2013**

**RESOLUTION:** (Moved by Councillors Perram and Pendleton)

That the correspondence be received and noted.

**Record of Voting:**

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

Against the Motion: Councillor Salvestro-Martin

**3 REPORTING THE NSW ELECTORAL COMMISSION'S CONDUCT OF THE 2012 LOCAL GOVERNMENT ELECTIONS - COUNCIL REPORTS**

**RESOLUTION:** (Moved by Councillors Perram and Pickering)

That the correspondence be received and noted.

**Record of Voting:**

For the Motion: Unanimous

**4 FUTURE DIRECTIONS FOR NSW LOCAL GOVERNMENT - Consultation Schedule**

**RESOLUTION:** (Moved by Councillors Perram and Pendleton)

That the correspondence be received and noted.

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

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

Against the Motion: Councillor Salvestro-Martin

**NOTICES OF MOTION**

**1 AMENDMENT TO VOLUNTARY PLANNING AGREEMENT (VPA) POLICY –  
Councillor Roy Maggio**

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

**2 IMPROVED LOCAL PARKING AND PEDESTRIAN AND DRIVER SAFETY –  
Councillor Denise Pendleton**

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

**3 30 MIRIAM ROAD, WEST RYDE – Councillor Terry Perram**

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

**COUNCIL REPORTS**

**18 CORPORATE PERFORMANCE REPORTING (CPR) AND ASSOCIATED  
SYSTEMS**

**RESOLUTION:** (Moved by Councillors Pickering and Etmekdjian)

- (a) That Council note the content and findings of the Confidential Internal Audit Report- Review of LG Software Solutions and associated companies procurement April 2013.
- (b) That Council endorse the payment of all outstanding accounts and commitments with these entities noting that prior to payment all claims for payment will be subject to validation by the Acting General Manager to ensure that all work claimed for has been completed and accepted by Council.
- (c) That Council reconfirm its resolution in relation to the report received on 26 March 2013 on the ongoing development of the Performance Development System in light of this report.
- (d) That this report along with the attached investigation report be issued to the firm conducting the General Procurement Review.

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

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

Against the Motion: Councillor Maggio

Note: Councillor Simon left the meeting at 10.56pm and did not return.

**17 PART 3A - SHEPHERDS BAY - LEGAL ADVICE**

Note: Councillor Simon disclosed a pecuniary interest in this Item for the reason that he owns and lives in his property in Bowden Street, Meadowbank.

Note: Councillor Simon was not present for consideration or voting on this Item.

**RESOLUTION:** (Moved by Councillors Pendleton and Perram)

- (a) That no further legal action be taken in respect to 'Holdmark' Part 3A for Shepherds Bay.
- (b) That Council write to the Minister for Planning requesting confirmation that should there be an appeal by the applicant on the Part 3A 'Holdmark' Shepherd's Bay approval that;
  - 1. Any amendments to the Concept Plan and Stage 1 application would be re-notified for community and Council comment; and
  - 2. Should the matter proceed to a Section 34 Conference, that Council will be invited to participate in the mediation process as an interested party.

**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.



**ITEM 1 (continued)**

**ATTACHMENT 1**

**NATIONAL ANTHEM**

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

The meeting closed at 10.58pm.

CONFIRMED THIS 28TH DAY OF MAY 2013

Chairperson

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**2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING  
8/13 held on 21 May 2013**

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**Report prepared by:** Section Manager - Governance  
**File No.:** CLM/13/1/4/2 - BP13/72

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**REPORT SUMMARY**

Attached are the Minutes of the Planning and Environment Committee Meeting 8/13 held on 21 May 2013. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

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

The following Committee recommendation for Item 3 is 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:

**3 14A ETHEL STREET, EASTWOOD. LOT A DP 381028. Local Development Application for demolition and construction of a boarding house. LDA2012/0332.**

Note: Mr Lee and Mr Sung (applicant and owner respectively) addressed the Committee in relation to this Item.

**RECOMMENDATION:** (Moved by Councillors Chung and Yedelian OAM)

- (a) That Local Development Application No. 2012/0332 at 14A Ethel Street Eastwood, being LOT A DP 381028 be approved as a deferred commencement consent for a drainage solution to be provided by the applicant before the consent becomes operational to the satisfaction of the Group Manager Environment and Planning. The deferred commencement approval with conditions to be provided by the Group Manager Environment and Planning at the Council Meeting on 28 May 2013.
- (b) That Council accepts the payment of S94 for two carparking spaces which is to be reflected in the conditions of consent required by part a.
- (c) 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 **28 MAY 2013** as substantive changes were made to the published recommendation

**ATTACHMENTS**

- 1 Minutes - Planning and Environment Committee - 21 May 2013

**ITEM 2 (continued)**

**ATTACHMENT 1**

Planning and Environment Committee  
**MINUTES OF MEETING NO. 8/13**

**Meeting Date:** Tuesday 21 May 2013

**Location:** Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde

**Time:** 5.06pm

**Councillors Present:** Councillors Pendleton (Chairperson), Chung and Yedelian OAM.

**Apologies:** Councillors Simon and Maggio.

**Absent:** Councillor Salvestro-Martin.

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

**Staff Present:** Group Manager – Environment and Planning, Service Unit Manager – Assessment, Service Unit Manager – Environmental Health and Building, Business Services Coordinator – Environment and Planning, Team Leader – Assessment, Team Leader – Major Development, 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 7 May 2013**

**RESOLUTION:** (Moved by Councillors Chung and Yedelian OAM)

That the Minutes of the Planning and Environment Committee 7/13, held on Tuesday 7 May 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 14-16 SMALL'S ROAD, RYDE. LOTS 1, 2 and 3 DP 30420. Local Development Application for demolition & the construction of a seniors housing development to accommodate a maximum of 15 disabled persons. LDA2013/0007.**

Note: Mr Stimson (applicant) addressed the Committee in relation to this Item.

Note: Correspondence was tabled by Edwin and Samantha Choi (objector) in relation to this Item and a copy is ON FILE.

**ITEM 2 (continued)**

**ATTACHMENT 1**

**RESOLUTION:** (Moved by Councillors Chung and Yedelian OAM)

- (a) That Local Development Application No. LDA2013/0007 at 14 to 16 Small's Road, Ryde being LOTS 1, 2 and 3 in DP30420 be approved subject to the **ATTACHED** conditions (Attachment 1).
- (b) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: Unanimous

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

**3 14A ETHEL STREET, EASTWOOD. LOT A DP 381028. Local Development Application for demolition and construction of a boarding house. LDA2012/0332.**

Note: Mr Lee and Mr Sung (applicant and owner respectively) addressed the Committee in relation to this Item.

**RECOMMENDATION:** (Moved by Councillors Chung and Yedelian OAM)

- (a) That Local Development Application No. 2012/0332 at 14A Ethel Street Eastwood, being LOT A DP 381028 be approved as a deferred commencement consent for a drainage solution to be provided by the applicant before the consent becomes operational to the satisfaction of the Group Manager Environment and Planning. The deferred commencement approval with conditions to be provided by the Group Manager Environment and Planning at the Council Meeting on 28 May 2013.
- (b) That Council accepts the payment of S94 for two carparking spaces which is to be reflected in the conditions of consent required by part a.
- (c) 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 **28 MAY 2013** as substantive changes were made to the published recommendation

**ITEM 2 (continued)**

**ATTACHMENT 1**

**4 958 VICTORIA ROAD, WEST RYDE. LOT 8 DP 819902. Local Development Application for alterations and additions to existing dwelling. LDA2012/47.**

**RESOLUTION:** (Moved by Councillors Chung and Yedelian OAM)

(a) That Local Development Application No. LDA2012/47 at 958 Victoria Road, West Ryde, being LOT 8 DP819902 be approved subject to the conditions contained in **Attachment 1**.

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

**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 5.22pm.

CONFIRMED THIS 4TH DAY OF JUNE 2013.

Chairperson

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**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 7/13  
held on 21 May 2013**

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**Report prepared by:** Section Manager - Governance  
**File No.:** CLM/13/1/4/2 - BP13/82

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**REPORT SUMMARY**

Attached are the Minutes of the Works and Community Committee Meeting 7/13 held on 21 May 2013. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

Items 1, 3, 4, 5 and 6 were dealt with by the Committee within its delegated powers.

The following Committee recommendation for Item 2 is 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 CRICKET PRACTICE FACILITES IN THE CITY OF RYDE**

**RECOMMENDATION:** (Moved by Councillors Etmekdjian and Pickering)

That this matter be referred to the next full Council meeting on 28 May 2013 for consideration.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **28 MAY 2013** as substantive changes were made to the published recommendation

**ATTACHMENTS**

**1** Minutes - Works and Community Committee - 21 May 2013

**ITEM 3 (continued)**

**ATTACHMENT 1**

**Works and Community Committee  
MINUTES OF MEETING NO. 7/13**

**Meeting Date:** Tuesday 21 May 2013

**Location:** Committee Room 1, Level 5, Civic Centre, 1 Devlin Street, Ryde

**Time:** 5.00pm

**Councillors Present:** Councillors Laxale (Chairperson), Etmekdjian, Li and Pickering.

Note: Councillor Li arrived at the meeting at 5.04pm and was present for consideration of Items 2, 3, 4, 5 and 6 only.

In the absence of Councillor Perram, the Deputy Chairperson – Councillor Laxale chaired the meeting.

**Apologies:** Nil.

**Leave of Absence:** Councillor Perram.

**Staff Present:** Acting Group Manager – Community Life, Acting Group Manager - Public Works, Service Unit Manager – Infrastructure Integration, Service Unit Manager – Project Development, Acting Service Unit Manager – Open Space, Section Manager – Traffic and Section Manager - Governance.

**DISCLOSURES OF INTEREST**

Councillor Laxale declared a Less than Significant Non-Pecuniary Interest in Item 5 Part (a) – Abuklea Road, Marsfield for the reason that he is a member of Macquarie Chapel.

**1 CONFIRMATION OF MINUTES - Meeting held on 7 May 2013**

Note: Councillor Li was not present for consideration of this Item.

**RESOLUTION:** (Moved by Councillors Laxale and Etmekdjian)

That the Minutes of the Works and Community Committee 6/13, held on Tuesday 7 May 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.

**ITEM 3 (continued)**

**ATTACHMENT 1**

**2 CRICKET PRACTICE FACILITIES IN THE CITY OF RYDE**

**RECOMMENDATION:** (Moved by Councillors Etmekdjian and Pickering)

That this matter be referred to the next full Council meeting on 28 May 2013 for consideration.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **28 MAY 2013** as substantive changes were made to the published recommendation

**3 SPORT AND RECREATION ADVISORY COMMITTEE DRAFT TERMS OF REFERENCE**

**RESOLUTION:** (Moved by Councillors Laxale and Pickering)

That Council endorse the ATTACHED draft Terms of Reference for the Sport and Recreation Advisory Committee, noting the changes made.

**Record of Voting:**

For the Motion: Unanimous

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

**4 TREES LOCATED WITHIN WOOLWORTHS PROPERTY AT MARSFIELD, EPPING ROAD**

**RESOLUTION:** (Moved by Councillors Pickering and Li)

- (a) That Council note that Council has no jurisdiction over this matter.
- (b) That Council inform the resident of their avenues to negotiate with the owner/manager of the property.

**Record of Voting:**

For the Motion: Unanimous

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

**5 TRAFFIC AND PARKING MATTERS PRESENTED TO RYDE LOCAL TRAFFIC COMMITTEE - held on 28 March 2013**

Note: Councillor Laxale declared a Less than Significant Non-Pecuniary Interest in Part (a) of this Item for the reason that he is a member of Macquarie Chapel.



**ITEM 3 (continued)**

**ATTACHMENT 1**

**RESOLUTION:** (Moved by Councillors Laxale and Li)

- (a) That Council adopt the following recommendation in relation to the report titled ABUKLEA ROAD, MARSFIELD – Request for No Stopping sign in front of number 190 Abuklea Road, as follows:

- (i) That Council approve the installation of a ‘No Stopping’ (L) sign on the western side of Abuklea Road to be located one metre north of the driveway of 190 Abuklea Road, Denistone East.
- (ii) That Council staff notify the church of the outcome.

- (b) That Council adopt the following recommendation in relation to the report titled MORSHEAD STREET, NORTH RYDE – Request for ‘No Parking’ Signs on the south-western side of Morshead Street, as follows:

That Council take no action to restrict parking (No Parking: 8:00am-9:30am and 2:30pm-4:00pm, Monday - Friday) on the southern side of Morshead Street as it will encourage higher travelling speed during school hours

- (c) That Council adopt the following recommendation in relation to the report titled ANTHONY ROAD, WEST RYDE – Request for relocation of a ‘Bus Zone’, as follows:

That the following signs be introduced:

- i. “15 Minutes 7.30-9am and 3.30-6pm” and
- ii. “bus zone 9am – 3.30pm” north eastern side of the road.

- (d) That Council adopt the following recommendation in relation to the report titled TOBRUK STREET, NORTH RYDE – Request for Parking Restrictions, as follows:

That Council support the ‘status quo’, that is, existing parking restrictions are to remain

- (e) That Council adopt the following recommendation in relation to the report titled RYDE ROAD, RYDE – Request for bus stop for the Top Ryder bus service, as follows:

That Council undertake the following measures:

- i. Bus zone signs be introduced on Ryde Road
- ii. Bus zone signs be introduced on Halcyon Street
- iii. ‘No Stopping’ signs be installed on the northern side of Ryde Road either side of Swan Street be relocated 10 metres further away from the intersection
- iv. The existing disabled parking bay be relocated to Ryde Road and the existing vacated parking space be replaced with “No Stopping”
- v. That a taxi zone be provided on the northern side of Ryde Road directly behind the proposed Bus Zone.

**ITEM 3 (continued)**

**ATTACHMENT 1**

- (f) That Council adopt the following recommendation in relation to the report titled GLADSTONE AVENUE, RYDE – Request for ‘No Parking’ signs in the cul-de-sac of Gladstone Avenue, Ryde, as follows:

That Council approve the implementation of ‘No Parking: 5am-11am, Mondays only’ restrictions along the kerb line of the cul-de-sac (inclusive of a 6 metres ‘lead-in’) at Gladstone Avenue, Ryde.

- (g) That Council adopt the following recommendation in relation to the report titled ADELAIDE STREET, WEST RYDE’ – Request for Parking Restrictions, as follows:

That Council landmark an ‘X’ crossing between the driveways of No. 6 Adelaide Street and No. 8 Adelaide Street, West Ryde.

- (h) That Council adopt the following recommendation in relation to the report titled VIMIERA ROAD, EASTWOOD – Request for extension of ‘No Stopping’ zone, as follows:

That Council approve the expansion of the current ‘No Stopping’ restrictions to (18 metres on the West and 19 metres on the East) on Vimiera Road approaching Bertram Street.

- (i) That Council adopt the following recommendation in relation to the report titled QUARRY ROAD, RYDE – Request for Parking Restrictions, as follows:

That Council introduce line marking with an ‘X’ crossing to cover the space in between the driveways of No. 2 Hill Crest and No. 4-6 Quarry Road.

- (j) That Council adopt the following recommendation in relation to the report titled GERARD STREET, GLADESVILLE – Request for ‘No Parking’ signs, as follows:

That Council install ‘No Parking’ signs along the frontage of the property at 15 Gerard Street, to cover the space in between No. 15 and No. 17 Gerard Street Gladesville as well as both driveways.

- (k) That Council adopt the following recommendation in relation to the report titled KENT ROAD, NORTH RYDE – Request for ‘No Parking’ signs one side of the road, as follows:

That Council take no action to introduce further parking restrictions along Kent Road as it may encourage higher traffic speeds.

- (l) That Council adopt the following recommendation in relation to the report titled CLANWILLIAM STREET, EASTWOOD – Request for Traffic Calming Devices, as follows:

- i. That Council take no action to introduce traffic calming devices along Clanwilliam Street based on the available data;

**ITEM 3 (continued)**

**ATTACHMENT 1**

- ii. That Council request the NSW Police Service enforce the 50km/hr speed limit along Clanwilliam Street as the recorded 85<sup>th</sup> is 54.7 km/h
- (m) That Council adopt the following recommendation in relation to the report titled CRESSY ROAD, RYDE – Request for a traffic calming device, as follows:
  - i. That Council take no action at the present time to install a traffic calming device on Cressy Road, Ryde
  - ii. That Council continue to monitor the traffic volumes and traffic speed on Cressy Road, Ryde
- (n) That Council adopt the following recommendation in relation to the report titled PRICE STREET, RYDE – Request for Traffic Calming Devices, as follows:
  - i. That Council take no action to introduce traffic calming devices along Price Street; and
  - ii. That NSW Police be requested to undertake periodic surveillance to mitigate speeding traffic along Price Street, Ryde.
- (o) That Council adopt the following recommendation in relation to the report titled WARWICK STREET, NORTH RYDE – Request for alleviation of traffic volumes and parking on Warwick Street, as follows:
  - i. That the matter of the performance of the Epping Road / Pittwater Road intersection be referred to RMS for its review and response in due course. In particular, Council request the RMS assess possible measures that can be introduced to reduce delay times and queue lengths on the southern leg of the intersection in order to reduce delay times and queue lengths on Blenheim Road and consequently reduce rat-running through Warwick Street and Clarence Street;
  - ii. That existing line-markings either side of the resident's driveway be relocated to allow 0.8metres either side of his driveway; and
  - iii. That no new parking restrictions be introduced on Warwick Street.
- (p) That Council adopt the following recommendation in relation to the report titled PITTWATER ROAD, GLADESVILLE – Request for a crash barrier, as follows:

That this matter be forwarded to Hunters Hill Council for investigation of the speed with which motorists approach the Pittwater Road intersection with Venus Street and the possibility of installing a raised threshold.
- (q) That Council adopt the following recommendation in relation to the report titled HYUNDAI DRIVE, MACQUARIE PARK – Request for 'No Left Turn' restrictions, as follows:

That ('look' stencils) pavement markings be installed on the pram ramps either side of Hyundai Drive to alert unsuspecting pedestrians of turning vehicles.

**ITEM 3 (continued)**

**ATTACHMENT 1**

- (r) That Council adopt the following recommendation in relation to the report titled JULIUS AVENUE, MACQUARIE PARK – Request for a Marked Pedestrian Crossing, as follows:

That Council not approve the installation of a 'marked' pedestrian crossing facility outside No.14 Julius Avenue, Macquarie Park as the RMS warrants have not been met.

- (s) That Council adopt the following recommendation in relation to the report titled THISTLE STREET, MEADOWBANK – Request for Traffic Calming Devices, as follows:

That no action be taken to introduce traffic calming measures in Thistle Street, Meadowbank.

- (t) That Council adopt the following recommendation in relation to the report titled BALACLAVA ROAD, EASTWOOD – Request for 'No Right Turn' signs, as follows:

That 'No Right Turn' signs be introduced to restrict motorists from turning right into Balaclava Road from Hunts Avenue and Bligh Street, Eastwood.

- (u) That Council adopt the following recommendation in relation to the report titled ELTHAM STREET, GLADESVILLE – Request for Traffic Calming, as follows:

- i. That Council note the information contained within this report; and
- ii. That vehicular speed, traffic volumes and safety conditions on Eltham Street be monitored.

- (v) That Council adopt the following recommendation in relation to the report titled OSGATHORPE ROAD, GLADESVILLE – Traffic Management Options Paper, as follows:

To be discussed at the Traffic Committee Meeting

- (w) That Council adopt the following recommendation in relation to the item titled ROWE STREET, EASTWOOD – Rowe Street Pedestrian Crossing, as follows:

- (i) That Council approves the construction of the raised pedestrian crossing as per the plan detail (Drawing: 57712 Rev C) which has the Roads and Maritime approval.
- (ii) That this be reviewed in 12 months time.

**Record of Voting:**

For the Motion: Unanimous

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

**ITEM 3 (continued)**

**ATTACHMENT 1**

**CLOSED SESSION**

**ITEM 6 - ENVIRONMENTAL CONSTRUCTION MATERIALS RECYCLING FACILITY - Porters Creek**

**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.

**RESOLUTION:** (Moved by Councillors Etmekdjian and Pickering)

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 5.23pm. The public and media left the chamber.

**6 ENVIRONMENTAL CONSTRUCTION MATERIALS RECYCLING FACILITY - Porters Creek**

**RECOMMENDATION:** (Moved by Councillors Pickering and Etmekdjian)

- (a) That the existing Environmental Construction Materials Recycling Facility continues to operate as it is an integral component of Council's civil works programs, delivering substantial savings and income to the City of Ryde.
- (b) That Council resolve not to pursue a further feasibility study or EOI of the site for recreational purposes based on the site's ongoing significant financial and environmental benefits, and continue with the current resource recovery operations.
- (c) That a Councillor tour / workshop be scheduled regarding the facility to discuss the future use and development of the site.

**Record of Voting:**

For the Motion: Unanimous

**ITEM 3 (continued)**

**ATTACHMENT 1**

**OPEN SESSION**

**RESOLUTION:** (Moved by Councillors Etmekdjian and Pickering)

That the Committee resolve itself into Open Session.

**Record of Voting:**

For the Motion: Unanimous

Note: Open Session resumed at 5.32pm.

**RESOLUTION:** (Moved by Councillors Pickering and Laxale)

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 5.33pm.

CONFIRMED THIS 4TH DAY OF JUNE 2013.

Chairperson

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**4 DRAFT DCP 2010 PART 4.4 RYDE TOWN CENTRE - CIVIC PRECINCT**

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**Report prepared by:** Team Leader - Design and Development  
**File No.:** DCP2011/117 - BP13/467

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**REPORT SUMMARY**

On 12 February 2013, Council endorsed the planning proposal for the Ryde Civic Precinct. The planning proposal was prepared to:

1. rezone the land known as the Ryde Civic Precinct (identified as Precinct 1 – Civic/Mixed use in Ryde LEP 2010 Town Centres Precinct Map) to SP2 – Community uses and Public administration building
2. reinstate for the Civic Centre site a maximum height of RL91 and
3. amend the Ryde Town Centres Precincts map by renaming Precinct 1 – Civic/Mixed use to Precinct 1 – Ryde Civic.

Council also resolved to amend Development Control Plan 2010 – Part 4.4 Ryde Town Centre to be in line with the proposed zoning and height changes within the planning proposal. The controls in Section 8 of the Ryde Town Centre DCP have been amended so that:

- all references to retail, commercial, mixed and residential uses within the civic precinct have been deleted, and
- all references to tower building forms have been deleted.

It is recommended that, in the event of a gateway determination being issued for the planning proposal of the Ryde Civic Precinct, the amendment to Ryde Development Control Plan (DCP) 2010 – Part 4.4 Ryde Town Centre be exhibited concurrently with the planning proposal.

**RECOMMENDATION:**

- (a) That Council resolve in the event of a gateway determination being issued for the planning proposal of the Ryde Civic Precinct, the amendment to Ryde Development Control Plan (DCP) 2010 – Part 4.4 Ryde Town Centre be exhibited concurrently with the planning proposal.
- (b) That Council is presented with a further report following the completion of the exhibition period.

**ATTACHMENTS**

- 1 Extract of Draft Ryde DCP2010 Part 4.4 - Civic Precinct

**ITEM 4 (continued)**

Report Prepared By:

**Margaret Fasan**  
**Team Leader - Design and Development**

Report Approved By:

**Meryl Bishop**  
**Manager - Urban Planning**

**Dominic Johnson**  
**Group Manager - Environment & Planning**



**ITEM 4 (continued)****Background**

On 12 February 2013, Council considered a report on the planning proposal for the Ryde Civic Precinct. The planning proposal was prepared to:

1. rezone the land known as the Ryde Civic Precinct (identified as Precinct 1 – Civic/Mixed use in Ryde LEP 2010 Town Centres Precinct Map) from B4 Mixed Business to SP2 – Community uses and Public administration building
2. reinstate for the Civic Centre site a maximum height of RL91 and
3. amend the Ryde Town Centres Precincts map by renaming Precinct 1 – Civic/Mixed use to Precinct 1 – Ryde Civic.

The report also identified the need for Development Control Plan 2010 – Part 4.4 Ryde Town Centre to be amended to be in line with the proposed zoning and height changes within the planning proposal.

At the meeting on 12 February 2013 Council resolved in the following terms:

- (a) That Council forward the planning proposal for the Ryde Civic Precinct to receive a gateway determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 and that the Ministers delegation enabling Council to determine the LEP be requested.*
- (b) That, in the event of a gateway determination being issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, the proposal be placed on public exhibition and a further report be presented to Council following the completion of the exhibition period.*
- (c) That an amendment to Ryde Development Control Plan (DCP) 2010 – Part 4.4 Ryde Town Centre be prepared that brings controls in line with the proposed height and zoning changes to the Ryde Civic Precinct and that a further report be presented to Council prior to exhibition of that amendment.*
- (d) That Council allocate \$35,000 for the employment of a planning consultant to undertake an independent assessment of the Planning Proposal for the Ryde Civic Precinct following the public exhibition of the proposal.*

The planning proposal for the Ryde Civic Precinct was forwarded to the Department of Planning and Infrastructure for a gateway determination on 22 February 2013. A gateway determination has not yet been received.

In accordance with Item (c) of the above resolution, an amendment to Ryde Development Control Plan (DCP) 2010 – Part 4.4 Ryde Town Centre has been prepared for Council's consideration.

## ITEM 4 (continued)

### **Amendment to Ryde DCP 2010 Part 4.4 Ryde Town Centre – Civic Precinct**

Section 8 of Part 4.4 Ryde Town Centre DCP provides detailed controls for eight precincts within the town centre. The controls at 8.1 – Precincts and 8.2 - Civic Precinct have been amended to bring the controls in line with the proposed height and zoning changes to the Ryde Civic Precinct (**Attachment 1**). Specifically, the amendments include:

- All references to retail, commercial, mixed and residential uses within the precinct have been deleted
- Photos depicting mixed use development have been deleted
- All references to building height and scale to create a landmark building or tower forms have been deleted.
- Diagrams that illustrate mixed use buildings or tower forms have been amended or deleted
- All controls to achieve residential amenity (eg building separation) have been deleted
- Development application requirements have been amended so that a Concept Plan for the whole of the site is required rather than a development application.

## **Consultation**

In the event of a gateway determination being issued for the planning proposal of the Ryde Civic Precinct, it is recommended that the amendment to Ryde DCP 2010 Part 4.4 Ryde Town Centre – Civic Precinct be exhibited concurrently with the planning proposal.

It is anticipated that the gateway determination, if issued, will require a minimum of 28 days consultation. Consultation will be managed by Council and will include the following:

- written notice given:
  - in the local newspaper circulating in the area,
  - on Council's webpage and
  - to adjoining landowners (where this involves strata's a letter will be sent to the body corporate)
  - to local state government representatives
  - consultations considered necessary by the Department of Planning and Infrastructure with relevant State and Commonwealth authorities
- the written notice will:
  - provide a brief description of the objectives and intended outcomes,
  - indicate the land affected,
  - state where the planning proposal and draft DCP can be inspected,
  - indicate the last date for submissions and
  - confirm whether the Minister has chosen to delegate the making of the LEP.

**ITEM 4 (continued)****Financial Implications**

To exhibit the planning proposal and draft DCP it is necessary to place an advertisement in a local newspaper. The cost of placing the advertisement is estimated at \$1000. These funds are provided for in the current budget for the financial year 2012/13 from the Urban Planning budget.

**Options**

Should the Minister for Planning determine that the planning proposal can proceed to community consultation Council has another opportunity to decide whether to proceed, vary or reject the proposal after community consultation.

**ITEM 4 (continued)**

**ATTACHMENT 1**

Part	Chapter	
Ryde Town Centre	8.0 Precincts	<b>4.4</b>

**8.0 PRECINCTS**

The Ryde Town Centre is made up of eleven character precincts (refer Figure 4.4.08 Precincts Control Drawing). These are determined based on existing development and future character. The establishment of eleven character precincts is part of an approach that will retain and enhance the fine grain of the area - its lot structure, urban framework and identity - to create a town centre that is diverse, interesting, attractive and caters for residents, workers and visitors.

**The objective of this Part is to create distinctive precincts within the Town Centre each with an identity drawn from its history, natural and built features, community needs and expectations.**

1. **Civic Precinct** will comprise a range of government and community uses and will incorporate buildings and landscapes that demonstrate civic qualities, design excellence, governance and leadership, and triple-bottom-line sustainability.
2. **Town Centre Core Precinct** will service the needs and expectations of local communities and include new public spaces and community and recreational facilities, residential and commercial opportunities. It will demonstrate design excellence and environmental sustainability
3. **Main Street Precinct** will be attractive, vibrant and safe with a diverse range of neighbourhood shops, living and business accommodation and a high quality public domain that encourages social interaction.
4. **Residential Precinct** will be a compact living environment well serviced by public transport, retail, leisure and work opportunities.
5. **Heritage Precinct** will value enhance and interpret heritage resources and cultural landscapes.
- 6, 7, 8 & 12 **Commercial Edge Precincts** will negotiate a transition between the Town Centre and residential areas nearby. The Commercial Edge Precincts are gateways to the Town Centre.
9. **Ryde Park Precinct** will be valued as a significant heritage, recreation, leisure and community resource and an important green space.
10. **Low Density Residential Precinct** that adjoins Ryde Park and Ryde Public School.
11. **Ryde Public School Precinct** will continue to be a valued asset that enhances the diversity of the Town Centre and strengthens bonds with the community.

ITEM 4 (continued)

ATTACHMENT 1

Part	Chapter	
Ryde Town Centre	8.0 Precincts	4.4

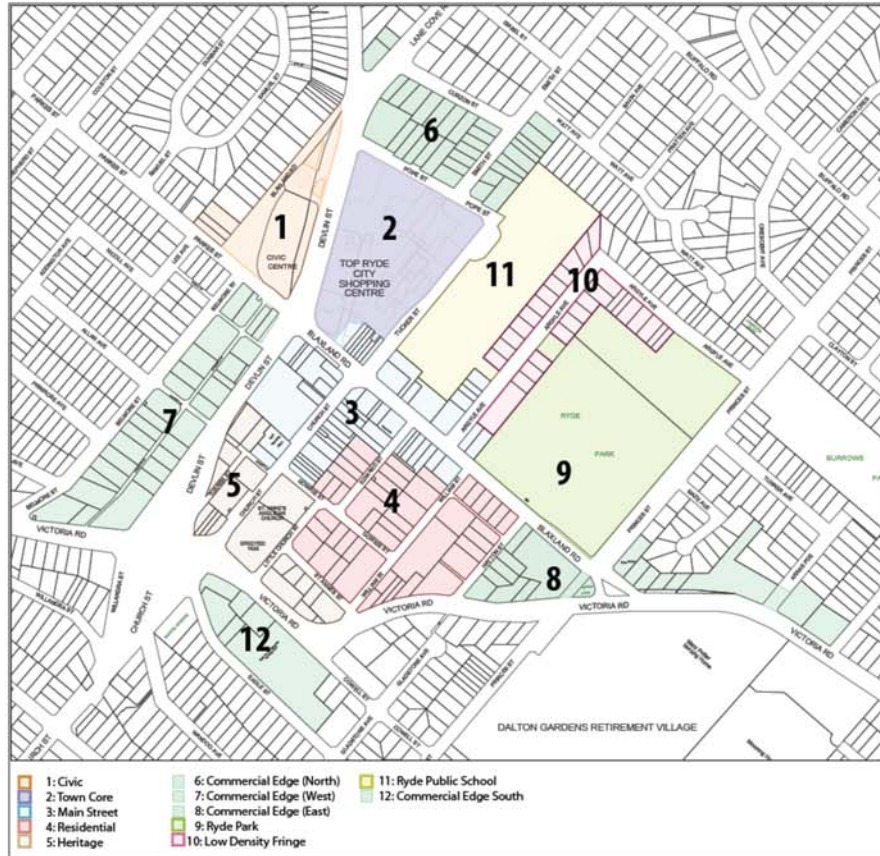


Figure 4.4.08 Precinct Control Drawing



**ITEM 4 (continued)**

**ATTACHMENT 1**

Part Ryde Town Centre	Chapter 8.0 Precincts	<b>4.4</b>
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**8.1 Precinct 1- Civic/Mixed Use**

The Civic Precinct is the existing civic hub for the City of Ryde. It is an island surrounded by roads and disconnected from the retail core and town centre by Devlin Street.

The Precinct is located on a ridgeline and accommodates a landmark building that is highly visible from within the Ryde Town Centre and regionally. The existing seven-storey City of Ryde Civic Centre was constructed in 1964, and later in the 1970's, the community hall was constructed. The Precinct is linked to two pedestrian overpasses across Devlin Street and the vehicle access portals currently serving Top Ryde City, located within the subsurface of Devlin Street. The Precinct also contains car parks and landscape areas associated with the Civic buildings.



Figure 4.4.09 Ryde Civic Centre Area 2002

**8.1.2 Character**

The Precinct is divided into two key future development sites: Site A and Site B – see Figure 4.4.09.

Site A is the larger and eastern most portion of the Precinct. It currently accommodates the existing Civic buildings, car parking and landscaped areas.

Site B is the smaller western portion of the Precinct. Currently Site B is utilised as an at grade car parking area for Council vehicles and staff parking..

The two sites will be separated by a realigned Blaxland Road, which is to be provided to better service the Precinct and to continue to provide access to existing residential, commercial and community properties to the west of the Precinct.

It is anticipated that the future redevelopment of the Precinct will involve the establishment of new landmark and sustainable building(s) that may comprise a mix of cultural, civic and community uses that demonstrate civic quality and design excellence, as well as triple bottom-line sustainability.

ITEM 4 (continued)

ATTACHMENT 1

Part	Chapter	
Ryde Town Centre	8.0 Precincts	4.4



Figure 4.4.10 Precinct Map

**ITEM 4 (continued)**

**ATTACHMENT 1**

Part Ryde Town Centre	Chapter 8.0 Precincts	<b>4.4</b>
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**8.1.3 General Precinct Provisions**

**Architectural and Built Form Character**

**Objectives**

1. To enhance the landmark qualities of the Precinct and character of the Ryde Town Centre through the provision of development that is visually prominent in terms of architectural design.
2. To encourage built form that reinforces the corners of Devlin Street with Blaxland Road and Parkes Street as key gateways to the Ryde Town Centre.
3. To provide for new civic and community uses within the Precinct with a good level of pedestrian connectivity to the existing civic and community uses in Precinct 2.
4. To ensure the Precinct is well connected to other Precincts in the Ryde Town Centre in terms of pedestrian access.
5. To encourage the provision of active uses fronting the public domain.
6. To ensure that future development accommodates a mix of civic, community and cultural uses within the Precinct and uses ancillary to these purposes.
7. To ensure vehicular and pedestrian access to all existing properties to the west of the realigned Blaxland Road is maintained and improved.
8. To ensure that the design of future development considers the interface with adjacent development, and provides for a transition in built form height and scale, particularly to lower density development to the west and south.
9. To deliver development based on ecologically sustainable development (ESD) principles.

**Controls**

- a. The development of the site is to comply with the controls for the Site A and Site B.

**8.1.4 Landscape and Public Domain Character**

**Objectives**

1. To provide a quality public domain within and immediately surrounding the Precinct that:
  - a. establishes landscaped frontages on Devlin Street, Parkes Street and the re-aligned Blaxland Road;
  - b. provides a landscaped plaza on the site;
  - c. improves the pedestrian amenity and connectivity between the existing pedestrian bridges across Devlin Street at both ground and upper levels; and
  - d. provides a publicly accessible through site link between Blaxland Road and the pedestrian bridge across Devlin Street at the northern end of the site
2. To create a frontage along Devlin Street that provides for improved pedestrian amenity and a softening of the interface between future development and the high traffic environment of Devlin Street.



**ITEM 4 (continued)**

**ATTACHMENT 1**

Part Ryde Town Centre	Chapter 8.0 Precincts	<b>4.4</b>
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3. To ensure that an environment is created along the re-aligned Blaxland Road that contributes to pedestrian amenity and assists in providing for an appropriate transition in the height and scale of built form between future development within Site A and existing low density residential development to the west.
4. To ensure an environment is created along Parkes Street that contributes to an improved pedestrian environment and positively enhances the streetscape.

**Controls**

- a. The public domain areas and pedestrian links are to comply with the controls for the Site A and Site B and the provisions of the *City of Ryde Public Domain Technical Manual*.



Figure 4.4.11 Examples of high quality landscape and public domain

**8.1.5 Precinct Access and Circulation**

**Objectives**

1. To provide for road network improvements that are required to support the future redevelopment of the Precinct.
2. To integrate site vehicular access provision with the existing vehicular access arrangements that are in place for the Top Ryde Shopping Centre.
3. To ensure vehicular access to existing properties is maintained.
4. To provide for a shared pedestrian and vehicular environment at the termination of the realigned Blaxland Road with Devlin Street.

**Controls**

- a. Site access arrangements and road network improvements are to be provided in accordance with Figure 4.4.12.
- b. The detailed design of the realigned Blaxland Road as shown in Figure 4.4.12 and Figure 4.4.13 is to:
  - i. Have a road reserve that is a minimum of 17 metres wide;
  - ii. Incorporate short stay on-street parking;
  - iii. Maintain direct vehicle access to and from existing properties to the west;
  - iv. Provide a shared pedestrian and vehicular environment where appropriate;
  - v. Provide clearly delineated vehicle and pedestrian spaces at the northern end of the realigned Blaxland Road, to minimise opportunities for conflict; and

**ITEM 4 (continued)**

**ATTACHMENT 1**

Part	Chapter	
Ryde Town Centre	8.0 Precincts	<b>4.4</b>

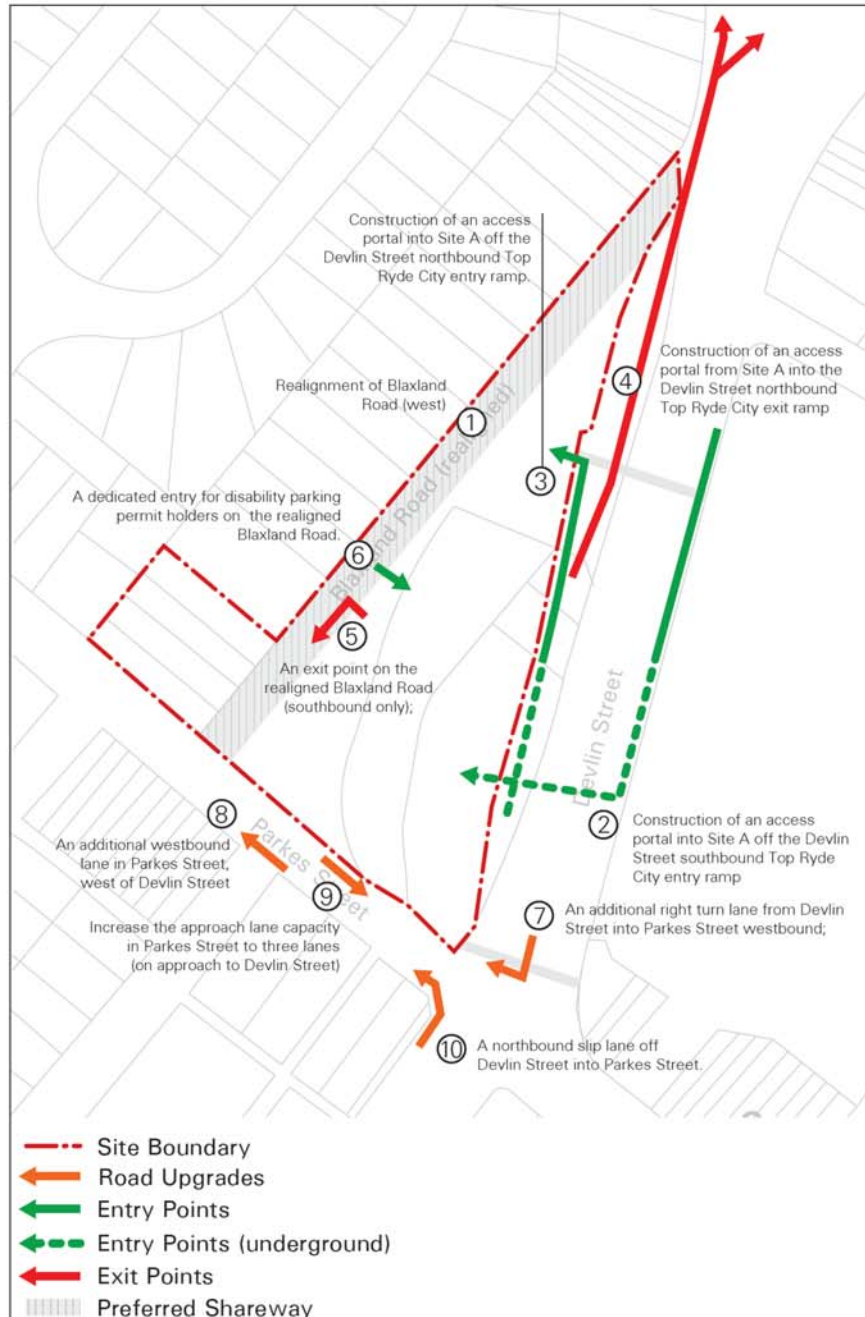
- vi. Incorporate a vehicle turning circle and drop off area at the northern end of the site.

**ITEM 4 (continued)**

**ATTACHMENT 1**

<p>Part Ryde Town Centre</p>	<p>Chapter 8.0 Precincts</p>
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4.4

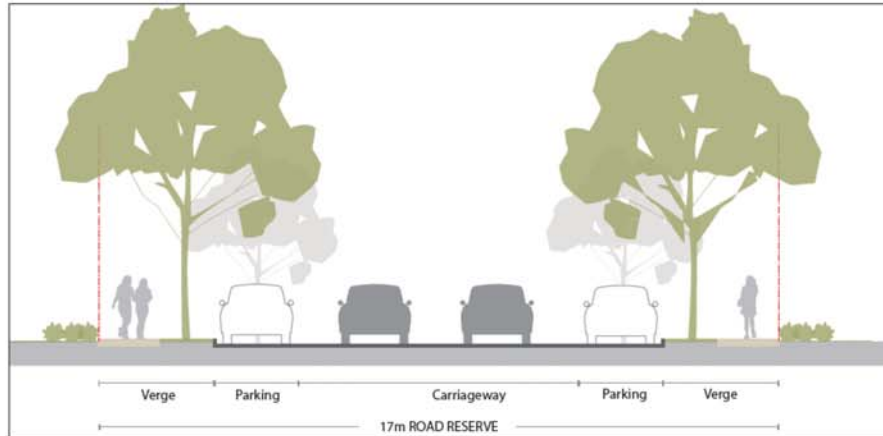


**Figure 4.4.12 Vehicular access and road network improvements**

**ITEM 4 (continued)**

**ATTACHMENT 1**

Part Ryde Town Centre	Chapter 8.0 Precincts	4.4
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**Figure 4.4.13** Illustrative cross section of realigned Blaxland Road carriageway

**8.1.6 Site A**

Development of the site is to comply with the following controls and with the preceding architectural, built form, landscaping, public domain, access and circulation objectives and controls for the Precinct.

The location of Site A is illustrated in Figure 4.4.10.

**Objectives**

1. To encourage development of a form that reinforces the prominence of the site on the ridgeline of the Top Ryde Town Centre, and is well proportioned.
2. To encourage a creative and articulated skyline.
3. To facilitate community interaction through the provision of civic facilities, plazas, courtyards and the like.
4. To integrate development with the surrounding road network, while minimising impacts to local and regional traffic.
5. To respond to and minimise the effects of the high levels of wind and noise experienced on the site.
6. To ensure that the future development fronting the realigned Blaxland Road is designed to provide an interface with the adjacent lower residential development.

**Controls**

**Land Uses**

- a. Site A is to comprise civic, cultural and community uses and appropriate ancillary uses.



**ITEM 4 (continued)**

**ATTACHMENT 1**

Part Ryde Town Centre	Chapter 8.0 Precincts	<b>4.4</b>
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- b. Any new civic uses should be designed and located to facilitate easy pedestrian access to the existing civic and community uses within Precinct 2 on the opposite side of Devlin Street.
- c. Ground floor uses should activate street frontages and public spaces where there are higher levels of pedestrian activity.

**Public Domain**

- d. The public domain is to be a high quality design, embellished with quality and durable materials and be provided in accordance with the standards set out in the DCP and Ryde Town Centre Public Domain Plan.
- e. The Devlin Street frontage is to comprise a combination of hard and soft landscape elements that enhance the pedestrian amenity of this through route. Opportunities for substantial tree planting should be explored in the context of limited capacity to accommodate deep soil planting due to the portal vehicular access arrangement and future basement car parking.
- f. Street trees (8 m metre canopy diameter at maturity) should be planted along the realigned Blaxland Road and at the northern end of the site. Deep soil planting zones or pit structures should be provided to accommodate the large trees.
- g. Tree species should be selected to suit the streetscape including street width, building heights, setbacks and views.
- h. The design of new buildings and public domain is to minimise blind corners and recesses. Entrances to new civic buildings and spaces should be clear, well lit and well defined.
- i. Setbacks are to be provided to Devlin Street, Parkes Street and Blaxland Road in accordance with Figure 4.4.15 to provide for improved amenity.

**Pedestrian Amenity**

- j. Development within Site A is to reinforce Devlin Street, Parkes Street and Blaxland Road as the primary pedestrian network for the Precinct. Refer to Figure 4.4.14.
- k. New and improved pedestrian connections are to be provided to Devlin Street, Parkes Street and Blaxland Road.
- l. Future development is to provide for a good level of connectivity to the existing pedestrian bridges across Devlin Street at both ground and upper levels.
- m. The pedestrian environment on Devlin Street is to be enhanced through the provision of continuous weather protection between the existing northern and southern pedestrian bridges on Devlin Street (refer to Figure 4.4.14). This may be in the form of awnings attached to built form, free standing awnings, colonnades or the like and any combination of these.

ITEM 4 (continued)

ATTACHMENT 1

Part	Chapter	
Ryde Town Centre	8.0 Precincts	4.4



Figure 4.4.14 Pedestrian Connections

ITEM 4 (continued)

ATTACHMENT 1

Part	Chapter	4.4
Ryde Town Centre	8.0 Precincts	

**Built Form**

- n. Ground level building setbacks are to be in accordance with Figure 4.4.15. The setbacks are to be measured from existing property site boundaries or from the boundaries of newly realigned Parkes Street and Blaxland Road.

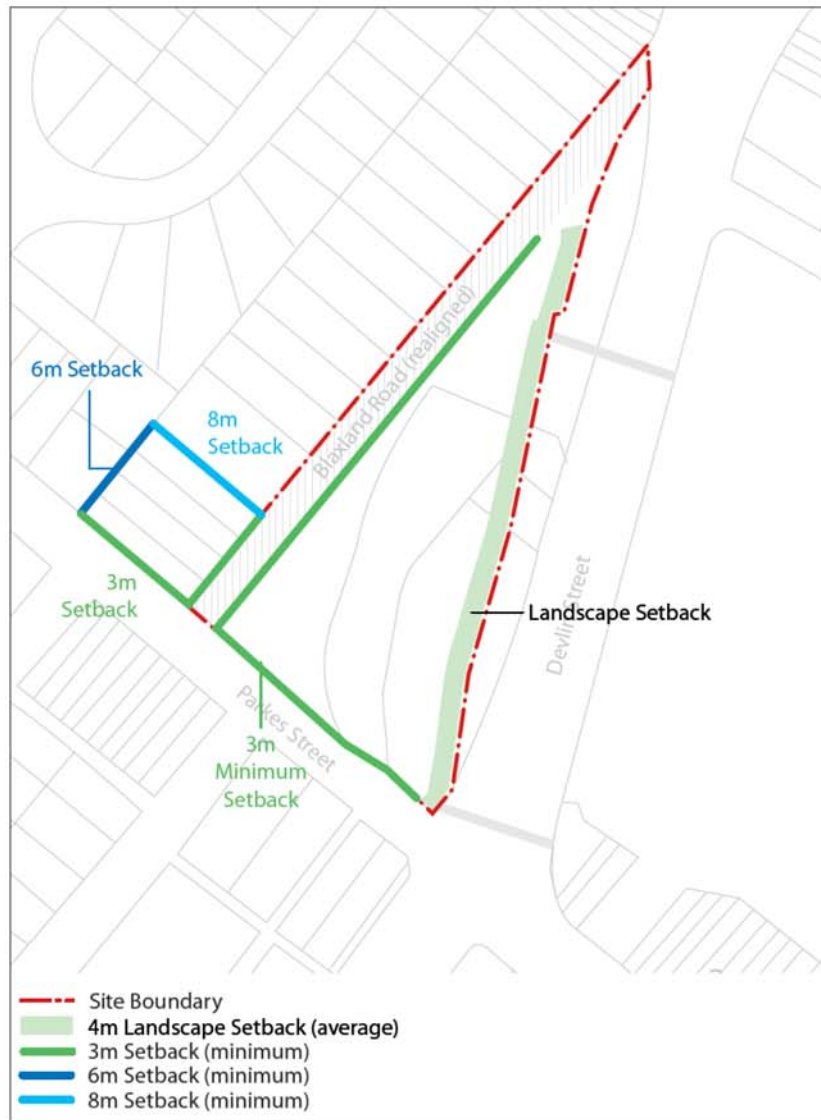


Figure 4.4.15 Setbacks

**ITEM 4 (continued)**

**ATTACHMENT 1**

Part Ryde Town Centre	Chapter 8.0 Precincts	<b>4.4</b>
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- o. Buildings fronting the realigned Blaxland Road are to have upper levels above 4 storeys setback a minimum of 3 m.
- p. Buildings within Site A must:
  - i. be highly articulated and designed to allow for reasonable view sharing and outlook within and across the site; and
  - ii. add to the interest of the skyline of the Precinct and Ryde Town Centre, through a modulated and articulated form and interesting roof elements.
- q. Building bulk and massing is to be distributed on the site so as to ensure:
  - i. high amenity for public domain spaces, including good solar access and protection from high wind and noise levels; and
  - ii. to minimise loss of amenity to existing adjacent buildings and public streets and spaces.
- r. Building massing, scale and design is to minimise adverse wind impacts (such as down Adopteds) on the public domain in and around the development. Hence, the orientation, height and built form of development is to be designed to promote public safety and comfort at ground and publicly accessible podium levels.
- s. Lift overruns and plant areas are to be recessed and/or incorporated into interesting roof elements of buildings.
- t. The built form should be designed to minimise shadow impacts on surrounding properties.
- u. The existing Obelisk on the site is to be relocated to a location approved by Council.

**Parking**

- v. Parking areas are to be integrated with the form and arrangement of buildings on the site, screened or concealed from view from the public domain and adjoining streets. Sleeving of any above ground parking areas or high quality, decorative screening is required.

**Sustainability**

- w. Civic development is to achieve a minimum 5.0 Greenstar rating in accordance with the current Green Star - Public Building rating tool (which may be a pilot or adopted rating tool at the time the relevant DA is to be submitted for assessment and determination).

**8.1.7 Site B**

Site B is the smaller and western most portion of the Precinct. The redeveloped Site B will be lower scale building(s) which will provide a transition in height, bulk and scale between development on Site A to the east and lower density residential development to the west. Redevelopment of Site B must have regard to the adjoining heritage listed Hatton's Cottage.

Development of the site is to comply with the following controls and with the preceding architectural, built form, landscaping, public domain, access and circulation objectives and controls for the Precinct.

The location of Site B is illustrated in Figure 4.4.10.



**ITEM 4 (continued)**

**ATTACHMENT 1**

Part Ryde Town Centre	Chapter 8.0 Precincts	<b>4.4</b>
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**Objectives**

1. To ensure development respects the significance of Hatton's Cottage (heritage item) at 158 Blaxland Road, Ryde.
2. To encourage development that responds to the:
  - a. Existing low scale development to the west and north; and
  - b. Site's sloping topography.
  - c. respects surrounding residential development and minimises impacts on residential amenity.

**Controls**

- a. Building setbacks to Blaxland Road (realigned), Parkes Street and the site's northern boundary are to be in accordance with Figure 4.4.15.
- b. Buildings fronting Blaxland Road and Parkes Street should have facades that are articulated and modulated. This may include 'punctuated' walls, variation in setbacks, and building elements such as balconies and sun shading devices.
- c. Development should minimise noise, lighting, odour and glare (reflectivity) impacts on surrounding residential uses
- d. Plant and lift overruns are to be visually unobtrusive and are to be incorporated into the roof form, where possible.
- e. Main building entry(s) should front the realigned Blaxland Road.

**8.1.8 Concept Plan**

It is intended that future development within the Precinct will be the subject of a Concept Plan prepared to illustrate the development of the whole of the site (Site A and Site B). The Concept Plan is to address the following matters where relevant:

- the consistency of the development with the above Objectives and Future Character statement for the Precinct;
- whether the development is an appropriate design response to the opportunities and constraints of the Precinct;
- proposed uses and use mix;
- subdivision pattern;
- sensitivity to heritage items and streetscape constraints;
- the location of the proposed building envelopes and their relationship with the rest of the Precinct in terms of building separation, setbacks, amenity and urban form;
- bulk, massing and modulation of buildings;
- building heights (including street frontage heights);
- the gross floor area of each building;
- environmental impacts such as sustainable design, overshadowing, wind and reflectivity;
- the achievement of the principles of ecologically sustainable development;

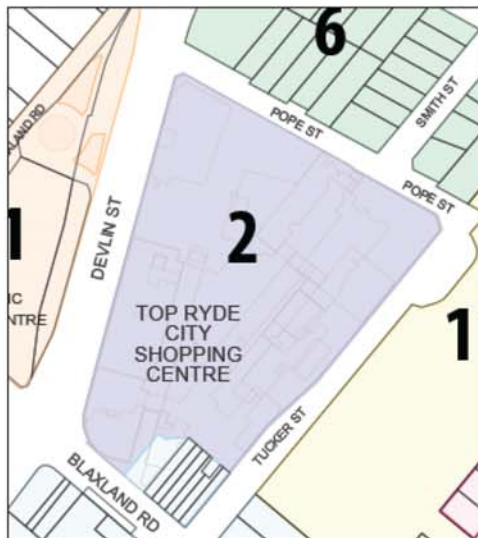
**ITEM 4 (continued)**

**ATTACHMENT 1**

Part Ryde Town Centre	Chapter 8.0 Precincts	<b>4.4</b>
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- pedestrian, cycle, vehicular and service access, circulation and requirements, incorporating the realigned Blaxland Road;
- impact on, and proposed improvements to, the public domain;
- maximum car parking numbers for the Precinct;
- indicative landscaping scheme;
- Greenstar commitments; and
- measures to incorporate Crime Prevention Through Environmental Design criteria.

**8.2 Precinct 2 - Town Core**



**Figur 4.4.21 Town Core Precinct**

Opened in 1957 the Top Ryde Regional Shopping Centre was only the second mall built in Australia on the American model and the first suburban centre in Sydney to have a big city department store. The completion of the shopping centre and a modern Civic Centre, together with the decision in 1963 to establish Macquarie University marked the emergence of Ryde as a "city".

The development of major new shopping centres in Rhodes and North Ryde has seen the Top Ryde Shopping Centre decline in Sydney's retail hierarchy from its original regional focus to a local focus. At the time of preparing this Part, the shopping centre was servicing the needs of local communities and was a place to meet and congregate informally.

Occupying almost an entire city block bounded by Blaxland Road, Pope, Tucker and Devlin Streets, the shopping centre was alienated from the Ryde Town Centre. Creating pedestrian walkways through the site and enhancing links with the main street, school and Ryde Park is an opportunity for future development. With effective management vehicular access to the shopping centre may be direct from Devlin Street, improving the amenity of nearby areas.

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## 5 DRAFT RYDE DEVELOPMENT CONTROL PLAN 2011 - SUBMISSIONS

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**Report prepared by:** Strategic Planner

**File No.:** DCP2011/67/005 - BP13/661

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### REPORT SUMMARY

On 14 February 2012 Council resolved to exhibit Draft Ryde Local Environmental Plan 2011 and draft Ryde Development Control Plan (DCP) 2011.

Draft DCP 2011 provides controls to support draft LEP 2011 and includes detailed objectives and controls to guide the development of the City of Ryde. The draft DCP was exhibited with draft Ryde LEP 2011 and in accordance with Council's resolution and the Environmental Planning and Assessment (EP&A) Act 1979 from the 30 May to 13 July 2012.

A total of 163 submissions (including 71 pro forma letters) were received up until the 30 May 2013 on the draft DCP. The key issues raised in submissions include:

**Part 3.3 Dwelling houses and Dual Occupancy (attached)**

DCP controls for dual occupancy should remove the requirement for garages to be 1m behind the building line and allow for a max of 2m forward of the building line.

**Part 4.1 Eastwood Town Centre**

Increased heights and development potential for Glen St/Lakeside will create traffic, noise and pollution issues.

**Part 4.2 Shepherds Bay Meadowbank**

Inconsistency between DCP aims for "Station Street" precinct and heights permitted in LEP.

**Part 4.4 Ryde Town Centre**

Improvement needed to wording of controls and clarity of diagrams.  
Requested changes to design and setback controls for Hunter Holden site on Victoria Road.

**Part 4.5 Macquarie Park Corridor.**

Inconsistency between LEP and DCP incentive controls.  
Sustainability controls not sufficient or workable.

**Part 4.6 Gladesville Town Centre and Victoria Rd Corridor**

Building heights excessive – DCP does not meet community expectations.  
Requested road closures for Eltham Street and Osgathorpe Rds Gladesville.  
Existing laneways at their current width do not cater for the needs of new development. Design controls for new and existing laneways need to be amended.

## ITEM 5 (continued)

### Part 9.2 Car Parking

Need for signage relating to the location of bicycle facilities within new developments.

### General

Tactile ground surface indicators at significant intersections to assist vision impaired persons needed.

Lack of landscape requirements within DCP.

A summary of points raised in submissions, Council's response to those points and proposed actions are presented in *Table 1 – Submissions to Draft DCP 2011* which is **ATTACHED**.

As a result of consideration of submissions received a number of changes are proposed to DDCP 2011, the majority relate to improving clarity of diagrams and controls, ensuring consistent and correct referencing of State Government agencies and departments, removing duplication of controls and correcting omissions or errors. The most significant of the proposed amendments include the following:

### Part 4.4 Ryde Town Centre

*Public Domain Embellishment (PDE)* – controls amended to set a threshold for when *PDE* is required to be provided i.e. all new developments and additions or alterations of 500sqm or greater.

### Part 4.6 Gladesville Town Centre and Victoria Rd Corridor

New laneway dimensions for both existing and proposed laneways i.e. minimum 8m allowance for road, footpath and any necessary offset.

Controls relating to 14 – 28 Oxford Street and 11 – 15 Farm Street to be deferred from DCP 2011 until the Planning Proposal for those sites has been determined.

### Part 8.5 Public Civil Works

Controls amended to reflect safety and design requirements for shared use paths.

### Part 9.3 Parking Controls

S2.7 Bicycle Parking amended to include the need for signage relating to the location of bicycle facilities within new developments.

*Table 2 – Amendments to DCP 2011* identifies all proposed amendments and is **ATTACHED**.

The report recommends that Council adopt Draft Ryde DCP 2011 subject to amendment and that the Council's decision be placed in a local newspaper under the terms of the Regulations to the Environmental Planning and Assessment Act 1979 so the Plan may come into effect upon the notification of draft

**ITEM 5 (continued)**

LEP 2011. It should be noted that the Department of Planning and Infrastructure has advised that LEP 2011 is to be renamed LEP 2013, as such DCP 2011 will be renamed DCP 2013 upon coming into effect.

**RECOMMENDATION:**

- (a) That Council authorise that draft Ryde Development Control Plan 2011 be amended as outlined Table 2 - Amendments to DCP 2011.
- (b) That Council adopts draft Ryde Development Control Plan 2011 (to be renamed DCP 2013) as amended and that a public notice of Council's decision be placed in a local newspaper under the terms of the Regulations to the Environmental Planning and Assessment Act so the Plan may come into effect upon the notification of draft LEP 2013.

**ATTACHMENTS**

- 1 Table 1 - Submissions to Draft DCP 2011
- 2 Table 2 - Amendments to DCP 2011
- 3 History of Draft DCP 2011

Report Prepared By:

**Susan Wotton**  
**Strategic Planner**

Report Approved By:

**Meryl Bishop**  
**Manager - Urban Planning**

**Dominic Johnson**  
**Group Manager - Environment & Planning**



## ITEM 5 (continued)

### Background

As a result of the development of draft Ryde LEP 2011 a new DCP to support the new LEP was required.

Council on the 14 February 2012 resolved in part that;

- a Development Control Plan (DCP) to be known as DCP 2011 be prepared in line with the Council report of 27 September 2011 and
- that the Plan be placed on public exhibition in accordance with the requirements of the Environmental Planning and Assessment Act 1979

Details of the history of the development of the DCP is provided in Attachment 3 – History of Draft DCP 2011 which is **ATTACHED**.

### Discussion

Draft Ryde DCP 2011 was exhibited with draft LEP 2011 from the 30 May 2012 to the 13 July 2012. Consultation was in accordance with COR Engagement Matrix and details of the exhibition are provided in Attachment 3 – History of Draft DCP 2011 which is **ATTACHED**.

By the close of business on the 1 May 2013 a total of 163 submissions (including 71 pro forma letters) were received to the draft Plan. The below table groups the submissions based on the geographic or subject area they relate to or the authority group they come from.

Area	No. Submissions Received	Area	No. Submissions Received
Ryde Council	5	Macquarie Park	4
Government and adjoining Councils	7	Ryde Town Centre	10
West Ryde Town Centre	1	General	10
Eastwood Town Centre	3	Housing	1
Gladesville Town Centre	111 (includes 71 pro forma letters)	Meadowbank	11

It should be noted that a number of submissions received by Council were titled *Draft LEP 2011 and Draft DCP 2011* but did not make any reference or apply to the DCP. Those submissions were not included in this report.

## ITEM 5 (continued)

A number of other submissions referenced both the LEP and DCP and were general in nature e.g. concerned about sustainability but not referencing a particular LEP or DCP clause. These submissions were included as both the LEP and DCP address such issues. As a result there is some duplication between issues already addressed in reports on LEP 2011 and this report.

A summary of points raised in the submissions, Council response to those points and proposed action is provided in *Table 1 - Submissions Draft DCP 2011* which is **ATTACHED**.

A highlight of the key issues raised in the submissions identified in *Table 1 - Submissions* are listed as:

### 3.3 Dwelling Houses and Dual Occupancy (attached)

#### Issue

DCP for dwelling houses should be simplified to provide greater flexibility and creative designs:-

- Garage concessions should be increased to 40sqm from 36sqm
- 1.5m side boundary sufficient – shadow diagrams should not be needed.

DCP controls for dual occupancy should remove the requirement for garages to be 1m behind the building line and allow for a max of 2m forward of the building line.

Multi unit dwellings – there should be greater flexibility in controls and the development should be assessed on merit.

#### Response

The definition of gross floor area excludes car parking required to meet the requirements of Council for a particular development. Under *Part 9.3 Parking Controls* up to 2 spaces are required for a dwelling house. It is considered that the existing allowance of 36sqm for free standing garages is adequate to permit a double or tandem garage and as such no change should occur.

Under Part 3.3 shadow diagrams are only required for 2 storey dwelling houses. As the height permitted for a dwelling house under the LEP is 9.5m (this is in excess of the 8.5m height permitted under SEPP Exempt and Complying for dwelling houses where no shadow diagram is required) a shadow diagram is considered necessary to ensure daylight and sunlight objectives of the DCP are achieved.

The requirement for garages to be behind the building line is to ensure the integrity of the streetscape is maintained. No change should occur.

A DCP is a guiding document that is able to be flexible where merit considerations support flexibility of a control.

## **ITEM 5 (continued)**

### Recommendation

No further action required.

## **Part 4.1 Eastwood Town Centres**

### **Issue**

Rezoning of properties in Shaftesbury Rd in appropriate – it will have a negative affect on existing residents - traffic, noise, off street car parking and pollution will increase.

### *Response*

Zoning, FSR and height changes are proposed under DLEP 2011 to Glen St/Lakeside Rd/Shaftesbury Rd Eastwood resulting in 3-4 storey developments where the sites are amalgamated. Traffic impacts were considered as part of the Glen St/Lakeside Rd Master Plan and each DA submitted will be assessed with respect to traffic and parking issues. It is considered that where mixed use development occurs on street parking issues will be reduced as more adequate off street parking will be required.

### *Recommendation*

No action required.

## **4.2 Shepherds Bay Meadowbank**

### **Issue**

3 – 9 Angus St Meadowbank

Inconsistency between DCP aims for “Station Street “ precinct and heights permitted in LEP .Height of 8 storeys and FSR of 2.7:1 to match adjoining FSRs across the Precinct needed.

### Response

Council on the 12 March 2013 resolved that \$150 000 be allocated in the draft Delivery Plan to undertake the Master Plan for Meadowbank Urban Village and that it be part of the programme for Environment and Planning for 2013/2014.The Master Plan will review all aspects of development control for the area.

### Recommendation

All submissions relating to *Part 4.2 Shepherds Bay Meadowbank* be considered as part of the review of the Part.



## **ITEM 5 (continued)**

### **Part 4.4 Ryde Town Centre**

#### ***Issue***

##### Public Domain Finishes

A threshold as to when public domain embellishment is required has not been indicated – domain embellishment should be required for all new buildings and alterations and additions of 1000sqm or greater

#### ***Response***

A provision identifying when public domain requirements are required to be provided as part of a redevelopment of a site is considered appropriate as it will provide both developers and assessing staff with greater clarity. It is considered that all new developments and alterations and additions of 500sqm or greater should be required to provide public domain upgrade within the Centre.

#### ***Recommendation***

New condition specifying that public domain requirements are required for all new developments and additions or alterations of 500sqm or greater.

#### ***Issue***

589, 603, 607 Victoria Rd Ryde (Hunter Holden)

The required 7m rear setback should be reduced to 3m to allow for greater flexibility in future planning of the site. Alternatively the 3m front setback could be reduced to build to line to allow for adequate building depths.

Indicative height plan for Precinct 8 is not supported. It indicates development of 4 storeys – the LEP allows for a height of 15.5m which may result in more storeys. An increased height would be appropriate on parts of the site adjoining Victoria Rd.

#### ***Response***

It is considered that the rear setback is required for privacy and amenity issues to surrounding residential properties and to provide possible access to the rear of the land.

The front setback may be able to be reviewed based on the overall design of a new development on the site (a DCP can be flexible based on design merit and overall objectives being achieved) however no change should be considered at this time.

The height diagrams which refer to storeys are only indicative. Height of development is ultimately controlled by LEP 2011 Height of Buildings Map.

#### ***Recommendation***

No change required.

## **ITEM 5 (continued)**

### **Part 4.5 Macquarie Park Corridor**

#### **Issue**

80 Waterloo Rd and 16 Byfield Street .  
Inconsistency between LEP and DCP with respect to incentive – based height and FSR controls.

#### *Response*

Part 4.5 Macquarie Park is to be reviewed as part of Draft LEP 2010 (Amendment 1) which will be on exhibition in June/July 2013. It is anticipated that the review of Part 4.5 will be undertaken by consultants in the later part of 2013.

#### *Recommendation*

All submissions relating to the Part 4.5 Macquarie Park Corridor be considered as part of the review of the Part.

### **Part 4.6 Gladesville Town Centre (TC) and Victoria Road Corridor (VRC)**

#### **Issue**

Objects to the building heights and number of storeys proposed for the north Gladesville precinct - particularly number of 5 and 6 storey buildings on both side of Victoria Rd and 3 storeys for Oxford St.

#### *Response*

The Height of Building Map in DLEP 2011 determines in metres the permitted heights for all areas of Ryde. Part 4.6 Gladesville TC and VRC contains a diagram (pge 11) which represents the height in the Height of Building Map in storeys. It is considered that the map should be deleted as it does not provide clarity or certainty to the community in its interpretation of the heights permitted.

The heights contained in the LEP are considered suitable for this town centre. Comprehensive community consultation was undertaken as part of the development of the controls in the LEP.

The heights are a direct transfer from Ryde LEP (Gladesville Town Centre and Victoria Rd Corridor) 2010 that came into place in 2011.

#### *Recommendation*

Delete Figure 4.6D Built Form Heights Plan.

#### **Issue**

Development at 1-9 Monash Rd has identified deficiencies with the proposed laneway and traffic generation to Eltham St.  
LEP and DCP will impact on environmental amenity and request that Eltham St be closed to through traffic.

**ITEM 5 (continued)****Response**

Council has prepared a Traffic Management Options Paper (TMOP) which includes an assessment of the environmental amenity of Eltham Street as well as an assessment of traffic control options including the closure of Eltham Street. The TMOP which was presented to Council on 14 May 2013 where the following was resolved;

- a) *The matter be deferred for consultation between Council staff and residents to determine the most favoured traffic management options*
- b) *That the traffic management options agreed between Council staff and the residents be referred to Ryde Traffic Committed for approval before being presented to Council in a further report.*

**Recommendation**

No further action required.

**General****Issue**

Tactile ground surface indicators should be placed on footpaths at all intersections and all footpath crossings which are expected to have a significant volume of vehicle traffic in sections – particular reference to Part 4.2 Shepherds Bay Meadowbank

Tactile surfaces are needed for safe pedestrian access for vision impaired persons. Particularly reference to intersection of Porter and Well Sts and dual pedestrian and cycleway intersection within Bowden Street.

**Response**

Part 9.2 Access for People With Disabilities cl 5.12 refers to Tactile Ground Surface Indicators as a way in which visually impaired people can be warned of hazards in or adjacent to the path of travel on private and public land.

The clause in the DCP and the Australian Standards 1428.4 clause are guides only not controls.

Part 4.2 Shepherds Bay cl 4.1.7 Safety relates to public safety and access. Manager of Public Assets and Infrastructure has advised the following:

“ the standard does not require or anticipate them at all intersections only at those or routes or locations where the volume or nature of pedestrian movements warrants it.....many locations are not feasible for ramps due to utility pits. A number of Project Management Plans are completed and forthcoming that identifies priority listing in selected centres.”

**Recommendation**

The submission be forwarded to the Manager of Public Assets and Infrastructure for consideration in future projects.

**ITEM 5 (continued)****Issue**

Ryde Environment Group and The Friends of Kitty's Creek are concerned with the provisions of the draft LEP and DCP and the scale of development that will/is occurring in the City.

Excessive development potential being imposed on the community with minimal public participation.

The draft Plans have a lack of emphasis on addressing issues such as sustainability and liveability.

**Response**

The DCP 2011 has been prepared based on

- provisions of LEP 2011
- Recommendations of the Local Planning Study (LPS) adopted by Council on 7 December 2010

The preparation of both the LEP and LPS were research and involved a range of consultations with the community, adjoining councils and state government agencies.

**Recommendation**

Comments noted.

Council should note that as part of the consideration of DLEP 2011, the Council resolved on the 12 March 2013 that an open community workshop be held prior to the finalisation of the Bushland Plan of Management.

**Issue**

NSW Health Northern Sydney Local Health District - Eastwood, Gladesville, West Ryde requests:

- o new objectives around use of public and active transport
- o added controls around separation of vehicular and pedestrian access points and pedestrian and cycling safety
- o provision of cycle parking amenities in locations close to public transport etc
- o controls be added relating to cycling and pedestrian signage

**Response**

The objectives relating to Transit Oriented Development including encouraging the use of public transport and pedestrian safety are intrinsically part of the DCP with respect to Urban Centres.

Controls exist with respect to vehicular access and pedestrian safety, encouraging safe and convenient movement of cyclists within the town centres. Part 4.3 West Ryde also has specific pedestrian circulation principles which relate to greater connectivity to surrounding cycle networks.

**ITEM 5 (continued)**

Part 9.3 Parking Controls Section 2.7 Bicycle Parking provides for the provision of bicycle parking equivalent to 10% of the required car parking spaces. Bicycle storage space are required in all residential developments in excess of 600sqm (dwelling houses and multi unit housing excluded) with end of trip facilities being required in all commercial, industrial and retail developments.

*Recommendation*

Part 9.3 be amended to incorporate the need for signage relating to the location of such facilities within new developments.

**Summary of changes**

As a result of submissions received during the exhibition of the draft plan a number of changes are proposed to DDCP 2011, the majority of relate to improving clarity of diagrams and controls, ensuring consistent and correct referencing of State Government agencies and departments, removing duplication of controls and correcting omissions or errors. The most significant proposed amendments include the following:

**Part 4.4 Ryde Town Centre**

*Public Domain Finishes* – control amended to set a threshold for when public domain embellishment is required to be provided i.e. all new developments and additions or alterations of 500sqm or greater.

S7.1 Residential Private Open Space a new control requiring that driveways are separate to pedestrian entries

**Part 4.6 Gladesville Town Centre and Victoria Rd Corridor**

New laneway dimensions for both existing and proposed laneways i.e. minimum 8m allowance i.e. minimum 8m allowance for road, footpath and any necessary offset.

As a result of the Council resolution of the 12 March 2013 - Controls relating to 14 – 28 Oxford Street and 11 – 15 Farm Street be deferred from DCP 2011 until the Planning Proposal for those sites has been finalized.

**Part 8.5 Public Civil Works**

Controls amended to reflect safety and design requirements for shared use paths.

**Part 9.3 Parking Controls**

S2.7 Bicycle Parking amended to include the need for signage relating to the location of bicycle facilities within new developments.

**ITEM 5 (continued)****Other matters**

Draft Ryde DCP 2011 removes linear separation as a control with respect to multi dwelling housing and dual occupancy developments. The removal of linear separation as a control has been consistently supported by Council in:-

- the adoption of the Ryde Local Planning Study on the 7 December 2012
- Councils resolution on the 14 February 2012 to prepare Draft DCP 2011 in line with the Local Planning Study and
- Council's resolution on the 12 March 2013 to remove linear separation for dual occupancy (attached) and multi dwelling housing from the draft DCP 2011.

**Exhibition**

As required under the Regulations to the Environmental Planning and Assessment Act the draft Plan was exhibited for a period of not less than 28 days, by notice in the local newspaper. Details of the exhibition process have been discussed in the body of the report and in ATTACHMENT 3 *History of Draft DCP 2011*.

**Consultation with relevant external bodies**

All adjoining Councils and numerous State Government bodies such as Roads and Maritime Services, Department of Education and Telstra were notified of the proposed draft DCP.

**Financial Implications**

In order for draft DCP 2011 to become effective the Council's resolution to adopt the DCP must be advertised in a local newspaper.

Should Council resolve to adopt the draft Plan it will result in a financial impact of \$1000 and this is within the current budget Urban Planning budget for 2011/2012.

**Context**

Draft LEP 2011 was submitted with a Section 68 report and a request that the Minister notify the Plan on the 21 March 2013. Based on discussions with the Department it is anticipated that the LEP will come into place in July /August 2013. As draft DCP 2011 supports draft LEP 2011 it will be necessary for the draft Plan to be finalised so that it can come into effect at the same time as when LEP 2011 is notified on the legislation website.

Council should note the Department have advised that LEP 2011 will be gazetted as LEP 2013. DCP 2011 will be renamed DCP 2013 upon coming into effect.

**ITEM 5 (continued)****Policy Implications**

The recommendation is consistent with the requirements of the Environmental Planning and Assessment Act 1979.

**Other Options**

Council has the option to not proceed with DDCP 2011 - This option would result in the proposed changes to centres, small centres, residential choice and sustainability under LEP 2011 not being adequately supported through design, building requirements, flood controls in a DCP.

**ITEM 5 (continued)**

**ATTACHMENT 1**

**Table 1 - Submissions to Draft DCP 2011**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
5	<b>Ryde City Council Assessment</b> D12/42640	<b>Part 4.4 Ryde Town Centre</b> <ul style="list-style-type: none"> <li>➤ Control 1.6(6) How to use this Part – does not cover entire submission requirements for a DA</li> <li>➤ <b>Numbering errors</b> <ul style="list-style-type: none"> <li>❖ 3.1 Pedestrian Access – numbering needs to be amended.</li> <li>❖ 5.2 New Development and Heritage</li> </ul> </li> <li>➤ Wording of following clauses needs to be amended to improve clarity as a control and/or updated to reflect correct State Government names               <ul style="list-style-type: none"> <li>❖ 3.5 (a) &amp; (e) Access and public domain</li> <li>❖ 4.1( c) Building Height</li> <li>❖ 4.1(f) Building Height</li> <li>❖ 4.4(h)Architectural and Design Quality</li> <li>❖ 4.5(f) Streetscape Buildings &amp; Elements.</li> <li>❖ 7.4(b) Acoustic Privacy</li> <li>❖ Section 3.5 (b)(c) &amp; (d) Access and Public Domain – all deal with disabled access and could be combined to a single control</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ The clause identifies material necessary to be submitted with a DA.</li> <li>➤ Already corrected in DDCP</li> <li>➤ Minor changes that will either correct references such as RTA to R&amp;MS and improve readability of Part. No change to intent of any control is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Clause deleted and replaced with a reference to the information required to be submitted as specified on a DA form.</li> <li>➤ All requested changes to be made</li> </ul>



**ITEM 5 (continued)**

**ATTACHMENT 1**

<b>Total Subs</b>	<b>Trim No./ Subject</b>	<b>Issue</b>	<b>Comments</b>	<b>Recommended Action</b>
		<ul style="list-style-type: none"> <li>➤ Controls repeated in other section of DCP 2011 and/ or no longer relevant and can be deleted in part or total from Part 4.4.               <ul style="list-style-type: none"> <li>❖ 3.6 (b) &amp; (c) Signage – repeats controls in 9.1 of DCP</li> <li>❖ 4.2 (c)Setbacks and Build to Lines – repeat of control in Section 3.3(a)</li> <li>❖ 4.2 (f) A Review Panel – reference to composition of Panel is not a control</li> <li>❖ 4.4(j) Architectural and Design Quality - control meaningless since at the DA stage assessing the timber that will be used is not accurately possible.</li> <li>❖ 4.5(c)Streetscape Buildings and Elements –Council cannot prejudice a LDA because it has not had a pre – lodgement - not a DCP control.</li> <li>❖ 6.5 (b) (c) Alternatives to Private vehicle – in 9.1 Parking</li> <li>❖ 7.1 (L) Residential Private Open Space – may not be possible in RTC as most sites are excavated to the boundary. Reference to SEPP 65 would work better.</li> <li>❖ 8.1 Precinct 1 – Built Form (c ) – clause repeats itself.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ Minor changes that are covered by other areas of the DCP or state legislation. No change to intent of any control is proposed.</li>   <li>❖ Deleted from DCP 2011</li> </ul>	<ul style="list-style-type: none"> <li>➤ All requested changes to be made.</li> </ul>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<ul style="list-style-type: none"> <li>➤ <b>Public Domain Finishes</b> <ul style="list-style-type: none"> <li>❖ 3.7(a) Control does not indicate where paving is to be provided.</li> <li>❖ A threshold as to when public domain embellishment is required as not been indicated – suggest for all new buildings and alterations and additions of 1000sqm or greater</li> </ul> </li>   <li>➤ <b>3.9 Public Art</b> <ul style="list-style-type: none"> <li>❖ Do we want to include banners as public art?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>❖ The Ryde Town Centre Public Domain Manual provides detailed information on location of paving and provides details of footpath and public space paving.</li> <li>❖ A provision identifying when public domain requirements are required to be provided is considered appropriate as it will provide both developers and assessing staff with greater clarity. It is considered that all new developments and alterations and additions of 500sqm or greater should be required to provide public domain within the City.</li>   <li>❖ Public art covers a wide range of items including banners and lighting that contributes to luminance levels in the public domain and hence public safety.</li> </ul>	<ul style="list-style-type: none"> <li>➤ New condition specifying that public domain requirements are required               <ul style="list-style-type: none"> <li>- for all new developments and</li> <li>- additions or alterations of 500sqm or greater.</li> </ul> </li> </ul>

**ITEM 5 (continued)**

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Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<ul style="list-style-type: none"> <li>❖ 3.9(a) requires all new developments within precincts 1,2,3, 6 , 7 and 8 to include public art – considered too onerous</li> </ul>	<ul style="list-style-type: none"> <li>❖ To ensure public art contributes to the Ryde 2021 vision the City of Ryde has developed a Public Art Policy with a series of initiatives to ensure public art is an integral part of its own public works, as well as those of the private development industry. One of these initiatives has been to insert a provision for public art in a number of its development control plans.</li> </ul> <p>The Arts Plan is subject to the development approval process. The precise expenditure for public art is considered in the context of the total construction cost listed on the development application. As a guide the City of Ryde recommends approximately 1% of the total construction costs towards the procurement of public art.</p> <p>It is considered that the provision of public art should apply to developments costing</p>	<ul style="list-style-type: none"> <li>➤ A control requiring the provision of public art for developments of \$5 million and greater.</li> </ul>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<ul style="list-style-type: none"> <li>➤ <b>Height Plan explanatory notes</b> – state that 5 storeys may be permitted in some circumstances, how many stories is permitted when those circumstances do not apply is not shown.</li>   <li>➤ <b>Setbacks to Built to Lines</b> <i>Control drawing Fig 4.4.07 –</i> <ul style="list-style-type: none"> <li>❖ larger scale map is required</li> <li>❖ address drafting errors in map</li> <li>❖ consider additional 3m setback along eastern side of Belmore Lane</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>\$5 million or greater.</li>   <li>❖ LEP 2011 Height of Buildings Map provides the maximum heights permitted in the Ryde Town Centre . Clause 4.3 (2A) provides incentives that allow the building height to be increased in certain locations subject to either amalgamation of lots or the provision of laneway. The clause in the DCP is related to the incentive clause in the LEP.</li>   <li>❖ The size of the subject map and clarity of information on the map is considered satisfactory. The area of Belmore Lane has mostly reached its development potential and much of the existing development is strata titled. As there is little anticipated future development activity the requested setback is considered unnecessary.</li> </ul>	<p>No amendment to the DCP is required.</p> <p>No amendment to the DCP is required.</p>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<ul style="list-style-type: none"> <li>➤ <b>4.4(I) Architectural and Design Quality</b> – specifies DA requirements – can be dealt with elsewhere. Control relating to 900sqm does not cover all instances of development where such information is relevant. A better control would be to require such information for all 3 storey developments.</li>   <li>➤ <b>6.0 Sustainable development</b> – requests a review of controls – general review of controls either deleting, amending or referring to other Parts of DCP 2011               <ul style="list-style-type: none"> <li>❖ 6.1 Environmental Management Needs clarity that Part 7.1 Energy Smart Water Wise applies.</li> <li>❖ 6.2 Water Management – reference to Water Management Statement covered by Basix</li> <li>❖ 6.3 Water Management – delete section and reference Part 7.2 Waste Minimisation</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>❖ Clause relates to the incentive height and floor space controls within LEP 2011 which require an amalgamation of lots to a size of not less than 900sqm before the incentive is available. The clause lists specific DA documentation to be provided to Council for such sites and should be retained to ensure all necessary documentation to ensure issues of design quality are addressed.</li>   <li>❖ The provisions be amended to ensure the controls are either in line with Part 7.1 and Part 7.2 or make only reference to it.</li> </ul>	<p>No amendment to the DCP is required.</p> <ul style="list-style-type: none"> <li>➤ Amend sections to reference relevant legislation or other Parts of DCP 2011.</li> </ul>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<ul style="list-style-type: none"> <li>➤ <b>Precinct 3 – Main Street</b> Requires laneways to be provided in accordance with drawing – the diagram is not clear and too small – suggests that details of widths of laneways, carriageways , footpath be translated into a table.</li> <li>❖ Precinct 3 – Main Street 8.3(f) – the control requires clarity as the majority of lots affected by the laneway are less than 900sqm - delete reference to 900sqm to make the incentive provision more equitable.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Translating the diagram into a table is considered reasonable as is the provision of a larger map.</li> <li>❖ Clause relates to incentive clauses within DLEP 2011 and needs to be amended to be in line with the LEP clause which in part provides an incentive of height when a laneway is provided and the land is less than 900sqm</li> </ul>	<ul style="list-style-type: none"> <li>➤ A table to be provided translating widths of laneways, carriageways etc.</li> <li>➤ Amend clause to be in line with LEP 2011.</li> </ul>
	<p><b>D12/42632 Design Review Panel</b></p>	<p><b>Part 4.4 Ryde Town Centre</b></p> <p><b>General issues</b></p> <ul style="list-style-type: none"> <li>➤ Quality of graphics poor and controls should be more definitively</li> <li>➤ Make pre DA advice compulsory and explain qualifications necessary to</li> </ul>	<ul style="list-style-type: none"> <li>➤ Diagrams and wording used throughout the document should be checked and reviewed.</li> </ul>	<ul style="list-style-type: none"> <li>➤ All diagrams and graphics to be reviewed for clarity and readability.</li> </ul>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>prepare support documents</p> <ul style="list-style-type: none"> <li>➤ Visions statement too generic and objectives too motherhood and repetitive</li> <li>➤ Planning principles should include importance of design quality, pedestrian amenity, future character etc</li> </ul> <p><b>Public Domain</b></p> <ul style="list-style-type: none"> <li>➤ Site links do not connect well - Should include through site links through Civic Centre site</li> <li>➤ Minimum 3m pedestrian site route very narrow</li> </ul> <p><b>Environmental management</b></p> <ul style="list-style-type: none"> <li>➤ Solar access requirements different to normal.</li> <li>➤ Need controls re water reuse and energy generation</li> <li>➤ 4 star Greenstar Rating is low</li> <li>➤ Need to stipulate levels of solar access</li> <li>➤ Include requirements for charge points for hybrid vehicles</li> <li>➤ Example of solar access and sun</li> </ul>	<ul style="list-style-type: none"> <li>➤ It is not possible to make pre DA advice compulsory and not realistic to list all qualifications</li> <li>➤ Both address key elements of the City – heritage, retail hub and backed up with 2.2 Planning Principles and controls respectively.</li> <li>➤ Existing Planning Principles cover all listed areas</li> <li>➤ Through site links are arrange to connect with pedestrian foot bridges and thereby the Shopping Centre</li> <li>➤ 3m is a minimum based on individual site capacity to provide the link.</li> <li>➤ Solar requirements are in excess of normal standards and should be retained</li> <li>➤ Part 7.1 Energy Smart Water Wise specifies standards</li> <li>➤ 4 star rating is best practice and considered appropriate.</li> <li>➤ Solar access controls identified in 3.2 and Objective</li> </ul>	<p>No amendment to the DCP is required.</p>

**ITEM 5 (continued)**

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Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>shading given also maximises the number of south facing dwelling</p> <p><b>Awnings</b></p> <ul style="list-style-type: none"> <li>➤ Suggest Awning and Active Frontages Control Drawing be the same</li> <li>➤ Controls needed re expressing entries at street frontage and interface of awnings with trees.</li> </ul>	<p>6.1.1. Control 7.1(b) requires energy Efficiency Performance Report to be submitted</p> <ul style="list-style-type: none"> <li>➤ Current demand for such electric car facilities is considered low at this point in time and the need for such facilities will be reviewed with respect to Part 9.3 Parking Controls in the future</li> <li>➤ Amend control 7.2 (a) to remove reference to apartment orientation.</li> <li>➤ The two maps cover the same area and should be amalgamated.</li> <li>➤ Covered by design criteria in SEPP 65.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Control 7.2(a) amended to remove reference to apartment orientation.</li> <li>➤ Drawings 4.4.03 and 4.4.04 be amalgamated into 1 diagram covering both active frontage and location of awnings. (Note an error exists in diagram 4.4.04 in that an awning is indicated for the full length of Ryde Park frontage to Blaxland Rd – it is considered this should be reviewed and if necessary deleted).</li> </ul>



**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p><b>Public domain</b></p> <ul style="list-style-type: none"> <li>➤ Need to identify that the quality of materials used in a development impacts on the public domain experience. Need controls for building entries. Landscaping and trees- more detail required</li> <li>➤ Public Art – needs to be integrated with design of buildings</li>   <li>➤ Include buskers etc within the control.</li>   <p><b>Signage</b></p> <ul style="list-style-type: none"> <li>➤ Not all controls listed are controls.</li> </ul>   <p><b>Building Height &amp; Depth</b></p> <ul style="list-style-type: none"> <li>➤ Need objective re achieving consistent</li> </ul> </ul>	<ul style="list-style-type: none"> <li>➤ Materials and landscaping Included in Public Domain Manual for Ryde Town Centre. Entry design reviewed during assessment of DA.</li>   <li>➤ Control 3.9 (b) requires an Arts and Cultural Plan to be submitted which needs to demonstrate how public art is incorporated in the site and built form design</li>   <li>➤ Covered by Council’s Footpath Activities Policy</li>   <li>➤ 3.6 Signage is covered more fully in DCP - Part 9.2 Signage and as such should be deleted.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Delete 3.6 Signage the control as the issue is covered in part 9.2 of DCP.</li> </ul> <p>No amendments to DCP required.</p>

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**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>streetscapes, building bulk , light penetration etc</p> <ul style="list-style-type: none"> <li>➤ Diagrams will provide poor built form</li> <li>➤ Atria and light wells not appropriate for residential development.</li> </ul> <p><b>Setbacks/ Architectural Quality</b></p> <ul style="list-style-type: none"> <li>➤ Setback control drawing not clear</li> <li>➤ Need control regarding shopfronts and maximum length of buildings</li> <li>➤ Include objective regarding creation a sense of place</li> </ul> <p><b>Residential Private Open Space</b></p> <ul style="list-style-type: none"> <li>➤ Nominate minimum area and dimensions for front gardens</li> <li>➤ Driveways need to be separate to pedestrian entries</li> <li>➤ Need minimum dimensions for private</li> </ul>	<ul style="list-style-type: none"> <li>➤ Issues identified have been rectified in current Draft DCP – diagrams referenced no longer apply.</li> <li>➤ Use of atria and light wells relates to retail uses (4.3b)</li> <li>➤ It is considered that Figure 4.4.07 satisfactorily identifies the location and area of setbacks required</li> <li>➤ Existing controls require that built forms are appropriate to the land uses and setback requirements and reflect historic Ryde lot structure</li> <li>➤ Objectives included in this Part reinforce emphasis appropriate scale, reinforcement of historic and landmark qualities etc. all of which develop a sense of place.</li> <li>➤ Based on setback requirements specified in</li> </ul>	<ul style="list-style-type: none"> <li>➤ Add to 7.1 Residential Private Open Space condition requiring that driveways are separate to pedestrian entries.</li> </ul>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		open space , balconies	<p>Figure 4.4.07</p> <ul style="list-style-type: none"> <li>➤ This is considered a valuable addition to the design requirements and the DCP should be amended to include such a reference</li> <li>➤ Based on SEPP 65 design requirements.</li> </ul>	
	<b>D12/52489 Environment</b>	<p>Part 4.5 Macquarie Park Section 3.2</p> <ul style="list-style-type: none"> <li>➤ Street Network – Objective 8 <i>To provide additional opportunities for on street car parking</i> - Objective should be restricted to certain roads where these are further than 800m from a train stations.</li> <li>➤ Figure 4.5.06 should be amalgamated with Figure 4.5.06a – this will make requirements clearer</li> <li>➤ Parking requirements for motorcycles should be required for certain classes of development.</li> </ul> <p>Part 8.5 Public Civil Works</p> <ul style="list-style-type: none"> <li>➤ Add to 2.3 <i>Design of Footpath Paving</i> that shared use paths for bicycles and pedestrians must be safe and</li> </ul>	<ul style="list-style-type: none"> <li>➤ Part 4.5 Macquarie Park is to be reviewed as part of Draft LEP 2010 (Amendment 1) which will be on exhibition in June/July 2013. It is anticipated that the review of Part 4.5 will be undertaken by consultants in the later part of 2013. All submissions relating to the Part 4.5 will be considered as part of this review.</li> <li>➤ DCP should be amended to reflect comments. At present the majority of footpaths are</li> </ul>	<p>No amendment to the DCP is required.</p> <ul style="list-style-type: none"> <li>➤ Amend conditions to reflect safety and design requirements for shared use paths.</li> </ul>

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**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>convenient.</p> <ul style="list-style-type: none"> <li>➤ Reference to design of shared use paths being in accordance with the standard mid block engineering treatment specified in <i>Bicycle Strategy and Masterplan 2007</i></li> </ul>	<p>constructed at 3.2m to accommodate shared use paths.</p>	
	<p><b>D13/23213 Building &amp; Development Advisory Service</b></p>	<ul style="list-style-type: none"> <li>➤ Part 4.2 Shepherds Bay Meadowbank – section of widening of Faraday Lane has been omitted</li> <li>➤ Part 4.6 Gladesville Town Centre and Victoria Rd Corridor – all laneways both new and old should have a minimum width of 6m kerb to kerb, 1.5m footpath and a minimum offset of 500mm to allow adequate room for garbage, emergency services and cars.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Comments are a result of discussions with Public Works re Das that have been submitted and should be reflected in the Parts of the DCP referenced.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Amend Part 4.2 to correctly indicate location of Faraday Lane and to specify a required laneway width of 12.5m.</li> <li>➤ Amend Part 4.6 to specify a new laneway allowance for proposed and existing laneways of 8m (includes lane, footpath and offsets).</li> </ul>
	<p><b>D13/34139 Public Works</b></p>	<p>Part 4.4 Ryde Town Centre – amend S8.2.1(o) which states that ramps are not a preferred option for pedestrian footbridges linking over Devlin Street.</p> <p>Due to maintenance issues this pedestrian lifts (wherever possible) ramps are preferred.</p>	<ul style="list-style-type: none"> <li>➤ This issue is presently under separate investigation and review by Council.</li> </ul>	<p>No amendment to the DCP is required.</p>

**ITEM 5 (continued)**

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Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
7	Government and Adjoining Councils			
	D12/48484	<p><b>NSW Health Northern Sydney Local Health District</b></p> <ul style="list-style-type: none"> <li>➤ Commends Council on numerous aspect of the DCP</li> <li>➤ Requests review of objectives and planning principles and future character statements for all Centres and overall DCP to include words such as-;               <ul style="list-style-type: none"> <li><i>Healthy , safe, connected</i></li> <li><i>Phrases such as- :</i></li> <li><i>Which help to promote health and wellbeing</i></li> <li><i>Provide safe and convenient accessibility</i></li> </ul> </li> </ul> <p><b>4.2 Shepherds Bay</b></p> <ul style="list-style-type: none"> <li>➤ Congratulates Council on Part</li> </ul> <p><b>For Eastwood, Gladesville, West Ryde</b> Recommends</p>	<p>Objectives and planning principles in all Centres embrace the need for healthy, safe and connected environments. This is reinforced through numerous State Government policies on integrated public transport and development and health and safety. It is considered that no further amendments to the DCP are required.</p> <p>It should also be noted that a number of Public Domain manuals are in place with respect to the individual Centres which cover areas of lighting , pedestrian safety etc.</p>	<p>No amendments required to DCP.</p>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<ul style="list-style-type: none"> <li>➤ new objectives around use of public and active transport</li> <li>➤ added controls around separation of vehicular and pedestrian access points and pedestrian and cycling safety</li> <li>➤ provision of cycle parking amenities in locations close to public transport etc</li> <li>➤ controls be added relating to cycling and pedestrian signage</li> </ul>	<p>The objectives relating to Transit Oriented Development including encouraging the use of public transport and pedestrian safety are intrinsically part of the DCP with respect to Urban Centres.</p> <p>Controls exist with respect to vehicular access and pedestrian safety, encouraging safe and convenient movement of cyclists within the town centres mentioned. Part 4.3 West Ryde also has specific pedestrian circulation principles which relate to greater connectivity to surrounding cycle networks.</p> <p>Part 9.2 Parking Controls Section 2.7 Bicycle Parking provides for the provision of bicycle parking equivalent to 10% of the required car parking spaces. Bicycle storage space are required in all residential developments in excess of 600sqm (dwelling houses and multi unit housing excluded) with end of trip facilities being required in all commercial, industrial and retail</p>	<p>No amendments to DCP required.</p>



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<b>Total Subs</b>	<b>Trim No./ Subject</b>	<b>Issue</b>	<b>Comments</b>	<b>Recommended Action</b>
		<p><b>4.5 Macquarie Park Corridor</b></p> <ul style="list-style-type: none"> <li>➤ Detailed comments on numerous aspects of the Part.</li> </ul> <p><b>Dictionary</b> – new terms to be added including health, healthy design, healthy planning and public interest.</p>	<p>developments.</p> <p>It is considered that Part 9.2 should be amended to incorporate the need for signage relating to the location of such facilities within new developments.</p> <ul style="list-style-type: none"> <li>➤ Part 4.5 Macquarie Park Corridor is to be reviewed by the end of 2013 and the submission will be considered as part of this review.</li> <li>➤ As definitions to such terms vary between legislation and change with time, it is not considered appropriate of necessary to include them in the DCP dictionary</li> </ul>	<ul style="list-style-type: none"> <li>➤ Part 9.2 Car Parking be amended to incorporate the need for signage relating to the location of bicycle facilities within new developments.</li> </ul> <p>No amendment to the DCP is required.</p>
	<p><b>D12/52934 Office of Environment and Heritage</b></p>	<p><b>Part 9.5 Tree Preservation</b></p> <ul style="list-style-type: none"> <li>➤ Recommends Part be re named 'Trees and Native Vegetation'</li> <li>➤ Areas of wildlife refuge and corridors be mapped</li> <li>➤ Consent be required for the clearing or removal of threatened flora species</li> </ul>	<p>The principle objective of Part 9.5 Tree Preservation is to ensure the preservation of exiting tress which contribute to the amenity, visual quality and healthy environment of Ryde. Council consent is required for the pruning or removal of native</p>	<p>No amendment to the DCP is required.</p>

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**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>and tress that provide habitat for native fauna.</p> <ul style="list-style-type: none"> <li>➤ Provide definitions of what constitutes risk to human life or property.</li> </ul> <p>In applying controls they need to ensure an assessment of significance is undertaken to review impact on threatened entities.</p>	<p>vegetation, trees which are prominent or have land mark qualities , trees that are part of an important wildlife habitat, refuge or corridor and trees with a height greater than 5m.</p> <p>Council on 16 April 2013 adopted Urban Forest Plan which focuses on the preserving and managing the urban forest in Ryde. Biodiversity mapping has merit in relation to protecting the environment. However to introduce such provisions requires a comprehensive consideration and research to:</p> <ul style="list-style-type: none"> <li>- defining the biodiversity elements</li> <li>- mapping the corridors in relation to the Councils cadastre/allotment</li> <li>- introduction of workable/realistic controls on both public and private lands</li> </ul> <p>Council currently has a series of mapping overlays such as urban bushland, overland flow paths , endangered vegetation that are</p>	

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**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
			<p>used as part of the development assessment process and defining development /built form outcomes.</p> <p>It should be noted that Council's Open Space team are undertaking a Biodiversity Study in 2013 which involves:</p> <ul style="list-style-type: none"> <li>- Biodiversity Mapping of Council Parks – underway</li> <li>- Review of 2008 Flora and Fauna Study to commence 2013.</li> <li>- Review of maps against Office of Environment &amp; Heritage - Biodiversity Mapping of Ryde (to be signed off mid 2013) and Oculus Study</li> </ul> <p>The Biodiversity Study to be used to inform Parks Plans of Management, zoning of land, Development Assessment</p> <p>No further action is required.</p>	
	D12/43533 Hornsby Council	No comment on DCP		

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**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
	D12/46431 Parramatta Council	No comment on DCP		
	D12/57223 D12/83121  NSW Transport for NSW	<p><b>Part 4.5 Macquarie Park Corridor</b></p> <ul style="list-style-type: none"> <li>➤ Remove reference to the Integrated Transport and Movement Study – when complete DCP can be amended to reflect outcomes of study.</li> <li>➤ Structure Plan - Clarification as to whether new roads in Mac Pk are to be private or public roads.</li> <li>➤ Street Network. – seeks meeting to discuss connection points between new roads and State Rds</li> <li>➤ Proposed Pedestrian Structure Plan has incorrect road names shown.</li> <li>➤ Replace all references to TCA with TfNSW (Transport Projects Division).</li> <li>➤ Minor typo errors to be corrected</li> <li>➤ 5.1.4 Type 3 Streets –should read Cycle facilities are to be provided in accordance with the Ryde Bicycle Strategy and Master Plan 2007.</li> </ul> <p><b>Part 9.3 Parking Controls</b></p> <ul style="list-style-type: none"> <li>➤ Every effort should be made to minimise the car parking provisions particularly in locations close to public transport.</li> <li>➤ Controls should be in line with those</li> </ul>	<p>Part 4.5 Macquarie Park is to be reviewed by consultants in the later part of 2013. All submissions relating to Part 4.5 will be considered as part of this review.</p> <p>Part 9.3 Parking Controls takes into account a number of factors which determining car parking rates for a particular development.</p>	<p>No amendment to the DCP is required.</p>

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Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>proposed for the North Ryde Station precinct.</p> <ul style="list-style-type: none"> <li>➤ Maximum car parking rates should be set in all instances – not minimums</li> <li>➤ 1 space maximum for 2 bedroom dwellings, 1 space per 3 bedroom dwelling with 1 additional space for every 2 three bedroom dwellings, visitor parking be reduced to 1 space per 5 units.</li> <li>➤ Non residential land uses – 1 space/40sqm is too generous and should be reduced around centres</li> </ul>	<p>For high density residential developments between 0.9 and 1.2 spaces is required per 2 bedroom dwelling, 1.4 to 1.6 spaces /three bedroom dwelling with 1 space per 5 dwellings.</p> <p>This is considered comparable with that requested.</p> <p>Part 9.3 requires 1 space /40sqm for office and business premises but as stated previously other factors are also considered when determining car parking rates for a particular development.</p> <p>No further action required.</p>	
	<p>D12/53982 Department of Primary Industries</p>	<ul style="list-style-type: none"> <li>➤ Suggested that DCP includes Waterways and Riparian land chapter which includes development controls to protect , rehabilitate and manage such areas.</li> <li>➤ Suggested changes to Part 8.2 Stormwater Management.</li> </ul>	<ul style="list-style-type: none"> <li>➤ An Integrated Open Space Strategy for the City of Ryde is presently being developed. This is a high level document that once adopted by Council will result in the development of management plans to guide the provisions and use of open space including zoning of land.</li> </ul> <p>The request for Council to identify and protect riparian</p>	<p>No amendment to the DCP is required.</p>

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**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
			<p>zones and buffer areas is noted. Council's Environment Team is currently undertaking a study into the City's Riparian areas.</p> <p>➤ Part 8.2 Stormwater Management is currently under review. The submission will be considered as part of this review.</p>	
1	<b>West Ryde</b>	<b>Part 4.3 West Ryde Town Centre</b>		
	<b>D12/46124</b>	Supports changes to DCP – they reflect changing needs of area.	Comment noted.	
3	<b>Eastwood</b>	<b>Part 4.1 Eastwood Town Centres</b>		
	D12/51209	Objects to housing along Glen St , Lakeside Rd and Shaftesbury Rd being turned into 4 storey apartments as streets are narrow and will cause traffic congestion.	Zoning, FSR and height changes are proposed under DLEP 2011 to Glen St/Lakeside Rd/Shafesbury Rd Eastwood resulting in 3-4 storey developments being possible where the sites are amalgamated. Traffic impacts were considered as part of the Glen St/Lakeside Rd Master Plan and each DA submitted will be assessed with respect to traffic and	No amendment to the DCP is required.



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Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
			parking issues. It is considered that where mixed use development occurs on street parking issues will be reduces as more adequate off street parking will be required.	
	D12/51979	Rezoning of properties in Shaftesbury Rd in appropriate – it will have a negative affect on existing residents.  Traffic, noise, and pollution will increase.	See comments to D12/51209	No amendment to the DCP is required.
	D12/52098	Development of Glen St/Lakeside Rd ➤ How will Eastwood cope with increased traffic from new developments elsewhere in the Centre and also Glen St/Lakeside Rd? ➤ More congestion will result in increased traffic delays and vehicle pollution ➤ Lakeside/Glen St will become a wall of apartments – Eastwood a dormitory suburb. ➤ Changes will impact on flood issues for the area.	See comments t D12/51209  Any development identified as flood prone land on Ryde LEP 2011 Flood Prone Land Map will have to address <i>Clause 6.5 Flooding</i> within LEP 2011 thus ensuring that all appropriate flood mitigation measures are undertaken with respect to any proposed development.	No amendment to the DCP is required.
111	<b>Gladesville</b>	<b>Part 4.6 Gladesville Town Centre (TC) and Victoria Road Corridor (VRC)</b>		

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
	D12/48722	Objects to the building heights and number of storeys proposed for the north Gladesville precinct - particularly number of 5&6 storey buildings on both side of Victoria Rd and 3 storeys for Oxford St.	<p>The Height of Building Map in DLEP 2011 determines in metres the permitted heights for all areas of Ryde. Part 4.6 Gladesville TC and VRC contains a diagram (pge 11) which represents the height in the Height of Building Map in storeys. It is considered that the map should be deleted as it does not provide clarity or certainty to the community in its interpretation of the heights permitted.</p> <p>The heights contained in the LEP are considered suitable for this town centre. Comprehensive community consultation was undertaken as part of the development of the controls in the LEP . The heights also ensure a transition from the higher buildings on Victoria Road to the lower scale residential areas.</p> <p>With the exception of some land around the periphery of Gladesville TC all heights are a direct transfer from Ryde LEP (Gladesville Town Centre and Victoria Rd Corridor) 2010 that came into place in 2011.</p>	<ul style="list-style-type: none"> <li>➤ Delete Figure 4.6D Built Form Heights Plan.</li> <li>➤ Controls relating to 14 – 28 Oxford Street and 11 – 15 Farm Street be deferred from DCP 2011 until the Planning Proposal for those sites has been determined.</li> </ul>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>Objects to passive noise generated from air conditioning plants needed to heat/cool multi storey buildings.</p> <p>Give residents of low density housing some respect and amenity.</p>	<p>Council on the 12 March 2013 resolved to defer 14 – 28 Oxford Street and 11 – 15 Farm Street from LEP 2011 and that the proposed changes in zoning, height and fsr to that land be considered as part of a Planning Proposal to the draft LEP.</p> <p>Acoustic impacts are addressed as part of the assessment of a DA under Section 79C of the EP&amp;A Act .Council requires when assessing a DA for multi storey residential developments or mixed use developments an acoustic report that examines the impact of surrounding noise on the development itself and the impact of the development on adjoining land. Assessment of air conditioning units and their associated noise would be reviewed and mitigating actions put in place if necessary.</p>	<p>No amendment to the DCP is required.</p>
	D12/52642	<p>Concerned about height limits along Victoria Rd and surrounding residential streets.</p> <p>Osgathorpe Rd, Brereton Rd and Towns St</p>	<p>See comments to D12/48722.</p> <p>Council is currently investigating the possibility of introducing load</p>	

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		are narrow , winding – for this reason we propose the closure of Osgathorpe Rd at the intersection of Osgathorpe Rd and Farm St .	limits on Osgathorpe Road. This matter has been presented to the Traffic Committee and discussed with Roads and Maritime Services.	
	D12/14912	<p>The proposed heights for buildings in all precincts are too high.</p> <p>Developments on Coulter St and Meriton St are adjacent to Gladesville Public School – this will increase pedestrian and vehicular traffic around school.</p> <p>The plan pays “lip service” to traffic management- makes reference to how to get traffic off Victoria Rd but no reference to how to get traffic onto Victoria Rd.</p> <p>Green space approximately 5% of total area covered by Plan – small compensation for</p>	<p>See comments for D12/48722.</p> <p>There has been no change to this area of Gladesville under the Draft DCP to what is existing under the current DCP.</p> <p>Traffic Studies were undertaken with respect to the development of Ryde LEP (Gladesville TC &amp; VRC) 2010 and DCP 2010 – Part 4.6 Gladesville TC &amp; VRC) that came into place in January 2011. The changes proposed in Draft DCP 2011 relate to small areas of land which abut the LEP boundary. Traffic studies will be required to be submitted for all major development proposals.</p> <p>Council has limitations in</p>	No amendment to the DCP is required.

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		imposition of 6-8 storey buildings.	purchasing additional open space and/or embellishment of existing areas within the Centre. The DCP currently has controls requiring the provision of open space/public spaces on the key sites – such as the Coulter St site and John Wilson car parks.	
	Includes Pro forma letter 1 D12/51390 D12/51389 D12/51390 D12/51549 D12/51888 D12/52208 D12/53045 D12/53005 D12/52991 D12/52987 D12/52984 D12/52982 D12/52978 D12/52972 D12/52968 D12/52946 D12/52944 D12/53090 D12/54511	Dissatisfied with DLEP 2011 and DDCP 2011 – provisions of plan do not meet the community interest in Gladesville (particular mention of Gladesville and Victoria Road Precinct.) (mention of 2/3 storey height Farm St and 4 storey/22m height Victoria Rd in some submissions)	See comments for D12/48722.	No amendment to the DCP is required.

ITEM 5 (continued)

ATTACHMENT 1

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
	Includes Pro forma letter 2 D12/51442 D12/51438 D12/51547 D12/51549 D12/51789 D12/51785 D12/51880 D12/51896 D12/52731 D12/52729 D12/52727 D12/52726 D12/52725 D12/52723 D12/52722 D12/52719 D12/52684 D12/52863 D12/52683 D12/52677 D12/52671 D12/52670 D12/52664 D12/52647 D12/52449 D12/52209 D12/52204	Dissatisfied with DLEP and DDCP in particular increased height limits along Victoria Rd and surrounding residential street. Height provisions do not meet the community interest in the Gladesville & Victoria Rd precinct. New heights of 6 and 8 storeys along Victoria Rd and 4 storeys in Farm St will have adverse impact on local community due to noise , traffic , road safety , loss of privacy , increased pressure on amenities and public transport and loss of sunlight . Maximum heights of 4 storeys for Victoria and 2 storeys for in surrounding residential are more appropriate.	See comments for D12/48722.	No amendment to the DCP is required.                No amendment to the DCP is required.



**ITEM 5 (continued)**

**ATTACHMENT 1**

<b>Total Subs</b>	<b>Trim No./ Subject</b>	<b>Issue</b>	<b>Comments</b>	<b>Recommended Action</b>
	D12/52855			
	D12/52849			
	D12/53061			
	D12/53057			
	D12/53056			
	D12/53054			
	D12/53052			
	D12/53051			
	D12/53048			
	D12/53046			
	D1/253044			
	D12/53042			
	D12/53041			
	D12/53040			
	D12/53036			
	D12/53033			
	D12/53029			
	D12/53027			
	D12/53023			
	D12/53021			
	D12/53017			
	D12/53016			
	D12/53009			
	D12/52999			
	D12/52996			
	D12/52995			
	D12/52994			
	D12/52992			
	D12/52988			
	D12/52977			

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**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
	D12/52974 D12/52971 D12/52966 D12/52963 D12/52961 D12/52960 D12/52945 D12/52946 D12/52943 D12/52928 D12/52921 D12/52863 D12/52941 D12/53003 D12/53066 D12/53068 D12/53171 D12/53158 D12/53156 D12/53153 D12/53121 D12/53096 D12/53093 D12/53091 D12/53085 D12/52863 D12/52948 D12/51378 (D12/52583 – submission	There is no off street parking in Eltham St - traffic and off street parking issues exist.	Residential amenity, traffic management and parking will be addressed as part of any DA. A traffic study was part of the Master Plan work carried out for Gladesville Town Centre and Victoria Rd Corridor. Traffic impact was assessed as being within guidelines and considered acceptable.	No amendment to the DCP is required.

**ITEM 5 (continued)**

**ATTACHMENT 1**

<b>Total Subs</b>	<b>Trim No./ Subject</b>	<b>Issue</b>	<b>Comments</b>	<b>Recommended Action</b>
	<p>from The Hon Anthony Roberts MP enclosing a copy of D12/51378)</p> <p>D12/52630</p>	<p>142 – 154 Victoria Rd &amp; 1 Meriton St Gladesville.</p> <p>Controls are contradictory, impractical and unfeasible .</p> <p>DCP identifies site as a contributory item that must be retained and as a possible heritage item - development on top of existing building at odds – impractical and unfeasible – existing building will not have structural ability to support new development or to be upgraded to meet BCA requirements</p> <p>The site should be a key site with special design requirements And that the status of building as a contributory item should be reviewed.</p>	<p>The Heritage Officer reports the following; In 2004 the City of Ryde, with Hunter's Hill Council commissioned Paul Davies Architect Heritage Consultant to undertake a detailed heritage study and review of the Gladesville Shops. Their work cumulated in a report back to each Council titled 'The Gladesville Shops Heritage Assessment and Conservation Guidelines' dated December 2004.</p> <p>The Gladesville Shops study area comprised four town precincts: Monash Road Precinct; North Gladesville Precinct; Town Centre Precinct and South Gladesville Precinct. The property 142 - 154 Victoria Road is located in the Town Centre Precinct and was</p>	

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
			<p>included in this study. The Town Centre Precinct is identified as the 'historic and commercial heart of the study area' as the precinct represents the earliest phases of civic and commercial development in the locality.</p> <p>The report identifies the building at 142-154 Victoria Road as being significant 'as an example of the Inter-war Functionalist style which is rare in this scale in the context of the Ryde and Hunter's Hill local government areas. Historically, the building is most significant of the group of buildings erected after the widening of Victoria Road'. The report also considered the building at 142-154 Victoria Road to be one of five properties that warrant statutory heritage protection by listing as heritage items in Schedule 15 pursuant to Ryde Local Environmental Plan No. 105 (gazetted 17 Jan 2003).</p> <p>The Gladesville Town Centre and Victoria Road, Draft Master Plan Report, Annand Alcock Urban</p>	

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
			<p>Design (updated) Appendix 2, determines that the site is in a prominent, landmark location and suggests that it is likely to play an important part in the future re-development of the 'clock square'.</p> <p>Furthermore in accordance with the Gladesville Town Centre and Victoria Road, Draft Master Plan Report, Annand Alcock Urban Design (updated) "...the removal of contributory building may be justified if part of a larger proposal where benefits are brought to the area.." Further investigations would need to occur if any re-development of this site would proceed.</p> <p>As a result of the studies and their outcomes and recommendations, the building at 142-154 Victoria Rd has be included in the Gladesville Heritage Conservation Area and it should be retained in Draft DCP 2011.</p>	<p>No amendment to the DCP is required.</p>
	D12/50535	Please provide clear controls for 1 Pearson Street.	The land is not part of the Gladesville Town Centre and is zoned SP2 Place of Public	No amendment to the DCP is required.

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
			Worship. There are no height or FSR controls for the site under the LEP . Any DA will be determined on its merits and impact on the surrounding environment.	
	D12/53307	Development at 1-9 Monash Rd has identified deficiencies with the proposed laneway and traffic generation to Eltham St. LEP and DCP will impact on environmental amenity and request that Eltham St be closed to thru traffic.	<p>Council is currently preparing a Traffic Management Options Paper (TMOP) which includes an assessment of the environmental amenity of Eltham Street as well as an assessment of traffic control options including the closure of Eltham Street. The TMOP was considered by Council at its meeting held on 14 May 2013 where the following was resolved:</p> <ol style="list-style-type: none"> <li>1. <i>The matter be deferred for consultation between Council staff and residents to determine the most favoured traffic management options</i></li> <li>2. <i>That the traffic management options agreed between Council staff and the residents be referred to Ryde Traffic Committed for approval before being presented to</i></li> </ol>	No amendment to the DCP is required.

**ITEM 5 (continued)**
**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
			<i>Council in a further report.</i>	
11	<b>Meadowbank</b>	<b>4.2 Shepherds Bay Meadowbank</b>		
	D12/52920 D12/52689 D12/52627 D12/52633 D12/52622 D12/52621 D12/51705  D12/52733	125 – 135 Church St Ryde Supports the objectives for the future development of Meadowbank.  3 – 9 Angus St Meadowbank Request: <ul style="list-style-type: none"> <li>• Inconsistency between DCP aims for “Station Street “ precinct and heights permitted in LEP .</li> <li>• Height of 8 storeys to match adjoining development</li> <li>• FSR of 2.7:1 to match adjoining FSRs across the Precinct needed.</li> </ul>	Comment noted  Council on the 12 March 2013 resolved that \$150 000 be allocated in the draft Delivery Plan to undertake the Master Plan for Meadowbank Urban Village and that it be part of the programme for Environment and Planning for 2013/2014.  The Master Plan will review all aspects of development control for the area.	No amendment to the DCP is required.  No amendment to the DCP is required.
	D12/53047 Holdmark Property Group	Submission relates to Shepherds Bay Renewal Concept Plan and the subject of a Part 3A approval.	Approval was given by the Planning Assessment Commission to the Shepherds Bay Renewal Concept Plan and Project	No amendment to the DCP is required.



**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>Requested amendments to Part 4.2 Shepherds Bay Meadowbank.</p> <ul style="list-style-type: none"> <li>➤ that publicly accessible open spaces proposed in the Concept Plan be identified on the Draft DCP Map – Open space diagram.</li> <li>➤ Height diagram 4.2.10 be amended to express maximum heights in Concept Plan and that floor to floor height control for ground floor areas be deleted – not consistent with SEPP 65 and RFDC.</li> <li>➤ Parking rate for 3 bedroom dwellings be amended to 1.4 to 2 spaces/3 bedroom dwelling</li> <li>➤ Vehicular road off Constitution Rd Map 4.2.03 be removed – it is not consistent with Concept Plan,</li> </ul>	<p>Application on 6 March 2013.</p>	
	<p>D12/53078</p>	<p>21-24 Railway Rd Meadowbank DLEP 2011 proposes an FSR of 2.3:1 and a height of 21.5m for 21-24 Railway Rd Meadowbank. The submission argues for an FSR of 4.5:1 and height of 8-9 storeys (27.5m – 33.5) based on existing development heights and FSRs and proposed Part 3A heights and FSRs</p>	<p>See comments to D12/52733.</p>	<p>No amendment to the DCP is required.</p>

**ITEM 5 (continued)**

**ATTACHMENT 1**

<b>Total Subs</b>	<b>Trim No./ Subject</b>	<b>Issue</b>	<b>Comments</b>	<b>Recommended Action</b>
	D12/53756	<p>11-13 Angas St The submission requests on the basis of state and regional plans encouraging growth and residential development near rail stations. Amend DCP to</p> <ul style="list-style-type: none"> <li>• include design controls which reflect SEPP 65 and Code</li> <li>• include car parking measures which promote alternates such as “ car share schemes” - and provide incentives which are directly linked to bonus FSR and height.</li> <li>• Provide certainty , rather than connecting controls to public domain matters</li> <li>• Remove inconsistency with State Policies</li> <li>• Ensure consistent equitable outcome for all land owners .</li> </ul>	See comments to D12/52733.	No amendment to the DCP is required.
10	<b>Ryde</b>	<b>4.4 Ryde Town Centre</b>		
	D12/51723 D12/52620 D12/52694 D12/52693 D12/52632 D12/52628 D12/52624 D12/52919	<p>589, 603, 607 Victoria Rd Ryde (Hunter Holden) Setbacks – 7m rear setback is required – request setback be reduced to 3m . 3m rear setback would allow for greater flexibility in future planning of the site. Alternatively the 3m front setback could be reduced to build to line to allow for</p>	It is considered that the rear setback is required to reduce the impacts of the development, for privacy to surrounding residential properties and to provide possible access to the rear of the land.	No amendment to the DCP is required.

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>adequate building depths</p> <p>Indicative plan for Precinct 8 is not supported. It indicates development of 4 storeys – the LEP allows for a height of 15.5m which may result in more storeys. An increased height would be appropriate on parts of the site adjoining Victoria Rd.</p> <p>Section 8.6.3 refers to the provision of pedestrian footbridges over Victoria Rd in accordance with a Public Domain Control Drawing – the Drawing does not illustrate any footbridges. This control should be removed to avoid confusion. The costs of such a shared access should be shared (Section 94) not the responsibility of one land owner.</p>	<p>The front setback maybe able to be reviewed based on the overall design of a new development on the site (a DCP can be flexible based on design merit and overall objectives being achieved) however no change should be considered at this time.</p> <p>The height diagrams which refer to storeys are indicative and height of a development is controls by LEP 2011 Height of Buildings Map.</p> <p>Any proposed footbridge would be subject to negotiation with landowners , RMS and Council.</p> <p>No change required.</p>	
	<p>D12/52629 D12/52695</p>	<p>2 petitions signed by 47 people submitted by Hunter Holden and Artro Management Submission states <i>As workers within the City we wish to express support for dDCP - particularly growth of centres and encourage Council to consider further increases in built form.</i></p>	<p>Comments noted.</p>	<p>No amendment to the DCP is required.</p>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
4	Macquarie Park	4.5 Macquarie Park Corridor		
	D12/52701 Macquarie University.	The site is a State Significant Site (SSS) under SEPP (Major Development) and a concept plan exists for future development of the land. There is differences in zoning and development controls between the DCP and the SS listing for the Campus	<p>In September 2009 Macquarie University was identified under SEPP (Major Development) 2005 in <i>Schedule 3 State Significant Sites</i>. Under the SEPP the site (Figure 1) is zoned SP2 Educational establishment and B4 Mixed Use. The SEPP also specifies a Gross Floor Area Map and a Height of Buildings Map for the site. The zoning, fsr and height maps are significantly different to both LEP 2010 and the draft LEP.</p> <p>The DoPI have advised the following</p> <ul style="list-style-type: none"> <li>- <i>The Department does not expect Council to update the maps to incorporate the Major Development SEPP controls for Macquarie University into the DLEP at this stage.</i></li> <li>- <i>The Department will liaise with Council should the controls for Macquarie University need to be transferred from the Major Development SEPP into the DLEP 2011. Council's assistance with map changes may be required.</i></li> </ul>	No amendment to the DCP is required.

**ITEM 5 (continued)**

**ATTACHMENT 1**

<b>Total Subs</b>	<b>Trim No./ Subject</b>	<b>Issue</b>	<b>Comments</b>	<b>Recommended Action</b>
	D12/53150,  D12/53259	<p>80 Waterloo Rd and 16 Byfield Street . Inconsistency with respect between LEP and DCP with respect to incentive – based height and FSR controls.</p> <p>277 – 283 Lane Cove Rd and Shop 7 , 285 Lane Cove Rd</p> <ul style="list-style-type: none"> <li>➤ Envisaged street pattern and vehicular access controls are unrealistic</li> <li>➤ Excluding Waterloo Rod is inequitable</li> <li>➤ Setbacks will result in a canyon affect – inappropriate in business park</li> <li>➤ 3.4m median envisaged for Waterloo Rd East is unworkable</li> <li>➤ Building controls are overly prescriptive</li> <li>➤ 15% deep soil area is unrealistic</li> <li>➤ Signage controls must not preclude retention of existing signage and must allow replacement of exisiting signage</li> </ul>	<p>Part 4.5 Macquarie Park Corridor is to be reviewed later in 2013 and it is considered that the approach to such differences determined at that time.</p> <p>See comments to D12/52489.</p> <p>Part 4.5 Macquarie Park is to be reviewed by consultants in the later part of 2013. All submissions relating to the Part 4.5 will be considered as part of this review.</p>	<p>No amendment to the DCP is required.</p> <p>No amendment to the DCP is required.</p>
	D12/53169	North Ryde Station Precinct Objectives of the Part 4.5 Macquarie Park Corridor to the Precinct –	See comments to submission D12/53259 above.	No amendment to the DCP is required.

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>A number of aspects of the DCP are mentioned in relation to the Precinct</p> <ul style="list-style-type: none"> <li>➤ incorporate the principles of ecological sustainability</li> <li>➤ Requirements for large sites</li> <li>➤ Special Precinct objectives</li> <li>➤ Controls – clearly states that an objective is to conserve and enhance the Bundara Reserve</li> <li>➤ Requirement to protect the amenity of the local neighbourhood</li> <li>➤ Public domain controls – public land such as the road verge adjoining a site it to be embellished and dedicated to Council – experience shows this is never achieved.</li> <li>➤ Active street frontage – riverside Corporate Park an example where this does not work.</li> <li>➤ Environmental Performance Objectives - nebulous nature of objectives - what is intended:-               <ul style="list-style-type: none"> <li>○ Reduce necessity for mechanical heating and cooling – to what?</li> <li>○ Reduce reliance on fossil fuels – will these savings be balanced or over balanced by use of electronic appliances , lighting etc?</li> <li>○ Minimise greenhouse gas</li> </ul> </li> </ul>		

**ITEM 5 (continued)**

**ATTACHMENT 1**

<b>Total Subs</b>	<b>Trim No./ Subject</b>	<b>Issue</b>	<b>Comments</b>	<b>Recommended Action</b>
		<p>emissions – vague aspirations not performance objectives.</p> <ul style="list-style-type: none"> <li>○ Wind impact – challenging ideas- - not achieved in Riverside Corporate Park.</li> <li>➤ Soil Management – gross failures in enforcement have previously occurred.</li> <li>➤ Vehicular access – how can safe access be provided for increased numbers of residents?</li> <li>➤ Pedestrian through site links - such a link through the M2 corridor from proposed high rise will compromise both the security of the corridor and the survival of Bundara Reserve</li> <li>➤ On site parking – there is on going failure to provide public transport from the North Ryde Station Precinct to areas such as Top Ryde , Ryde Hospital – inadequate parking at train stations</li> <li>➤ Planning Principles for Mac Park Corridor – in view of changes to planning legislation very little security is offered to current.</li> </ul>		
10	<b>General</b>			
	D12/40817	Insert” Tactile ground surface indicators to be placed on footpaths at all intersections	Part 9.2 Access for People With Disabilities cl 5.12 refers to Tactile	No amendment to the DCP is required.



**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>and all footpath crossings which are expected to have a significant volume of vehicle traffic in sections</p> <ul style="list-style-type: none"> <li>➤ 9.2 cl5.31 Infrastructure Design Requirements</li> <li>➤ 4.2 Shepherds Bay cl 4.17 Safety controls.</li> </ul> <p>Tactile surfaces are needed for safe pedestrian access for vision impaired persons. Particularly reference to intersection of Porter St and Well St and dual pedestrian and cycleway intersection within Bowden Street.</p>	<p>Ground Surface Indicators as a way in which visually impaired people can be warned of hazards in or adjacent to the path of travel on private and public land.</p> <p>The clause in the DCP and the Australian Standards 1428.4 clause are guides only not controls.</p> <p>Part 4.2 Shepherds Bay cl 4.1.7 Safety relates to public safety and access.</p> <p>Manager of Public Assets and Infrastructure has advised the following:</p> <p>“ the standard does not require or anticipate them at all intersections only at those or routes or locations where the volume or nature of pedestrian movements warrants it</p> <p>.....many locations are not feasible for ramps due to utility pits. A number of Project Management Plans are completed and forthcoming that identify priority listing in selected centres.”</p> <p>The submission has been forwarded to the Manager of Public Assets and Infrastructure for</p>	

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
			consideration in future projects.	
	<b>D12/52447</b>	We support the Plan and recommend it be adopted as soon as possible	Comments noted.	
	<b>D12/52681</b>	<p>Lack of clearly defined landscape requirements</p> <ul style="list-style-type: none"> <li>➤ Requirements for a set amount of landscape area on a development site do not appear to be included in DCP</li> <li>➤ Landscaped area is not defined in dictionary</li> <li>➤ Reconsider whether landscape controls are adequate.</li> <li>➤ Riparian zones need to be identified and appropriate native vegetation buffer provided.</li> <li>➤ A buffer around sensitive saltmarsh wetland areas is also recommended – particularly in Field of Mars , the Plan of Management can be easily amended to reflect this.</li> </ul>	<p>SEPP 65 Design Quality for Residential Flat Buildings is supported by a Residential Flat Design Code which recommends minimum landscape requirements for residential flat buildings. Council consistently adheres to those requirements for such developments. Part 3.3 Dwelling Houses and Dual Occupancy and Part 3.4 Multi Dwelling Housing of DCP 2011 specify landscape requirements whilst the DCP as it relates to Urban Centres specifies design requirements such as setbacks and build to lines to enable the provision of landscaping. All Das for new buildings require that a landscape plan be submitted to Council and each urban area is covered by a Public Domain Technical Manual.</p> <p>No further action is required.</p> <p>Council’s Environmental Unit is currently undertaking a study of</p>	<p>No amendment to the DCP is required.</p>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
			<p>riparian areas within the City.            Council is also reviewing all Parks Plans of Management, as required - recently reviewed Plans of Management include:-</p> <ul style="list-style-type: none"> <li>❖ Putney Park (adopted 11/10/2011) – 8.8ha</li> <li>❖ Shrimptons Creek Parklands (adopted 13/12/12) – 7parks</li> <li>❖ Ryde Riverside Reserve (end 2013) – 14parks</li> <li>❖ Ryde Park – to commence</li> </ul> <p>The focus of the review is on 54 parks identified as containing bushland/natural areas            The development of a Bushland Plan of Management is to enable consistent and appropriate management of bushland/natural areas throughout Ryde – the zoning of parks to be assessed by consultants as part of Plan.</p> <p>Council on the 12 March 2013 resolved that prior to finalisation of the Bushland Plan of Management an Open Community Workshop is to be held.</p>	

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
	<p><b>D12/53014</b> <b>D12/52955</b></p>	<p>Ryde Environment Group incl. The Friends of Kitty's Creek concerned with the provisions of the draft LEP and DCP and the scale of development that will/is occurring in the City. Reference is made to:</p> <ul style="list-style-type: none"> <li>- Dress Circle Estate East Ryde</li> <li>- Corridor Strategy to concentrate development along major roads</li> <li>- Macquarie Park, Top Ryde and North Ryde</li> <li>- Small centres, such as Blenheim Road</li> </ul> <p>Concerns also raised on:</p> <ul style="list-style-type: none"> <li>- No quantification of population growth in Ryde LGA</li> <li>- Flood studies</li> <li>- Foreshore building line</li> <li>- Protection of urban bushland and trees</li> </ul> <p>Points made in the submission:</p> <ul style="list-style-type: none"> <li>- Natural Environment – the DLEP should identify and protect linkages open space and bushland within COR and adjoining Council areas</li> <li>- Council owned land should remain in public ownership</li> </ul> <p>Summary of issues:</p> <ul style="list-style-type: none"> <li>➤ Excessive development potential being imposed on the community</li> </ul>	<p>Comments made in the submission are noted.</p> <p>The DCP 2011 has been prepared based on</p> <ul style="list-style-type: none"> <li>- provisions of LEP 2011</li> <li>- Recommendations of the Local Planning Study (LPS) adopted by Council on 7 December 2010</li> </ul> <p>The preparation of both the LEP and LPS were research and involved a range of consultations with the community.</p> <p>The preparation of the plans were undertaken in consultation with adjoining councils – consideration is given to the zoning of land and the need for environmental protection</p> <p>The provision of linkages is identified in the Integrated Open Space Strategy presently being developed. This is a high level document that once adopted by Council will result in the</p>	<p>No amendment to the DCP is required.</p>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>with minimal public participation</p> <ul style="list-style-type: none"> <li>➤ Lack of emphasis on addressing issues such as sustainability and liveability.</li> </ul>	<p>development of management plans to guide the provisions and use of open space including zoning of land and linkages to active transport corridors.</p> <p>See comments to D12/52681</p>	
	<p>D12/52962 D12/52998 D12/53070 D12/53431 D12/53065</p>	<p>Concerns raised in relation with the provisions of the draft LEP and DCP and the scale of development that will/is occurring in the City. Reference is made to:</p> <ul style="list-style-type: none"> <li>- Social and environmental impacts which have not been addressed in the strategic studies</li> <li>- Essential new infrastructure and facilities to meet current population growth have not been quantified.</li> <li>- No maximum target populations established</li> <li>- Omission of consultation of and respect for the Aboriginal and Torres Strait Islander peoples</li> <li>- Development should protect and enhance the visual amenity of the Local Government Area, especially to and around the Sydney Harbour Catchment and to the Parramatta River</li> <li>- Council owned land should remain in</li> </ul>	<p>Comments made in the submission are noted. See comments to D12/53014 D12/52955</p> <p>The North Ryde station precinct is a State Significant development and the planning process for this area is being undertaken by the State Government.</p> <p>City of Ryde's submission on the proposed development of this Precinct was endorsed by Council on the 14 May 2013.</p>	<p>No amendment to the DCP is required.</p>

**ITEM 5 (continued)**

**ATTACHMENT 1**

Total Subs	Trim No./ Subject	Issue	Comments	Recommended Action
		<p>public ownership. The North Ryde Railway Station Precinct should have specific zoning and planning controls prepared by Council with community consultation to protect existing residential areas</p>		
1	<b>Housing</b>	<b>3.3 Dwelling Houses and Dual Occupancy (attached)</b>		
	<b>D12/52658</b>	<ul style="list-style-type: none"> <li>➤ DCP for dwelling houses should be simplified to provide greater flexibility and creative designs               <ul style="list-style-type: none"> <li>○ Garage concessions should be increased to 40sqm from 36sqm</li> <li>○ 1.5m side boundary sufficient – shadow diagrams should not be needed.</li> </ul> </li> <li>➤ DCP controls for dual occupancy should remove the requirement for garages to be 1m behind the building line and allow for a max of 2m forward of the building line.</li> <li>➤ Multi unit dwellings – should be greater flexibility in controls and be assessed on merit.</li> </ul>	<ul style="list-style-type: none"> <li>➤ The definition of gross floor area excludes car parking required to meet the requirements of Council for a particular development. Under Part 9.3 Parking Controls up to 2 spaces are required for a dwelling house. It is considered that the maximum of 36sqm for free standing garages is adequate to permit a double or tandem garage and as such no change should occur.</li> <li>➤ Shadow diagrams are only required for 2 storey dwelling houses. As the height permitted for a dwelling house under the LEP is 9.5m (this is in excess of the 8.5m height permitted under SEPP Exempt</li> </ul>	No amendment to the DCP is required.

**ITEM 5 (continued)**

**ATTACHMENT 1**

<b>Total Subs</b>	<b>Trim No./ Subject</b>	<b>Issue</b>	<b>Comments</b>	<b>Recommended Action</b>
			<p>and Complying for dwelling houses where no shadow diagram is required) a shadow diagram is considered necessary.</p> <ul style="list-style-type: none"> <li>➤ The requirement for garages to be behind the building line is to ensure the integrity of the streetscape is maintained. No change should occur.</li> <li>➤ A DCP is a guiding document that is able to be flexible where merit considerations support flexibility of a control.</li> </ul> <p>Council should note that the Urban Planning Unit has commenced a review of Part 3.3 and 3.4 of the DCP.</p>	
<b>Total Sub</b> <b>163</b>				



**ITEM 5 (continued)**

**ATTACHMENT 2**

**Table 2 – Amendments to DCP 2011**

<b>DCP - Issue</b>	<b>Proposed Amendment</b>
<p><b>Part 4.2 Shepherds Bay Meadowbank</b>  <i>Issue</i> Section of widening of Faraday Lane has been omitted</p>	<p>Amend Part 4.2 to correctly indicate location of Faraday Lane and dimensions of 12.5m for widening.</p>
<p><b>Part 4.4 Ryde Town Centre</b>            Control 1.6(6) How to use this Part  <i>Issue</i> – Does not cover entire submission requirements for a DA</p>	<p>Clause deleted and replaced with a reference to the information required to be submitted as specified on a DA form.</p>
<p><i>Issue</i> – Incorrect references use such as RTA to R&amp;MS and improve readability of Part.</p>	<p>All references to be checked and amended where necessary.</p>
<p><i>Issue</i> – Certain sections are covered by other areas of the DCP or by state legislation.</p>	<p>All cross references to be checked and amended or deleted where necessary</p>
<p><i>Issue</i> – Lack of clarity in diagrams and graphics</p>	<p>All diagrams and graphics to be reviewed for clarity and readability and amended where necessary.</p>
<p><i>Issue - Public Domain Finishes</i>            A threshold as to when public domain embellishment is required as not been indicated.</p>	<p>New condition specifying that public domain requirements are required</p> <ul style="list-style-type: none"> <li>- for all new developments and</li> <li>- additions or alterations of 500sqm or greater.</li> </ul>
<p><i>Issue</i> – Clause 3.9(a) requires all new developments within precincts 1,2,3, 6 , 7 and 8 to include public art – requirement considered too onerous.</p>	<p>Control to be amended so that the provision of public art is required for developments of \$5 million and greater.</p>
<p><b>Issue - Precinct 3 – Main Street</b>            Requires laneways to be provided in accordance with drawing – the diagram is not clear and too small – suggests that details of widths of laneways, carriageways, footpath be translated into a table.</p>	<p>A table to be provided translating widths of laneways, carriageways etc</p>

**ITEM 5 (continued)**

**ATTACHMENT 2**

<b>DCP - Issue</b>	<b>Proposed Amendment</b>
Issue - <i>Precinct 3 – Main Street 8.3(f)</i> – the control requires clarity as the majority of lots affected by the laneway are less than 900sqm	Amend clause to be in line with LEP 2011.
Issue - <i>Environmental management</i> Example of solar access and sun shading given in this clause maximises the number of south facing dwelling	Amend control 7.2 (a) to remove reference to apartment orientation.
Issue - <i>Awnings</i> Awning and Active Frontages Control Drawing need to be the same	Drawings 4.4.03 and 4.4.04 be amalgamated into 1 diagram covering both active frontage and location of awnings. (Note an error exists in diagram 4.4.04 in that an awning is indicated for the full length of Ryde Park frontage to Blaxland Rd – it is considered this should be reviewed and if necessary deleted).
<i>Issue Signage</i> Not all controls listed are controls.	Delete 3.6 Signage as the controls are covered in part 9.2 Signage of DCP.
<i>Issue - Residential Private Open Space</i> Driveways need to be separate to pedestrian entries	Add to 7.1 Residential Private Open Space condition requiring that driveways are separate to pedestrian entries.
<b>Part 4.6 Gladesville Town Centre and Victoria Rd Corridor</b>	
Issue - All laneways both new and old should have a minimum width of 6m kerb to kerb, 1.5m footpath and a minimum offset of 500mm to allow adequate room for garbage, emergency services and cars.	Part 4.6 to specify new laneway dimensions for both existing and proposed laneways i.e a 8m allowance for all required laneways (includes lane, footpath and any offsets).
Issue - The Height of Building Map in DLEP 2011 determines in metres the permitted heights for all areas of Ryde. Diagrams which represents the height in the Height of Building Map in storeys creates confusion.	Delete Figure 4.6D Built Form Heights Plan.

**ITEM 5 (continued)**

**ATTACHMENT 2**

<b>DCP - Issue</b>	<b>Proposed Amendment</b>
<p>Issue - Council on the 12 March 2013 resolved to defer 14 – 28 Oxford Street and 11 – 15 Farm Street from LEP 2011 and that the proposed changes in zoning, height and fsr to that land be considered as part of a Planning Proposal to the draft LEP.</p>	<p>Controls relating to 14 – 28 Oxford Street and 11 – 15 Farm Street be deferred from DCP 2011 until the Planning Proposal for those sites has been determined.</p>
<p><b>Part 8.5 Public Civil Works</b></p>	
<p>Issue - Add to <i>2.3 Design of Footpath Paving</i> that shared use paths for bicycles and pedestrians must be safe and convenient. Reference to design of shared use paths need to be in accordance with the standard mid block engineering treatment specified in <i>Bicycle Strategy and Masterplan 2007</i></p>	<p>Amend conditions to reflect safety and design requirements for shared use paths.</p>
<p><b>9.3 Parking Controls</b></p>	
<p>Controls required relating to cycling and pedestrian signage</p>	<p>2.7 Bicycle Parking amended to include the need for signage relating to the location of bicycle facilities within new developments.</p>
<p><b>DCP 2011</b></p>	
<p>Any minor amendments to bring DCP in line with LEP 2011, correct errors or omissions.</p>	

**ITEM 5 (continued)**

**ATTACHMENT 3**

**History of Draft DCP 2011**

**1. Development of Draft DCP 2011**

The Ryde Local Planning Study which was adopted by Council on 7 December 2010 recommends local planning provisions for both a comprehensive LEP and for the City wide DCP. The City of Ryde Local Study was supported by the following studies:-

- Employment Study
- Environment and Open Space Study
- Housing Study
- Centre and Corridors Study
- Small Centres and Neighbourhood Centres Study
- Heritage Study
- Transport Study
- West Ryde Master Plan

A report to Council dated 27 September 2011 outlined the changes proposed to DCP 2010 which included administrative changes, Local Planning Study recommendations and changes to bring the Plan in line with draft LEP 2011.

The changes included;

- Part 3.3 Dwelling houses and Dual Occupancy and Part 3.5 Multi dwelling Housing – both Parts amended to delete Linear Separation controls with respect to dual occupancy and multi dwelling housing developments.
- Part 4.1 Eastwood Town Centre – amended to include controls from Lakeside/Glen Street Eastwood Master Plan.
- Part 4.2 Meadowbank Urban Village (to be renamed Shepherds Bay Meadowbank - amended to incorporate the development provisions of draft DCP 2008 previously prepared for the area.
- Part 4.3 West Ryde Urban Village – amended to be inline with the West Ryde Master Plan (Council resolution of 7 December 2010 to prepare a DCP for West Ryde Town Centre).
- Part 4.4 Ryde Town Centre – amended to include the land adjoining the Centre on Victoria Road and Blaxland Road.
- Part 4.5 Macquarie Park Corridor – amended to include the Space Syntax proposed Pedestrian Structure Plan and related controls - Council resolution 16 March 2010.
- The addition of a new Part – 5.4 Blenheim Road Shopping Centre – controls based on Blenheim Road Master Plan
- The addition of a new Part – 8.6 Floodplain Management Plan – covers objectives and controls for development of land that is identified as flood affected and is part in response to clauses within draft LEP 2011.

## ITEM 5 (continued)

## ATTACHMENT 3

Council resolved on the 27 September 2011 that consideration of the preparation and exhibition of the draft DCP be deferred to a Councillor workshop in respect of the Ryde Draft Local Environmental Plan 2011. The outcomes of the workshop were reported to Council on the 13 December 2011 where it was resolved with respect to 158 – 194 Blaxland Rd Ryde to reinstate the zoning, floor space ratio and height of the land as per LEP 2010.

### 2. Details of the Exhibition of Draft DCP 2011

The draft Ryde DCP 2011 was exhibited from the 30 May 2012 to the 13 July 2012. The exhibition involved the following:

- A public notice of the exhibition in each Ryde City View edition during the 6 week period. Specific aspects of the DDCP were identified in each edition.
- Use of Council Kiosks or computers in each of Council's libraries providing internet access to Ryde DCP 2010 and draft DCP 2011 for information and comparison purposes. Statutory information was also provided. Similar computer access was also available to customers within the Civic Centre and Council's Business and Advisory Centre.
- Hard copies of Ryde LEP 2010, draft DCP 2011 and key support and statutory information was on display within each library, the Civic Centre and Ryde Planning and Business Centre.
- A3 Information posters were displayed within each library, the Civic Centre and Ryde Planning and Business Centre advising of the exhibition.
- Brochures on the draft LEP and DCP were available at all areas where the DCP was on exhibition.
- Approximately 3 000 letters and brochures were sent out advising of the DDCP to various groups including;
  - Land owners in and adjoining Ryde Town Centre, Meadowbank Urban Village, Glen Street Eastwood, Blenheim Road Small Centre, West Ryde Town Centre and Gladesville where a change of zoning etc occurred under the draft LEP 2011.
  - Chamber of Commerce and Progress Associations
  - State and Federal Members of Parliament
  - State authorities and
  - Adjoining Councils
- Information sessions were provided to the following groups;
  - Council Advisory Committees – Heritage, Economic Development and Climate Change and Sustainable Development
  - Community Groups – Meadowbank and West Ryde Progress Association
  - Targeted Community Groups – Ryde, Meadowbank, Glen Street Eastwood, Blenheim Road and West Ryde.
  - Internal Council business units – Environment, Assessment, Property, Community Life, Public Works.

**ITEM 5 (continued)**

**ATTACHMENT 3**

- Drop in information sessions were available at West Ryde, North Ryde and Ryde libraries.
- All internal Council business units were consulted through e-mail advising them of the exhibition, where to view the draft Plan and an invitation to comment on the draft Plan.

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**6 MARCH 2013 QUARTERLY REVIEW REPORT - DELIVERY PLAN 2012-2016 AND 2012/2013 OPERATIONAL PLAN**

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**Report prepared by:** Team Manager - Management Accounting  
**File No.:** FIM/07/6/2/2/6 - BP13/704

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**REPORT SUMMARY**

Council's Four Year Delivery Plan 2012-2016 and One Year Operational Plan 2012/2013 set out the strategic and financial objectives for the year. They also detail the goals and various performance measures for Council's seven key outcome areas, the services and projects that Council plans to deliver in 2012/2013.

The Quarterly Report includes details for each of the seven Outcome areas and the 21 Program areas, detailing the targets adopted by Council and the performance to date in achieving those targets to 31 March 2013. Also shown is a financial performance summary for each key outcome area and a status report on all Capital and Non-Capital Projects by Program Area that are to be undertaken in 2012/2013 with information on how each Project is progressing.

As a result of the March Quarterly Review, Council's available Working Capital is projected to be maintained at \$3.43 million. This result has been achieved through extensive reviews with all Managers of their projects and all vacant positions to determine if the positions could be held or needed to be advertised. This action has been taken to ensure Council's budget is kept within approved parameters, while grappling with significant increases projected for legal costs and utility services in this review. Tight controls of Council's operating costs have resulted in net savings of employee costs of \$0.28 million. This Review brings to account additional capital grants and contributions of \$3.3 million, and additional restoration income of \$0.75 million.

The majority of corporate indicators are on track or have exceeded target, with an improvement being shown in relation to completion of project milestones. Any projects that are proposed to be deferred or cancelled are listed in this report for Council's consideration.

**RECOMMENDATION:**

- (a) That the report of the Team Manager - Management Accounting, dated 13 May 2013 on MARCH 2013 QUARTERLY REVIEW REPORT - DELIVERY PLAN 2012-2016 AND 2012/2013 OPERATIONAL PLAN be received and endorsed.
- (b) That the proposed budget adjustments included in this report resulting in maintaining current Council's Working Capital, to a projected balance as at 30 June 2013 of \$3.43 million, be endorsed and included in the 2012/2013 Budget.
- (c) That the proposed transfers to and from Reserves as detailed in the report, and included as budget adjustments, totalling a net decrease in Transfers from Reserves of \$4.19 million be endorsed.



**ITEM 6 (continued)**

- (d) That the Certificate of the Responsible Accounting Officer attached to the report of the Chief Financial Officer dated 13 May 2013 be endorsed.
- (e) That Council note the Projects recommended for cancellation, deferral, being placed on hold or proposed to be carried over as detailed in the Report.

**ATTACHMENTS**

- 1 Responsible Accounting Officer's Certificate 31 March 2013
- 2 Quarter 3 2012-2013 - Quarterly Report on 4 Year Delivery Plan 2012-2016 and 1 Year Operational Plan 2012-2013 - January to March 2013 - CIRCULATED UNDER SEPARATE COVER

Report Prepared By:

**Jifeng Huang**  
**Team Manager - Management Accounting**

Report Approved By:

**John Todd**  
**Chief Financial Officer**

**Roy Newsome**  
**Acting General Manager**

## ITEM 6 (continued)

### Discussion

#### Background

As required under section 407 of the Local Government Act, 1993 the quarterly review of the One Year Operational Plan 2012/2013 as at 31 March 2013 is presented to Council.

This Quarterly Review reports on the performance of Council in undertaking its Principal Activities in terms of its stated objectives and financial position. The following sections are included in the document, *Quarterly Review Report Four Year Delivery Plan 2012 - 2016 and One Year Operational Plan 2012/2013, Quarter Three January – March 2013* that has been **CIRCULATED UNDER SEPARATE COVER – ATTACHMENT 2:**

- General Manager's Overview, Financial Management and Corporate Performance Overview - provides a 'snapshot' of Council's performance in the quarter relative to several high profile activities.
- Outcome Area Reports – including overview, operational indicators, financial outcome and graphical representation of performance measures.
- Capital and Non Capital Projects Quarterly Status Report – provides comments regarding the status of all of Council's Capital and Non Capital Expenditure projects.
- Base Budget Quarterly Status Report.
- Reserves Listing Report – outlines the opening balance, approved budgeted transfers to/from reserves and proposed additional transfers to/from reserves, with a projected balance as at 30 June 2013. **Appendix A**
- Quarterly Changes Report – provides comments and details of those budget items that are proposed to be increased or decreased in the 2012/2013 budget. **Appendix B**
- Consolidated Income and Expenditure Estimates 2012/2013 – summary of the budget in two pages, showing original budget and quarterly changes. **Appendix C**

#### Report

The March 2013 Quarterly Review has been completed and is submitted to Council for endorsement.

The key points to note that are included in this Review are:

- \$1.94 million investment income received, of which \$1.37 million will be transferred to the Financial Security Reserve for funds received on written down investments, including following court action and \$0.57 million will be transferred to Sec 94 Reserve for interest earned on Section 94 Reserves.
- \$1.65 million in VPA contribution received, which will be transferred to the VPA Reserve for future works

**ITEM 6 (continued)**

- \$1.62 million in Sec 94 contributions received, which will be transferred to the Section 94 Reserve for future works
- \$0.75 million additional restoration income received from Ausgrid
- \$0.20 million increase in Parking Fees and Charges
- \$0.75 million additional expenditure for restoration program, offset by additional income received
- \$0.27 million additional expenditure required for legal costs
- \$0.23 million termination payment, funded by ELE reserve
- \$0.45 million additional funding required for Macquarie Park Parking Scheme Upgrade as per Council Resolution 5/13 of 26th March 2013, funded by Macquarie Park Corridor Special Rate Reserve
- \$0.18 million additional funding for North Ryde to MQ University Bicycle & Pedestrian Shared Path project, funded by additional grant received from RMS
- \$0.17 million additional funds required for Public Domain Upgrade Waterloo Rd as per Council Resolution dated 27 November 2012, funded by Asset Replacement Reserve

Working Capital Summary

In the adopted Four Year Delivery Plan 2012-2016 and One Year Operational Plan 2012/2013 Council's forecasted available Working Capital position was to be \$2.40 million at 30 June 2013 from an Opening Working Capital of \$4.05 million for 2011/2012.

Following completion of the Financial Statements for 2011/2012, the final Working Capital figure was determined to be \$5.36 million, an increase of \$1.31 million over the original forecast result included in the Operational Plan. The Operational Plan was developed on utilising \$1.66 million of Working Capital and Council's Working Capital, following finalisation of the financial statements; it was projected to be \$3.71 million at 30 June 2013.

In the March Quarterly Review, the proposed budget adjustments will result no change to Council's Working Capital for \$3.43 million as at 30 June.

<b>Opening Working Capital</b>	<b>4,052</b>
End of Year Changes	1,308
<b>Opening Working Capital</b>	<b>5,360</b>
Delivery Plan	(1,655)
September Adjustments	(338)
December Adjustments	67
March Adjustments	-
Carryover Adjustments	
June Adjustments	
<b>Closing Working Capital</b>	<b>3,433</b>

**ITEM 6 (continued)**Overview of March Review

Council's projected available Working Capital of \$3.43 million will be maintained as a result of the March Quarterly Review. The following are the major changes to be made, with a complete listing provided in the circulated document, and more detailed explanations in each Outcome area of that document.

Operating Budget

- The budget is projected to increase operating income by \$6.33 million (6.13%) with the main areas being as follows:
  - \$1.94 million investment income received, which \$1.37 million will be transferred to the Financial Security Reserve for funds received on written down investments, including following court action and \$0.57 million will be transferred to Sec 94 Reserve for interest earned on Section 94 Reserves.
  - \$1.65 million in Contribution received from Stocklands for the development at 78 Waterloo Rd/7-9 Byfield, which will be transferred to the Voluntary Planning Agreement reserves for future works
  - \$1.62 million in Sec 94 contributions received, which will be transferred to the Sec 94 reserves for future works
  - \$0.75 million additional restoration income received from Ausgrid
  - \$0.20 million increase in Parking Fees and Charges
  - \$0.18 million additional RMS grant for North Ryde to MQ University Bicycle & Pedestrian Shared Path project
  - \$0.06 million additional insurance rebates related to risk management initiatives, transfer to reserve
  - \$0.05 million is being recovered by Tenants representing Council costs in relation to West Ryde Community Centre.
  - \$0.04 million for partnership grant to develop ageing population planning
  - \$0.15million reduction in fees and charges for Environmental Health & Safety Enforcement program, due to continued contraction of construction work
  
- The budget is projected to increase operating expenses over budget by \$1.20 million (1.47%) with the main areas being as follows:
  - \$0.75 million additional expenditure for restoration program, offset by additional income received
  - \$0.27 million additional expenditure required for legal costs
  - \$0.23 million termination payment, funded by ELE reserve
  - \$0.08 million on Public Art for Live Neighbourhood Project, funded by reserve
  - \$0.06 million additional expenditure for Community Council Meetings
  - \$0.05 million additional expenditure required due to higher than expected costs incurred in meeting the requirements associated with a heritage building

**ITEM 6 (continued)**

- \$0.05 million additional expenditure for Consultant fee for reviewing planning study for the North Ryde Station Precinct as per Council Resolution
- \$0.04 million for Planning for Ageing Population project, funded by additional grant
- \$0.28 million savings in salaries and wages across Council
- \$0.03 million reduction in General Manager Performance Management Review & Development project, as this project is recommended to be cancelled

In total, a projected increase in Operating Surplus of \$5.136 million, most of which is being utilised for Capital or transferred to reserves.

**Capital Budget**

- The capital budget is projected to increase its capital expenses over budget by \$0.95 million (2.52%), with the main areas being as follows:
  - \$0.45 million additional funding required for Macquarie Park Parking Scheme Upgrade as per Council Resolution 5/13 of 26th March 2013, funded by Macquarie Park Corridor Special Rate Reserve
  - \$0.18 million additional funding for North Ryde to MQ University Bicycle & Pedestrian Shared Path project, funded by additional grant received from RMS
  - \$0.17 million additional funds required for Public Domain Upgrade Waterloo Rd as per Council Resolution dated 27 November 2012, funded by Asset Replacement Reserve
  - \$0.07 million additional fund for Charity Creek Cascades, funded by Sec 94 Reserve
  - \$0.05 million for a consultant to draft a submission on the North Ryde Precinct development, as per Council resolution on 14 May 2013.
  - \$0.04 million additional funding for Sportsfield Floodlighting Expansion, offset by saving from Sportsfield Floodlighting Renewal
  - \$0.04 million additional funding for Town Centre Upgrade Implementation Renewal, offset by saving from Neighbourhood Centre Renewal
  - \$0.04 million additional funding for Drainage works, funded by resident contributions and reserve
  - \$0.03 million additional funding for Queens Tree Project, offset by savings from recommended cancellation of Street Tree Planting Project
  - \$0.03 million additional funding for Public Art - Aboriginal Heritage – signage project, funded by Public Art Reserve

**ITEM 6 (continued)**Reserve Movements

- It is projected to increase its transfers from reserves over budget by \$1.08 million (2.30%) the main areas being as follows:
  - \$0.45 million increase from Macquarie Park Corridor Special Rate Reserve to fund Macquarie Park Parking Scheme Upgrade
  - \$0.23 million increase from ELE Reserve to fund the termination payment
  - \$0.17 million increase from Asset Replacement Reserve to fund Public Domain Upgrade Waterloo Rd.
  - \$0.12 million increase for adjust of opening balance of Carryover Work Reserve
  - \$0.08 million increase from Public Art Reserve to fund the Bennelong Project
  - \$0.07 million increase from Section 94 Reserve to fund Charity Creek Cascades project
  - \$0.03 million increase from Public Art Reserve to fund the Aboriginal Heritage - signage Project
  - \$0.04 million reduction from Election Reserve
  
- It is projected to increase its transfers to reserves over budget by \$5,27 million (15.15%), the main areas being as follows:
  - \$1.65 million increase for contribution received from developer, transferred to Voluntary Planning Agreement Reserve
  - \$1.62 million increase for Section 94 contributions received, transferred to reserve
  - \$1.37 million increase for adjustment for funds on written down investments following court action, transferred to Financial Security Reserve
  - \$0.57 million increase for Section 94 interest received, transferred to reserve
  - \$0.06 million increase for insurance rebates related to risk management initiatives, transferred to reserve

The complete details are contained within the document circulated separately.

Projects recommended to be cancelled, deferred, put on hold or to carryover

The following projects are listed in the March Quarterly Review and are recommended to be cancelled, deferred for the reasons indicated, with budget adjustments included.

- \$0.04 million for Sportsfield Floodlighting Renewal project to be reallocated to the Sportsfield Floodlighting Expansion project
- \$0.04 million for Neighbourhood Centre Renewal project to be reallocated to the Town Centre Upgrade Implementation Renewal project
- \$0.03 million for Street Tree Planting Program. It is now recommended to cancel this project, as it is not required.

**ITEM 6 (continued)**

- \$0.03 million for GM Performance Management Review & Development. It is recommend project to be cancelled and savings utilised for the Queens Tree Project
- \$0.02 million for Council's Corporate Plan to be reallocated to the Service Level Agreement project.

The following projects were cancelled, deferred and approved by Council in previous Quarterly Budget Reviews.

- Transport/Parking Technology (pods) project
- Cultural Space Stage 3: Feasibility
- The Ryde Youth Music Project
- Civic Centre Redevelopment project

The following projects are currently earmarked as projects that will need to be carried over to the 2013/2014 financial year. Budget adjustments for these will be done as part of the carryover report in June 2013; further explanations are included in the circulated document and will be included in the report in June.

- Sportsfield Floodlighting Expansion
- Sportsfield Renewal & Upgrade
- Playground Construction – Renewal
- Active in Ryde Program Implementation
- Brush Farm Park – Initiation of Action Plan
- Field of Mars – Initiation of Action Plan
- Surf Attraction
- Cogeneration Plant @ RALC
- Playground renewal
- Civic Centre Refurbishment
- Shrimptons Ck - Bioretention Basin
- River to River Corridors Project
- Town Centre Upgrade Renewal
- Neighbourhood Centre Renewal
- Public Wifi Feasibility Study
- Public Domain Upgrade Waterloo Rd
- Elouera Reserve Upgrade
- Eastwood Master Plan Review
- Ryde Planning and Business Centre
- CRM Workflow Update
- Customer Survey
- Crime Prevention Plan – implementation
- Live Neighbourhood Project
- Ryde Youth Theatre Group
- Feasibility Study Community Hub Eastwood
- Operational Asset Management Plan



**ITEM 6 (continued)**

- Community Garden & Nursery
- Direct Service Delivery Transition
- Internal Audit Quality Assessment
- Enterprise Risk Management Plan
- Mq Park TfNSW ECRL Station Access Works
- Business Audit Program
- Corporate Documentation of Corporate Process
- Section 94 Contribution Plan
- Macquarie Park DCP
- Electronic Development Assessment Project
- Review Stormwater DCP and align WSUD
- Upgrade Ranger Hand Held Devices
- Agincourt Rd – Balaclava Rd TCS
- Rowe Street Eastwood - Traffic Calming
- Macquarie Park Website
- Implementation of Marketing Plan
- Performance Review Process
- PMCOR System Development
- Best Value Reviews (annual)
- Internal Communication (Incl Intranet)
- Macquarie Park Parking Scheme Upgrade
- Future Focus Home Waste & Sustainability
- Information Technology Renewals
- TechOne Enhancements
- EziJob - Online Recruitment Module
- Libraries for Ryde

Progress against indicators

Our performance indicators help to provide a snap shot of the organisation's health. Corporate indicators focus on major areas across the whole organisation. Program indicators track how we are delivering on specific elements within each of the 21 programs outlined in our 2012-2016 Delivery Plan including One year Operational Plan 2012-2013.

Corporate Indicators

As identified in pages 38-39, the majority of corporate indicators are on track.

Of particular note the following areas demonstrate improvements in Council's performance against previous trends or targets:

- We have continued to maintain our high customer service standards in responding to our customer requests. We have again achieved our target of 90% of all requests responded to within the agreed timeframe of ten days. I am pleased to see the continuation of our high performance in this area.



**ITEM 6 (continued)**

- Our responsiveness to inward correspondence has continued to improve this quarter, with a further 2% increase to 85% which is within a 5% tolerance of our target of 90%. This puts this indicator on track for the first time since quarter two 2011/12.
- In the third quarter there has been a continuation in the sound handling of complaints, with 100% of tier 1 and 2 complaints responded to within the agreed number of working days. This indicator has been maintained between 95-100% for the last four quarters.
- Our strong financial management focus is reflected in the results achieved over the past year in our Base budget. This quarter's result again shows Council's Base budget's position improving with the indicator consistently being on track for the past seven quarters.

Those corporate indicators which have not met target this quarter and where we will look for an improvement on next quarter are:

- 71% of project milestones completed on time within the quarter against our target of 90%, although many projects remain on track to be delivered by the end of June.
- Lost Time Injury days have increased this quarter and we will continue to work with staff to ensure employee safety.

Program Indicators

Whilst you will read throughout the report detail on how each of our programs are tracking, particular attention is made of the following areas of Council where performance has improved against previous trends or targets:

- The RALC recorded 197,730 visitors this quarter which is a 3.8% increase from the same quarter last year.
- The Library also continues to see improvements from last year with 224,076 visits in the last quarter which is a 12.9% increase from the same quarter last year.
- We have already reached and exceeded our target of 100,000 people attending events hosted by the City of Ryde by the end of quarter three.
- The Top Ryder Bus service continues to show increase patronage with 7,571 more passengers than quarter three last year, which is an increase of 17.8%.
- Council's investments still continues to exceed the investment benchmark, despite Australia being in a declining interest rate environment.

Staff turnover

Turnover for Quarter 2 2012/2013 was 2.84%. This represents an increase from last quarter where turnover was at 1.98%.

On a 12 month rolling basis overall turnover is 8.4%, which is a decrease of 0.1% from Quarter 2. This is the lowest percentage of turnover since monitoring this measure began in Quarter 4 of 2006/2007.

**ITEM 6 (continued)**Consultation

Internal Council business units consulted included:

- All Service Units in relation to budget changes.
- Executive Team.

Critical Dates

The following deadlines are required to be met:

- In accordance with Section 407 of the Local Government Act 1993, the General Manager must report to the Council within 2 months after the end of each quarter as to the extent to which the performance targets set by the Council's current Management Plan have been achieved during that quarter.

The Chief Financial Officer as Council's Responsible Accounting Officer, in accordance with the Part 2 Clause 7 of the Local Government (Financial Management) Regulation 1999 is required to certify whether the Council's financial position is satisfactory having regard to the original estimates of income and expenditure.

**Financial Implications**

Council's available Working Capital is projected to be maintained at \$3.43 million as at 30 June 2013.

Council's Operating Result before depreciation is projected to increase by \$5.186 million to \$26.89 million.

Council's Capital Works Program is projected to increase by \$0.99 million as a result of \$0.45 million additional funding required for Macquarie Park Parking Scheme Upgrade, \$0.18 million for North Ryde to MQ University Bicycle & Pedestrian Shared Path project and \$0.17 million for Public Domain Upgrade Waterloo Rd.

**ITEM 6 (continued)**

**ATTACHMENT 1**

**Certificate**

In accordance with the Local Government (Financial Management) Regulation 1999, Part 2, Clause 7, I report that the financial position of the Council was satisfactory as at 31 March 2013, having regard to the original estimates of income and expenditure. Variations in total income, operating and capital expenditure as at 31 March 2013 are of a quantum and nature that overall end of year financial targets will be achieved.



John Todd  
Chief Financial Officer  
Responsible Accounting Officer

13 May 2013

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**7 INVESTMENT REPORT - April 2013**

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**Report prepared by:** Chief Financial Officer**File No.:** GRP/09/3/10 - BP13/722

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**REPORT SUMMARY**

This report details Council's performance of its investment portfolio for the month of April 2013 and compares it against key benchmarks. The report includes the estimated market valuation of Council's investment portfolio, loan liabilities, an update on Council's legal action against various parties and a commentary on significant events in global financial markets.

Council's financial year to date return is 5.00%, which is 1.65% above benchmark. Income from interest on investments and proceeds from sale of investments totals \$4.8M, which is \$1.9M above original budget projections, which includes the full payment of two investments held in the Lehman / Grange IMP investment, the sale of the Oasis CDO and the recovery due to legal action from the Rembrandt CPDO totalling \$1.35M, which has been transferred into the Financial Security Reserve. The balance relates to additional interest earned on Council's Section 94 Contributions, which are projected to be \$18.80 million at 30 June 2013.

**RECOMMENDATION:**

That Council endorse the report of the Chief Financial Officer dated 15 May 2013 on Investment Report – April 2013.

**ATTACHMENTS**

1 Investment Report April 2013 Attachment

Report Prepared By:

**John Todd**  
**Chief Financial Officer**

Report Approved By:

**Roy Newsome**  
**Acting General Manager**

**ITEM 7 (continued)**

**Discussion**

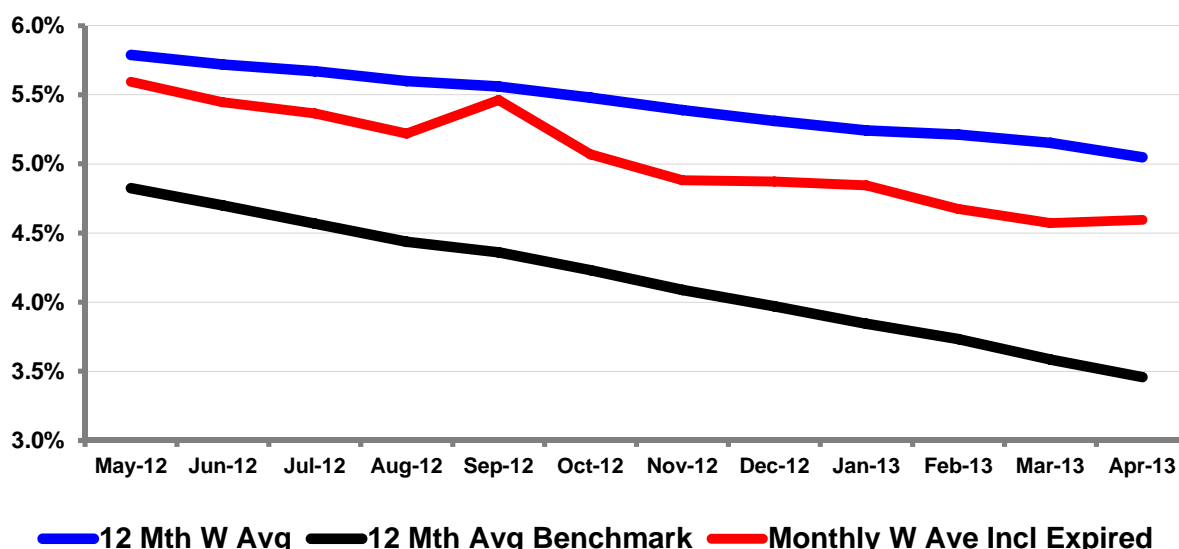
Council’s Responsible Accounting Officer, is required to report monthly on Council’s Investment Portfolio and certify that the Investments are held in accordance with Council’s Investment Policy and Section 625 of the Local Government Act.

**Investment Performance Commentary**

Council’s performance against the benchmark for returns of its investment portfolio for April 2013 and the past 12 months are as follows:

	Apr 2013	12 Mth	FYTD
<b>Council Return</b>	<b>4.59</b>	<b>5.05</b>	<b>5.00</b>
<b>Benchmark</b>	<b>3.23</b>	<b>3.46</b>	<b>3.34</b>
<b>Variance</b>	<b>1.37</b>	<b>1.59</b>	<b>1.65</b>

**Performance - All Investments**



Council’s investment portfolio as at the end of April was as follows:

Cash/Term Deposits	\$64.2M	63.5%
Floating Rate Notes	\$19.9M	19.6%
Fixed Rate Bonds	\$2.0M	2.0%
<b>Total Cash Investments</b>	<b>\$86.1M</b>	
Property	\$15.1M	14.9%
<b>Total Investment Portfolio</b>	<b>\$101.2M</b>	

Whilst the amount of investments appears high, approximately \$18.8M of the total funds held relate to Section 94 contributions.

**ITEM 7 (continued)**

Council continues to utilise the Federal Government’s current guarantee (\$250K) investing in Term Deposits with a range of Authorised Deposit Taking Institutions (ADI’s) on short to medium term investments (generally 30 days to six months maturity) where more competitive rates are available.

Whilst Council has moved some of its investment portfolio out to longer terms, locking in some of the returns, the majority of Council’s funds are held in internal reserves. Should Council consider utilising its internal reserves, this will have a direct impact on the amount of investment income that will be realised and will require a reduction in the future projected investment income and will place pressure on Council to be able to maintain its current level of expenditure on Capital or Maintenance.

As resolved by Council, a Councillor workshop on Council’s Investment portfolio and strategy was held on Thursday 2 May 2013 with Council’s Independent Investment Advisor, Oakvale Treasury (Oakvale). Oakvale provided Councillors with an update on current Investment trends and also clarified various issues and questions from Councillors. The outcome from the workshop was that Council staff would be meeting with Oakvale in June in reviewing its Investment portfolio and strategy and any recommendations from this meeting will be provided in a report back to Council for its information and endorsement.

**Financial Security Reserve (FSR)**

The Financial Security Reserve has a balance of \$3.44M as at 30 April 2013 as detailed below:

<b>Financial Security Reserve</b>	<b>(\$’000)</b>
Balance 1 July 2012	2,064
Interest on Written Down CDO’s	20
Proceeds from Sales & Maturities of Written Down CDO’s	1,353
<b>Balance of Financial Security Reserve</b>	<b>3,437</b>

Council has resolved to transfer all proceeds and interest earned on written down investments to this reserve.

**Economic Commentary**

The Reserve Bank of Australia (RBA) cut the official cash rate by 0.25% to 2.75% this month, citing continuing signs of global weakness, and the high Australian dollar. Also noted by the RBA was that the peak in resource investment was likely to be this year.

The US economy appears to be gaining momentum, with the unemployment rate dropping to 7.6%, though the recent expansion in manufacturing sector seems to be slowing down. The Government also reinforced that they will keep interest rates low until unemployment reaches 6.5%

**ITEM 7 (continued)**

Chinese GDP growth dropped to 7.7% (compared to previous year) dragged down by weak industry output. Growth in Chinas manufacturing sector unexpectedly slowed in April as new export orders fell.

Europe dropped their cash rates to 0.5%, against a backdrop of weak economic data. Unemployment across the Eurozone is at more than 12%, and the purchasing in the manufacturing sector is contracting.

**Legal Issues**

As previously reported to Council, the LGFS Rembrandt CDO Investment and the Grange (Lehman Brothers) IMP Investment are currently before the Courts. Council at its meeting on 17 July 2012 also endorsed being a third party to an action against the Commonwealth Bank (CBA).

The following update is provided in respect of Council's legal action in these matters due to recent developments.

Lehman / Grange IMP

On Friday 1 March, Justice Rares handed down the judgment in this matter, which was in favour of the Councils involved in this legal action. This was reported to Council in the September Investment Report. Council is still waiting for final orders to be handed down, which are expected in the near future.

Whilst this court action has been proceeding, the related investments of the Lehman / Grange IMP (Merimbula and Global Bank Note) have been finalised and paid to Council. As detailed in this report, Council has received \$752k for these investments representing full payment of the principal and interest.

LGFS – Rembrandt

On 5 November 2012 Federal Court Justice Jayne Jagot ruled that Councils were entitled to succeed in their claim for damages against LGFS, ABN AMRO and Standard & Poors (S&P). This result has vindicated Council's Investment in this product with Justice Jayne Jagot finding against LGFS, ABN AMRO and S&P had collectively been responsible for misleading and deceptive conduct and negligent misrepresentation of this investment to Councils.

On 1 March 2013, the Federal Court of Australia awarded compensation and costs to Councils against S&P. Council was awarded \$933K principal (equivalent to the balance outstanding) and \$331K in interest. Of this, 70% is payable to IMF for their funding of the legal action, resulting in a net benefit to Council of approximately \$382K, which was paid to Council 4 April 2013.

Piper Alderman are currently preparing a lump sum costs order to put before the Court, so the Court can make an order as to the quantum of legal fees and disbursements which Council may be entitled to recover from the Respondents. As at the date of this report there is no further detail as to what Council may be entitled to recover.



**ITEM 7 (continued)**

CBA – Oasis and Palladin

Council has endorsed Council being a third party to an action against CBA in relation to the Oasis CDO investments for \$1 million that Council has written down to zero. It is still early in this legal action being taken and no further updates have been received since last reported to Council.

Whilst Council had written off the Oasis investment, the investment had one further default until it completely defaulted. As detailed in the last investment report, Council has sold the Oasis investment at 35.7 cents in the dollar on the remaining principal of \$625k, being \$223,337. Should Council be successful in this legal action, then this will be taken into account as part of any settlement.

As part of this action, Council is also a party to action against CBA for its investment in the Palladin CDO, of which Council held \$2M. This investment defaulted in October 2008.

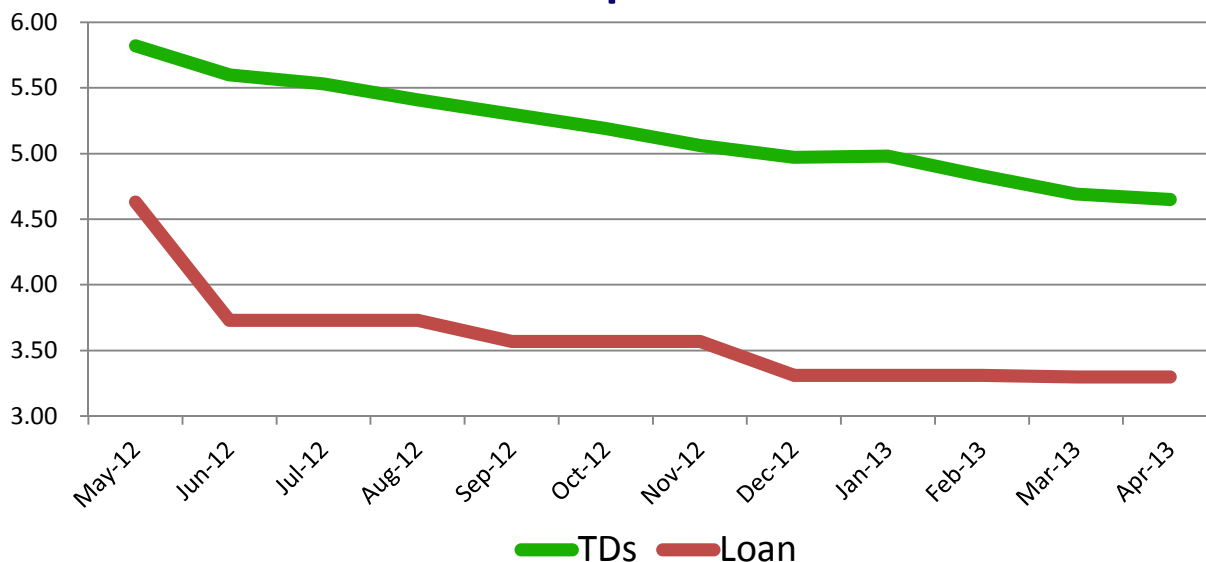
**Loan Liability**

Council's loan liability as at 30 April 2013 was \$3.5 million which represents the balance of one loan taken out in 2004 for the Civic Centre Redevelopment and refinancing the West Ryde Tunnel. This loan was for 15 years and was negotiated at a very attractive rate for Council at 90 Day BBSW + 20 basis points and is reset every quarter.

There is no advantage to Council in changing these arrangements or repaying this loan earlier than planned. Council is receiving a better rate of return on its investments than it is paying on the loan. The following graph shows the gap between the average interest rate earned on Council's term deposits (top line) compared to the interest rate applying to this loan (bottom line).

ITEM 7 (continued)

### Term Deposits/Loan Interest Rate Comparison



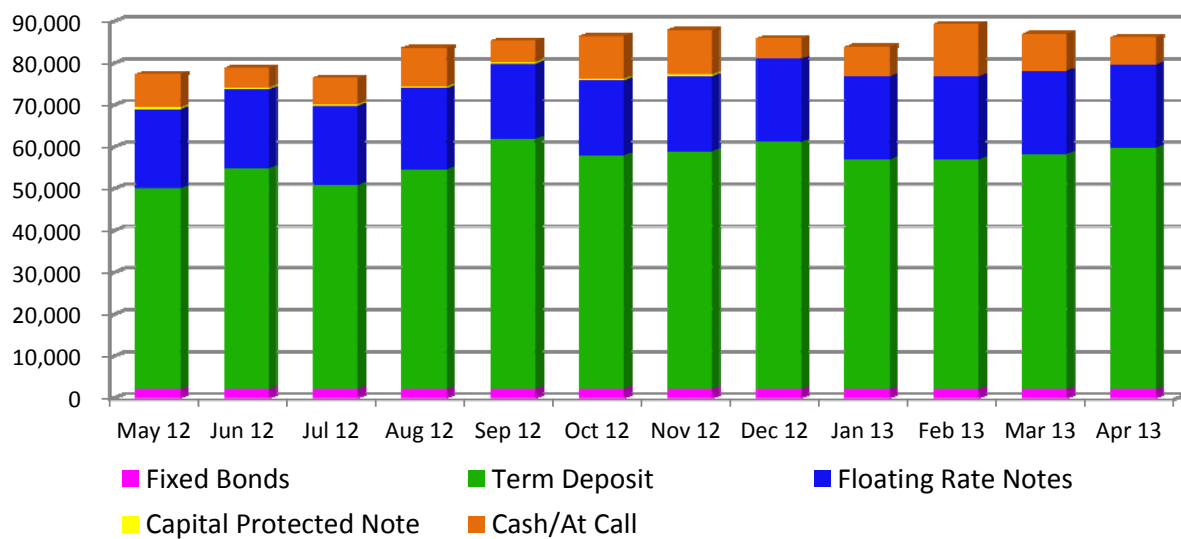
**Debt Service Ratio**

It should be noted that whilst Council’s debt service ratio is low, all of Council’s funds are committed to operational costs and projects of a capital and non-capital nature. This means that Council does not have the capacity to take on any additional debt without a new dedicated revenue stream to fund the loan repayments or by cutting services.

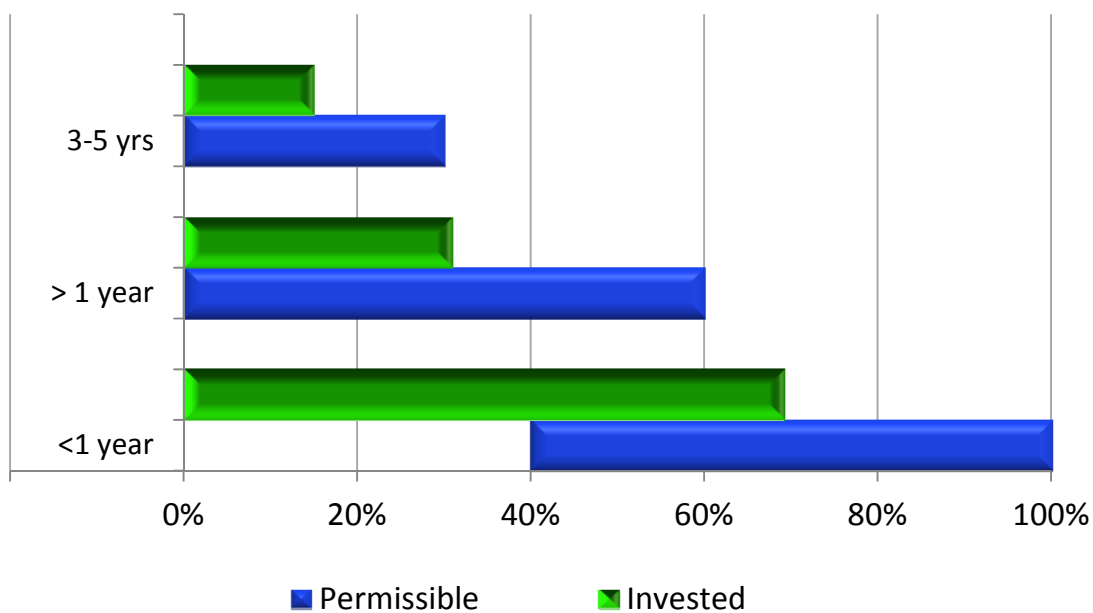
Debt Service Ratio		
Category 3 Councils	2010/11	2.87%
City of Ryde	2011/12	0.75%

ITEM 7 (continued)

**Total Funds Invested**



**Policy Limits on Maturities**



**ITEM 7 (continued)**

INVESTMENT SUMMARY AS AT 30 APRIL 2013

Issuer	Investment Name	Investment Rating	Invested at 30-Apr-13 \$000's	Annualised Period Return (%)	12 Month Average Return on Current Investments	Return since 01 July 2012	% of Total Invested	Indicative Market Value ** \$000's	% Market Value
Westpac	1. Westpac At Call	AA-	932	3.74	3.40	3.32	1.08	932	100.00%
Bank of Queensland	2. Bank of Queensland TD	BBB+	750	4.48	5.31	5.17	0.87	750	100.00%
CBA	3. Bankwest Term Deposit	AA-	1,000	4.23	5.10	4.89	1.16	1,000	100.00%
Westpac	4. St George Term Deposit	A+	1,000	4.40	5.00	4.89	1.16	1,000	100.00%
NAB	5. NAB Term Deposit	AA-	1,000	4.60	5.05	4.96	1.16	1,000	100.00%
Westpac	6. Westpac Term Deposit	AA-	1,000	5.15	5.15	5.15	1.16	1,000	100.00%
Westpac	7. Westpac Term Deposit	AA-	500	4.95	4.95	4.95	0.58	500	100.00%
NAB	8. NAB Term Deposit	AA-	1,000	6.60	6.60	6.60	1.16	1,000	100.00%
AMP	9. AMP TD	A	1,000	4.21	6.07	6.05	1.16	1,000	100.00%
Westpac	10. Westpac Term Deposit	AA-	500	4.88	4.88	4.88	0.58	500	100.00%
NAB	11. NAB Term Deposit	AA-	1,000	4.70	4.99	4.95	1.16	1,000	100.00%
P&N Bank	12. P&N Bank	Unrated	500	4.24	4.94	4.79	0.58	500	100.00%
CBA	13. Bankwest TD	AA-	1,000	4.12	4.83	4.74	1.16	1,000	100.00%
CBA	14. Bankwest TD	AA-	1,000	4.23	4.82	4.62	1.16	1,000	100.00%
CBA	15. Bankwest Term Deposit	AA-	1,000	4.22	4.88	4.75	1.16	1,000	100.00%
NAB	16. NAB Term Deposit	AA-	1,000	4.72	5.05	4.96	1.16	1,000	100.00%
Defence Bank	17. Defence Bank TD	BBB+	500	4.21	5.15	4.97	0.58	500	100.00%
Railways CU	18. Railways CU	Unrated	500	4.40	5.00	4.81	0.58	500	100.00%
Old Country CU	19. Old Country Credit Union	Unrated	500	4.36	5.17	5.10	0.58	500	100.00%
Bendigo and Adelaide Bank	20. Bendigo Bank TD	A-	1,000	4.16	4.96	4.80	1.16	1,000	100.00%
Hunter United Credit Union	21. Hunter United Credit Union TD	Unrated	500	4.30	4.80	4.69	0.58	500	100.00%
Coastline CU	22. Coastline Credit Union TD	Unrated	500	4.70	5.00	4.89	0.58	500	100.00%
Peoples Choice CU	23. Peoples Choice CU	BBB+	500	4.44	4.73	4.61	0.58	500	100.00%
Australian Defence Credit Union	24. Australian Defence CU TD	Unrated	500	4.15	4.92	4.80	0.58	500	100.00%
Rural Bank	25. Rural Bank	A-	1,000	6.48	6.48	6.48	1.16	1,000	100.00%
Banana Coast CU	26. Banana Coast CU TD	Unrated	500	4.65	5.08	4.99	0.58	500	100.00%
SGE CU	27. SGE Credit Union TD	Unrated	500	4.16	4.16	4.16	0.58	500	100.00%
B&E Ltd	28. B & E Building Soc TD	Unrated	500	4.30	4.76	4.60	0.58	500	100.00%
Victoria Teachers CU	29. Victoria Teachers CU	Unrated	500	4.40	4.84	4.71	0.58	500	100.00%
CBA	30. CBA TD	AA-	2,000	5.76	5.76	5.76	2.32	2,000	100.00%
Me Bank	31. ME Bank TD	BBB	1,000	4.33	5.11	5.03	1.16	1,000	100.00%
Macquarie Bank	32. Macquarie Bank Term Deposit	A	500	4.36	4.94	4.79	0.58	500	100.00%
CBA	33. Bankwest Term Deposit	AA-	1,000	7.00	7.00	7.00	1.16	1,000	100.00%
IMB	34. IMB TD	BBB	700	4.24	4.73	4.71	0.81	700	100.00%
Summerland CU	35. Summerland CU TD	Unrated	250	5.05	5.29	5.09	0.29	250	100.00%
Wide Bay CU	36. Wide Bay CU TD	BBB	500	4.55	5.02	4.83	0.58	500	100.00%
Northern Beaches CU	37. Northern Beaches CU TD	Unrated	500	4.47	4.84	4.84	0.58	500	100.00%
Queenslanders CU	38. Queenslanders CU TD	Unrated	500	4.70	5.08	4.98	0.58	500	100.00%
Warwick CU	39. Warwick CU TD	Unrated	500	4.35	5.04	4.88	0.58	500	100.00%
Maitland Mutual	40. Maitland Mutual Bldg Soc TD	Unrated	500	4.30	4.98	4.85	0.58	500	100.00%
AMP	41. AMP eASYSaver	A	2,935	3.91	4.09	4.02	3.41	2,935	100.00%
South West CU	42. South West CU TD	Unrated	500	4.16	4.36	4.36	0.58	500	100.00%
Gateway CU	43. Gateway CU TD	Unrated	500	4.37	4.82	4.70	0.58	500	100.00%
Rabobank	44. Rabobank TD	AA-	500	4.31	5.24	5.08	0.58	500	100.00%
Newcastle Perm Bldg Soc	45. Newcastle Perm Bldg Soc	BBB+	1,000	4.21	4.73	4.71	1.16	1,000	100.00%
QT Mutual Bank	46. QT Mutual Bank	Unrated	500	4.30	4.99	4.83	0.58	500	100.00%
ING	47. ING TD	A	1,000	4.36	6.06	5.94	1.16	1,000	100.00%
Greater Bldg Soc	48. Greater Bldg Soc TD	BBB	1,000	4.41	5.03	4.88	1.16	1,000	100.00%
Holidaycoast CU	49. Holidaycoast CU TD	Unrated	500	4.32	5.18	5.13	0.58	500	100.00%
The Rock Bldg Soc	50. The Rock Bldg Soc TD	BBB-	500	4.35	4.56	4.44	0.58	500	100.00%

**ITEM 7 (continued)**

Issuer	Investment Name	Investment Rating	Invested at 30-Apr-13 \$000's	Annualised Period Return (%)	12 Month Average Return on Current Investments	Return since 01 July 2012	% of Total Invested	Indicative Market Value ** \$000's	% Market Value
Bank of Queensland	51. BoQ TCD	BBB+	2,000	4.41	4.95	4.86	2.32	2,008	100.42%
Suncorp-Metway	52. Suncorp Metway FRN	A+	1,000	4.15	4.61	4.45	1.16	1,001	100.09%
Intech CU	53. Intech CU TD	Unrated	500	4.37	4.93	4.71	0.58	500	100.00%
AMP	54. AMP TD	A	1,000	7.14	7.14	7.14	1.16	1,000	100.00%
Rabobank	55. Rabobank TD	AA-	500	5.05	5.33	5.22	0.58	500	100.00%
Bendigo and Adelaide Bank	56. Bendigo and Adelaide Bank FRN	A-	1,000	4.60	5.00	4.84	1.16	1,000	100.00%
WaW CU	57. WAW CU Coop	Unrated	500	4.35	4.35	4.35	0.58	500	100.00%
Community First CU	58. Community First CU TD	Unrated	500	4.40	4.80	4.56	0.58	500	100.00%
CBA	59. CBA TD	AA-	1,000	4.13	4.23	4.23	1.16	1,000	100.00%
Heritage Bank	60. Heritage Bank	BBB-	1,000	4.50	4.97	4.83	1.16	1,000	100.00%
CBA	61. CBA TD	AA-	1,000	4.13	4.87	4.89	1.16	1,000	100.00%
Rabobank	62. Rabodirect At-call	AA	987	3.51	3.99	3.90	1.15	987	100.00%
Me Bank	63. ME Bank At Call Account	BBB	1,693	3.80	4.07	3.98	1.97	1,693	100.00%
NAB	64. NAB FRN	AA-	1,001	4.25	4.70	4.53	1.16	1,021	102.04%
NAB	65. NAB FRN	AA-	998	4.36	4.81	4.64	1.16	1,018	102.04%
CBA	66. CBA FRN	AA-	999	4.20	4.67	4.57	1.16	1,019	101.96%
Westpac	67. Westpac FRN	AA-	997	4.24	4.73	4.65	1.16	1,016	101.89%
CBA	68. CBA FRN	AA-	998	4.25	4.73	4.62	1.16	1,015	101.68%
NAB	69. NAB FRN	AA-	993	4.54	5.00	4.82	1.15	1,013	102.04%
Westpac	70. Westpac FRN	AA-	998	4.18	4.66	4.58	1.16	1,014	101.64%
NAB	71. NAB FRN	AA-	994	4.53	4.98	4.80	1.15	1,014	102.04%
CBA	72. CBA FRN	AA-	994	4.41	4.90	4.79	1.15	1,014	101.96%
ANZ	73. ANZ FRN	AA-	992	4.45	4.94	4.86	1.15	1,011	101.95%
Rabobank	74. Rabobank FRN	AA	990	4.58	5.06	4.93	1.15	1,000	101.04%
Police CU (SA)	75. Police CU - SA	Unrated	500	5.70	5.70	5.70	0.58	500	100.00%
Investec	76. Investec TD	BBB-	250	5.24	5.40	5.24	0.29	250	100.00%
NAB	77. NAB Fixed MTN	AA-	994	6.30	6.28	6.28	1.15	1,074	108.06%
Bankstown City CU	78. Bankstown City CU TD	Unrated	250	4.50	4.96	4.78	0.29	250	100.00%
Westpac	79. Westpac Fixed MTN	AA-	997	6.21	6.19	6.18	1.16	1,078	108.09%
ING	80. ING Direct	A	1,000	4.41	5.29	5.11	1.16	1,000	100.00%
Macquarie Bank	81. Macquarie Bank TD	A	500	6.50	6.50	6.50	0.58	500	100.00%
CBA	82. CBA Retail Bond	AA-	957	4.74	5.20	5.04	1.11	955	99.75%
Bendigo and Adelaide Bank	83. Delphi Bank TD	Unrated	250	6.05	6.05	6.05	0.29	250	100.00%
Rural Bank	84. Rural Bank TD	A-	1,000	4.31	4.89	4.85	1.16	1,000	100.00%
Me Bank	85. ME Bank TD	BBB	1,000	4.38	5.02	4.99	1.16	1,000	100.00%
CBA	86. CBA Retail Bonds	AA-	491	4.96	5.32	5.25	0.57	490	99.75%
CBA	87. CBA Retail Bonds	AA-	491	4.98	5.33	5.28	0.57	490	99.75%
Bank of Queensland	88. Bank of Queensland TD	BBB+	1,000	4.81	5.01	5.00	1.16	1,000	100.00%
Bank of Queensland	89. Bank of Queensland TD	BBB+	1,000	4.35	4.79	4.79	1.16	1,000	100.00%
Investec	90. Investec TD	BBB-	250	6.15	6.15	6.15	0.29	250	100.00%
IMB	91. IMB TD	BBB	500	4.50	4.69	4.69	0.58	500	100.00%
CBA	92. CBA Retail Bond	AA-	491	4.91	5.10	5.10	0.57	490	99.75%
Westpac	93. St George TD	AA-	1,000	4.24	4.74	4.74	1.16	1,000	100.00%
CBA	94. CBA Retail Bond	AA-	491	4.89	5.07	5.07	0.57	490	99.75%
Rural Bank	95. Rural Bank TD	A-	1,000	4.35	4.88	4.88	1.16	1,000	100.00%
ING	96. ING Floating Rate TD	A	1,000	5.36	5.66	5.66	1.16	1,000	100.00%
IMB	97. IMB TD	BBB	1,000	4.24	4.53	4.53	1.16	1,000	100.00%
Bank of Queensland	98. Bank of Queensland TD	BBB+	1,000	4.45	4.85	4.85	1.16	1,000	100.00%
NAB	99. NAB TD	AA-	1,000	4.80	4.80	4.80	1.16	1,000	100.00%
Me Bank	100. ME Bank TD	BBB	1,000	4.35	4.63	4.63	1.16	1,000	100.00%
Bank of Queensland	101. Bank of Queensland FRN	BBB+	2,000	4.65	4.74	4.74	2.32	2,010	100.49%
Beirut Hellenic Bank (Aust)	102. Beirut Hellenic Bank TD	Unrated	250	4.53	4.68	4.68	0.29	250	100.00%
Goldfields Money Ltd	103. Goldfields Money Ltd TD	Unrated	250	4.45	4.45	4.45	0.29	250	100.00%
Westpac	104. Westpac Flexi TD	AA-	1,000	4.32	4.32	4.32	1.16	1,000	100.00%
Bendigo and Adelaide Bank	105. Bendigo Bank TD	A-	1,000	4.61	4.61	4.61	1.16	1,000	100.00%
			<b>86,113</b>	<b>4.60</b>	<b>4.98</b>	<b>4.91</b>	<b>100</b>	<b>86,487</b>	

**ITEM 7 (continued)**

\*Monthly returns when annualised can appear to exaggerate performance

\*\*Market valuations are indicative prices only, and do not necessarily reflect the price at which a transaction could be entered into.

**Return including Matured/Traded Investments**

<b>Weighted Average Return</b>	<b>4.59</b>	<b>5.05</b>	<b>5.00</b>
<b>Benchmark Return: UBSA 1 Year Bank Bill Index (%)</b>	<b>3.23</b>	<b>3.46</b>	<b>3.34</b>
<b>Variance From Benchmark (%)</b>	<b>1.37</b>	<b>1.59</b>	<b>1.65</b>

**Investment Income**

	<b>\$000's</b>
This Period	706
Financial Year To Date	4,807
Budget Profile	4,500
Variance from Budget - \$	<b>307</b>

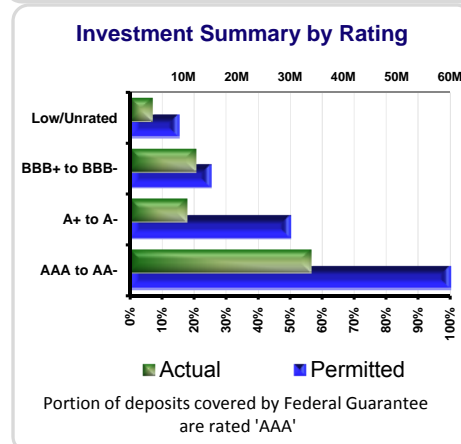
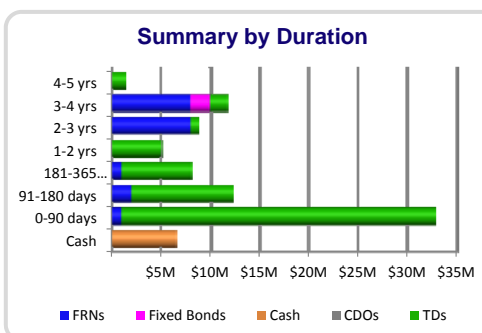
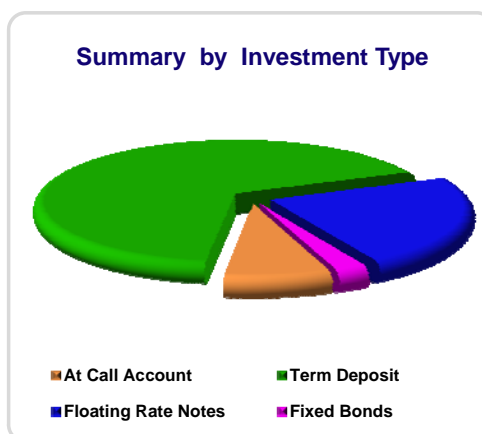
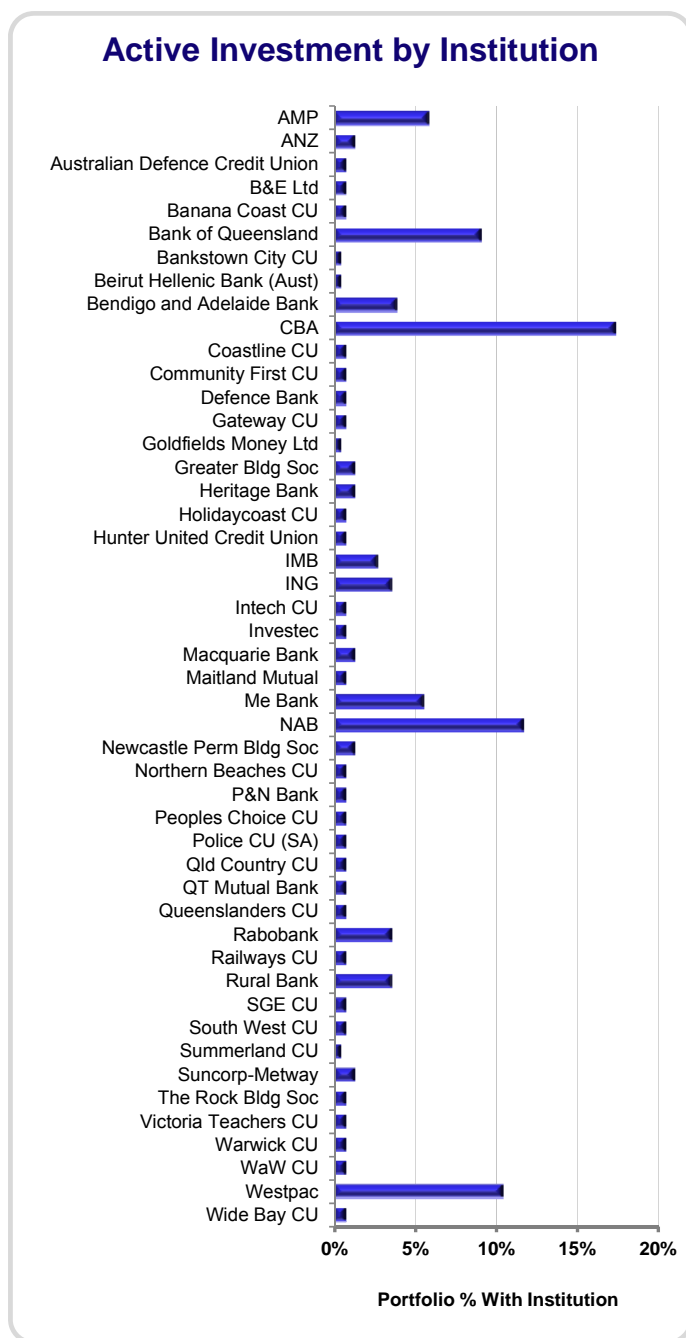
**Certificate of the Chief Financial Officer**

I certify that as at the date of this report, the investments listed have been made and are held in compliance with Council's Investment Policy and applicable legislation.



John Todd      Date: 15/05/2013

ITEM 7 (continued)



	>365 days	<365 days
Cash/TDs	\$8.8M	\$55.5M
FRNs	\$15.9M	\$4.0M
Fixed Bonds	\$2.0M	\$0.0M
	<b>\$26.6M</b>	<b>\$59.5M</b>

Context

The recommendation is consistent with Section 625 of the Local Government Act, which deals with the investment of surplus funds by Council's.



**ITEM 7 (continued)****Financial Implications**

Income from interest on investments and proceeds from sales of investments totals \$4.8M, being \$1.9M above original budget projections as per the Delivery and Operational Plan, which will not improve Council's Working Capital result as at 30 June 2013.

This is due to estimated further cuts in the official cash rate anticipated by the RBA, \$976K from the sale of the Oasis CDO, the payment of two (2) investments of the Grange / Lehman IMP and proceeds from legal proceedings which will be transferred to the Financial Security Reserve. The other factor is an increase in interest due to the Section 94 Contributions Reserve due to the projected balance of \$18.8M on hand at 30 June 2013. Interest on these funds is required to be transferred to the Section 94 Reserve and this has been brought to account in the March Quarterly Budget Review, which is on this Council agenda.

The Financial Security Reserve has a current balance of \$3.44M.

## ITEM 7 (continued)

## ATTACHMENT 1

### Council's Property Investment Portfolio

The following properties were held as part of Council's Property Investment portfolio:

2 Dickson Avenue, West Ryde  
1a Station St, West Ryde  
8 Chatham Road, West Ryde  
202 Rowe St, Eastwood (commercial)  
226 Victoria Rd, Gladesville (commercial)  
West Ryde Car Park Site  
Herring Road Air Space Rights

The properties within this portfolio are under review as part of the updating of the Asset Management Plans to ensure that Council clearly identifies those properties that are held as an investment, which may also include commercial properties and other operational assets that may be earmarked for future development. Once this review is complete, it will be reported to Council for consideration.

### Types of Investments

The following are the types of investments held by Council:

At Call refers to funds held at a financial institution, and can be recalled by Council either same day or on an overnight basis.

A Floating Rate Note (FRN) is a debt security issued by a company with a variable interest rate. This can either be issued as Certificates of Deposit (CD) or as Medium Term Notes (MTN). The interest rate can be either fixed or floating, where the adjustments to the interest rate are usually made quarterly and are tied to a certain money market index such as the Bank Bill Swap Rate.

A Fixed Rate Bond is a debt security issued by a company with a fixed interest rate over the term of the bond.

### Credit Rating Information

Credit ratings are generally a statement as to an institution's credit quality. Ratings ranging from AAA to BBB- (long term) are considered investment grade.

A general guide as to the meaning of each credit rating is as follows:

- AAA: the best quality companies, reliable and stable
- AA: quality companies, a bit higher risk than AAA
- A: economic situation can affect finance
- BBB: medium class companies, which are satisfactory at the moment
- BB: more prone to changes in the economy
- B: financial situation varies noticeably
- CCC: currently vulnerable and dependent on favourable economic conditions to meet its commitments
- CC: highly vulnerable, very speculative bonds

## ITEM 7 (continued)

## ATTACHMENT 1

- C: highly vulnerable, perhaps in bankruptcy or in arrears but still continuing to pay out on obligations
- D: has defaulted on obligations and it is believed that it will generally default on most or all obligations

Note: Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

### Council's Investment Powers

Council's investment powers are regulated by Section 625 of the Local Government Act, which states:

- (1) A council may invest money that is not, for the time being, required by the council for any other purpose.
- (2) Money may be invested only in a form of investment notified by order of the Minister published in the Gazette.
- (3) An order of the Minister notifying a form of investment for the purposes of this section must not be made without the approval of the Treasurer.
- (4) The acquisition, in accordance with section 358, of a controlling interest in a corporation or an entity within the meaning of that section is not an investment for the purposes of this section.

Council's investment policy requires that all investments are to be made in accordance with:

Local Government Act 1993 - Section 625  
Local Government Act 1993 - Order (of the Minister) dated 12 January 2011  
The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) & (2)  
Local Government (Financial Management) Regulation 1993  
Investment Guidelines issued by the Department of Local Government

### Overview of Investments

An overview of all investments held by the City of Ryde as at 30 April is provided below:

1. **Westpac at Call Account (AA-):** This investment is an at call account, paying the short term money market rate. These funds are used for operational purposes.
2. **Bank of Queensland TD (BBB):** This investment is a 180 day term deposit, paying 4.40% (4.48% annualised), and matures on 31 July 2013.

**ITEM 7 (continued)**

**ATTACHMENT 1**

3. **Bankwest TD (AA-):** This investment is a 45 day term deposit paying 4.15% (4.23% annualised), and matures 24 May 2013.
4. **St George Term Deposit (AA-):** This investment is a 183 day term deposit, paying 4.35% p.a. (4.40% annualised), and matures 7 May 2013.
5. **NAB Term Deposit (AA-):** This investment is a 180 day term deposit, paying 4.55% p.a. (4.60% annualised), and matures 6 May 2013.
6. **Westpac Term Deposit (AA-):** This investment is a one year term deposit, paying 5.15% % (5.15% annualised), and matures 30 May 2013.
7. **Westpac Term Deposit (AA-):** This investment is a three year term deposit, paying 4.95% pa, and matures 21 September 2015.
8. **NAB Term Deposit (AA-):** This investment is a three year term deposit, paying 6.60% p.a., and matures 4 April 2014.
9. **AMP Term Deposit (A):** This investment is a 93 day term deposit, paying 4.15% p.a. (4.21% annualised), and matures 1 August 2013.
10. **Westpac Term Deposit (AA-):** This investment is a 273 day term deposit, paying 4.85% (4.88 annualised), and matures 28 June 2013.
11. **NAB Term Deposit (AA-):** This investment is a 181 day term deposit, paying 4.65% p.a. (4.70% annualised), and matures 16 May 2013.
12. **Police & Nurses Credit Union (Unrated):** This investment is a one year term deposit, paying 4.24% (4.24% annualised) and matures on 25 February 2014.
13. **Bankwest Term Deposit (AA-):** This investment is a 59 day term deposit, paying 4.05% p.a. (4.12% annualised), and matures 20 June 2013.
14. **Bankwest Term Deposit (AA-):** This investment is a 48 day term deposit, paying 4.15% p.a. (4.23% annualised), and matures 15 May 2013.
15. **Bankwest Term Deposit (AA-):** This investment is a 62 day term deposit, paying 4.15% p.a. (4.22% annualised), and matures 8 July 2013.
16. **NAB Term Deposit (AA-):** This investment is a 365 day term deposit, paying 4.72% p.a. (4.72% annualised), and matures 26 November 2013.
17. **Defence Bank Term Deposit (Unrated):** This investment is a 92 day term deposit paying 4.15% (4.21% annualised) and matures on 30 July 2013.
18. **Railways CU Term Deposit (Unrated):** This investment is a 181 day term deposit paying 4.35% (4.40% annualised) and matures on 5 August 2013.

**ITEM 7 (continued)**

**ATTACHMENT 1**

- 19. Queensland Country CU (Unrated):** This investment is a 119 day term deposit paying 4.30% (4.36% annualised) and matures on 28 June 2013.
- 20. Bendigo Bank Term Deposit (A-):** This investment is a 98 day term deposit paying 4.10% (4.16% annualised) and matures on 13 June 2013.
- 21. Hunter United Credit Union (Unrated):** This investment is a 181 day term deposit paying 4.25% (4.30% annualised) and matures on 12 August 2013.
- 22. Coastline CU Term Deposit (Unrated):** This investment is a one year term deposit, paying 5.25% (5.34% annualised), and matures on 11 October 2013.
- 23. Peoples Choice CU Term Deposit (Unrated):** This investment is a 182 day term deposit, paying 4.39% (4.44% annualised), and matures on 6 May 2013.
- 24. Australian Defence Credit Union Term Deposit (Unrated):** This investment is a 64 day term deposit paying 4.08% (4.15% annualised) and matures on 7 May 2013.
- 25. Rural Bank Term Deposit (A-):** This investment is a five year term deposit, paying 6.48% p.a., and matures on 21 March 2017.
- 26. Bananacoast CU Term Deposit (Unrated):** This investment is a 180 day term deposit paying 4.60% (4.65% annualised) and matures on 1 July 2013.
- 27. SGE Credit Union Term Deposit (Unrated):** This investment is a 122 day term deposit, paying 4.10% (4.16% annualised), and matures 11 July 2013.
- 28. B & E Ltd Building Society Term Deposit (Unrated):** This investment is a 181 day term deposit paying 4.25% (4.30% annualised) and matures on 5 August 2013.
- 29. Victoria Teachers CU Term Deposit (Unrated):** This investment is a 180 day term deposit paying 4.35% (4.40% annualised) and matures on 8 October 2013.
- 30. CBA Term Deposit (AA-):** This investment is a three year term deposit paying 5.76% p.a. and matures on 8 December 2014.
- 31. ME Bank Term Deposit (BBB):** This investment is a 366 day term deposit paying 4.33% (4.33% annualised) and matures on 5 March 2014.
- 32. Macquarie Bank Term Deposit (A):** This investment is a 121 day term deposit paying 4.30% (4.36% annualised) and matures on 1 August 2013.
- 33. Bankwest TD (AA-):** This investment is a four year term deposit paying 7.00% (7.00% annualised) and matures on 13 February 2015.

**ITEM 7 (continued)**

**ATTACHMENT 1**

- 34. IMB Term Deposit (BBB):** This investment is a 182 day term deposit paying 4.20% (4.24% annualised), and matures 17 October 2013.
- 35. Summerland CU Term Deposit (Unrated):** This investment is a three year term deposit paying 5.05% pa and matures on 21 September 2015.
- 36. Wide Bay CU Term Deposit (BBB):** This investment is a 180 day term deposit paying 4.50% (4.55% annualised) and matures on 2 July 2013.
- 37. Northern Beaches CU Term Deposit (Unrated):** This investment is a 90 day term deposit paying 4.40% (4.47% annualised) and matures on 22 July 2013.
- 38. Queenslanders Credit Union Term Deposit (Unrated):** This investment is a 181 day term deposit paying 4.65% (4.70% annualised) and matures on 25 July 2013.
- 39. Warwick CU Term Deposit (Unrated):** This investment is a 183 day term deposit paying 4.30% (4.35% annualised), and matures 8 October 2013.
- 40. Maitland Mutual Building Society (Unrated):** This investment is a 150 day term deposit paying 4.25% (4.30% annualised) and matures on 26 September 2013.
- 41. AMP eASYSaver at call account (A):** This investment is an at-call account earning 3.85%. No fees are payable by Council on this investment.
- 42. South West CU Term Deposit (Unrated):** This investment is a 92 day term deposit paying 4.10% (4.16% annualised) and matures on 14 June 2013.
- 43. Gateway Credit Union Term Deposit (Unrated):** This investment is a 92 day term deposit paying 4.30% (4.37% annualised) and matures on 17 June 2013.
- 44. Rabodirect Term Deposit (AA):** This investment is a 122 day term deposit, paying 4.25% (4.31% annualised), and matures on 11 July 2013.
- 45. Newcastle Permanent Building Society (BBB+):** This investment is a 94 day term deposit, paying 4.15% (4.21% annualised), and matures on 13 June 2013.
- 46. QT Mutual Bank (Unrated):** This investment is a 182 day term deposit paying 4.25% (4.30% annualised) and matures on 15 July 2013.
- 47. ING Term Deposit (A):** This investment is a 179 day term deposit paying 4.31% (4.36% annualised) and matures on 16 August 2013.
- 48. Greater Building Society Term Deposit (BBB):** This investment is a 123 day term deposit, paying 4.35% (4.41% annualised), and matures on 4 June 2013.



**ITEM 7 (continued)**

**ATTACHMENT 1**

- 49. Holidaycoast CU Term Deposit (Unrated):** This investment is a 91 day term deposit, paying 4.25% (4.32% annualised), and matures 27 June 2013.
- 50. The Rock Building Society Term Deposit (BBB-):** This investment is a 182 day term deposit, paying 4.30% (4.35% annualised), and matures on 5 June 2013.
- 51. Bank of Queensland FRN (BBB):** This is a certificate of deposit issued at a margin of 140 points above 90 day BBSW, maturing 11 November 2013.
- 52. Suncorp Metway FRN (A+):** This is a floating rate note purchased at a margin of 106 points above 90 day BBSW, maturing 18 June 2013.
- 53. Intech CU Term Deposit (Unrated):** This investment is a 90 day term deposit, paying 4.30% (4.37% annualised), and matures on 2 July 2013.
- 54. AMP Term Deposit (A):** This investment is a four year term deposit paying 7.14% which matures on 16 February 2015.
- 55. Rabobank Term Deposit (AA):** This investment is a one year term deposit paying 5.05% pa and matures on 3 September 2013.
- 56. Bendigo & Adelaide Bank FRN (A-):** This is a floating rate note issued at a margin of 140 points above 90 day BBSW, maturing 17 March 2014.
- 57. WAW CU TD (Unrated):** This investment is a 90 day term deposit paying 4.28% (4.35% annualised) and matures on 22 May 2013
- 58. Community First CU TD (Unrated):** This investment is a 180 day term deposit paying 4.35% (4.40% annualised) and matures on 30 July 2013.
- 59. CBA Term Deposit (AA-):** This investment is a 30 day term deposit paying 4.05% (4.13% annualised), and matures 10 May 2013.
- 60. Heritage Bank Term Deposit (BBB-):** This investment is a 365 day term deposit paying 4.50% (4.50% annualised), and matures on 12 December 2013.
- 61. CBA Term Deposit (AA-):** This investment is a 34 day term deposit paying 4.05% (4.13% annualised), and matures 7 May 2013.
- 62. Rabodirect At-Call (AA):** This investment is an at call account, paying the short term money market rate. These funds are used for operational purposes.
- 63. Members Equity Bank At-Call Account (BBB):** This investment is an at call account, paying the short term money market rate. These funds are used for operational purposes.

**ITEM 7 (continued)**

**ATTACHMENT 1**

- 64. National Australia Bank Floating Rate Note (AA-):** This investment is a senior, unsecured floating rate note paying 115 above BBSW. This investment matures 21 June 2016.
- 65. National Australia Bank Floating Rate Note (AA-):** This investment is a senior, unsecured floating rate note paying 125 above BBSW. This investment matures 21 June 2016.
- 66. CBA FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 120 above BBSW. This investment matures 2 August 2016.
- 67. Westpac Floating Rate Note (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 123 above BBSW. This investment matures 9 May 2016.
- 68. CBA FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 125 above BBSW. This investment matures 2 August 2016.
- 69. National Australia Bank FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 142 above BBSW. This investment matures 21 June 2016.
- 70. Westpac Floating Rate Note (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 117 above BBSW. This investment matures 9 November 2015.
- 71. National Australia Bank FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 140 above BBSW. This investment matures 21 June 2016.
- 72. CBA FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 140 above BBSW. This investment matures 2 August 2016.
- 73. ANZ FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 142 above BBSW. This investment matures 9 May 2016.
- 74. Rabobank FRN (AA):** This investment is a senior, unsecured floating rate note purchased at a yield of 151 above BBSW. This investment matures 27 July 2016.
- 75. Police CU (SA) Term Deposit (Unrated):** This investment is a two year TD paying 5.70% (5.70% annualised) and matures 18 April 2014.
- 76. Investec Term Deposit (BBB-):** This investment is a one year TD paying 5.24% (5.24% annualised) and matures 10 July 2013.



**ITEM 7 (continued)**

**ATTACHMENT 1**

- 77. NAB Fixed MTN (AA-):** This is a fixed rate bond paying 6.18% (6.30% annualised) and matures 15 February 2017.
- 78. Bankstown City CU Term Deposit (Unrated):** This investment is a 182 day term deposit paying 4.45% (4.50% annualised) and matures 20 May 2013.
- 79. Westpac Fixed MTN (AA-):** This is a fixed rate bond paying 6.00% (6.14% annualised) and matures 20 February 2017.
- 80. ING Direct Term Deposit (A):** This is a 178 day term deposit paying 4.36% (4.41% annualised) and matures 17 October 2013.
- 81. Macquarie Bank Term Deposit (A):** This is a five year term deposit paying 6.50% (6.50% annualised) and matures 3 April 2017.
- 82. CBA Retail Bond (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 160 above BBSW. This investment matures 24 December 2015.
- 83. Delphi Bank Term Deposit (Unrated):** This investment is a five year term deposit paying 6.05% p.a. and matures on 15 May 2017.
- 84. Rural Bank Term Deposit (A-):** This investment is a 120 day term deposit paying 4.25% p.a. (4.31% annualised) and matures on 25 July 2013.
- 85. ME Bank Term Deposit (BBB):** This investment is a 366 day term deposit paying 4.33% p.a. (4.33% annualised) and matures on 5 March 2014.
- 86. CBA Retail Bonds (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 182 above BBSW. This investment matures 24 December 2015.
- 87. CBA Retail Bonds (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 184 above BBSW. This investment matures 24 December 2015.
- 88. Bank of Queensland Term Deposit (BBB+):** This investment is a 182 day term deposit paying 4.75% (4.81% annualised) and matures 20 May 2013.
- 89. Bank of Queensland Term Deposit (BBB+):** This investment is a 150 day term deposit paying 4.30% (4.35% annualised) and matures 26 September 2013.
- 90. Investec Bank Term Deposit (BBB-):** This investment is a five year term deposit paying 6.95% on maturity (6.15% annualised) and matures 15 August 2017.

**ITEM 7 (continued)**

**ATTACHMENT 1**

- 91. IMB Term Deposit (BBB):** This investment is a 180 day term deposit paying 4.45% (4.50% annualised), and matures 14 May 2013.
- 92. CBA Retail Bonds (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 175 above BBSW. This investment matures 24 December 2015.
- 93. St George Term Deposit (AA-):** This investment is a 182 day term deposit paying 4.20% (4.24% annualised and matures on 26 August 2013.
- 94. CBA Retail Bonds (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 174 above BBSW. This investment matures 24 December 2015.
- 95. Rural Bank Term Deposit (A-):** This investment is a 177 day term deposit, paying 4.30% (4.35% annualised), and matures on 29 August 2013.
- 96. ING Floating Rate Term Deposit (A):** This is a five year floating rate term deposit paying 2.30% above 90 day BBSW, and matures 4 September 2017.
- 97. IMB Term Deposit (BBB):** This is a 179 day term deposit paying 4.20% (4.24% annualised) and matures 19 July 2013.
- 98. Bank of Queensland Term Deposit (BBB+):** This is a 179 day term deposit paying 4.40% (4.45% annualised) and matures 16 August 2013.
- 99. NAB Term Deposit (AA-):** This is a 2.25 year term deposit paying 4.80% pa and matures 18 December 2014.
- 100. Members Equity Bank Term Deposit (BBB):** This is a 1 year term deposit paying 4.35% (4.35% annualised) and matures 20 February 2014.
- 101. Bank of Queensland FRN (BBB+):** This is a senior, unsecured floating rate note purchased at a yield of 160 above BBSW. This investment matures 7 December 2015.
- 102. Beirut Hellenic Bank Term Deposit (Unrated):** This investment is a 90 day term deposit paying 4.45% (4.53% annualised) and matures on 16 July 2013.
- 103. Goldfields Money Ltd Term Deposit (Unrated):** This investment is a 90 day term deposit paying 4.38% (4.45% annualised), and matures 12 June 2013.
- 104. Westpac Floating Rate Term Deposit (A):** This is a one year floating rate term deposit paying 1.24% above the official cash rate and matures 7 April 2014.
- 105. Bendigo Bank Term Deposit (A):** This is a 92 day floating rate term deposit paying 4.53% (4.61% annualised) and matures 30 July 2013.

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**8 CITY OF RYDE - DRAFT RESPONSE TO THE DRAFT METROPOLITAN STRATEGY FOR SYDNEY TO 2031**

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**Report prepared by:** City Urban Designer  
**File No.:** URB/08/1/1 - BP13/711

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**REPORT SUMMARY**

This report provides a response to the NSW Government's Draft Metropolitan Strategy for Sydney to 2031. The City of Ryde's draft response to the strategy is **ATTACHED**. Endorsement is sought to send the submission to the Department of Planning and Infrastructure.

**RECOMMENDATION:**

That Council endorse the draft City of Ryde response on the NSW Government's Draft Metropolitan Strategy for Sydney to 2031 and the response be submitted to the Department of Planning and Infrastructure.

**ATTACHMENTS**

- 1 City of Ryde Draft response to the draft Metropolitan Strategy for Sydney to 2031

Report Prepared By:

**John Wilson**  
**City Urban Designer**

Report Approved By:

**Meryl Bishop**  
**Manager - Urban Planning**

**Dominic Johnson**  
**Group Manager - Environment & Planning**

## ITEM 8 (continued)

### Background

The current Metropolitan Strategy for Sydney was put in place by the NSW Government in 2005. The strategy includes housing target of 12,000 dwellings and an employment target of 21,000 additional jobs for the City of Ryde generally and 23,100 for Macquarie Park. The City of Ryde is preparing for these extra dwellings and jobs through planning, infrastructure, social and cultural strategies and programs. These are being delivered under the umbrella of the City of Ryde Community Strategic Plan and Four Year Delivery Plan.

The NSW Government is currently reviewing the strategy and has release the *Draft Metropolitan Strategy for Sydney to 2031* for review. The new strategy has the potential to transform Sydney over the next 20 years.

The City of Ryde through the exhibition process, has been asked to respond to the draft strategy that outlines the NSW Government priorities for the area and Sydney as a whole. The response will inform the outcomes of this review.

### Discussion

The *Draft Metropolitan Strategy for Sydney to 2031* addresses the following:

- High level principles to guide planning in Sydney
- Future housing requirements
- Future jobs growth
- Transport networks
- Infrastructure
- Equitable access and connectivity
- The environment
- Subregions
- Delivering the strategy

However, the draft strategy adopts a high level approach to these issues. More information and greater clarity is required before a detailed response to these issues can be made. Yet to be released subregional strategies may provide greater detail although this too remains unclear.

The City of Ryde response to the *Draft Metropolitan Strategy for Sydney to 2031* focuses on a number of key issues that may affect the City of Ryde and greater Sydney.

These are:

- Subregional groupings
- Delivery of Infrastructure/ Transport
- Simplification of Outcomes
- Funding of the strategy
- Integration with other studies, plans and strategies

**ITEM 8 (continued)**

- Macquarie Park
- Urban Activation Precincts

The response also requests greater additional information be provided so there is certainty about local impacts, funding and delivery of the strategy before it is finalised.

The response to the *Draft Metropolitan Strategy for Sydney to 2031* is **ATTACHED**.

**Financial Implications**

There is no financial impact state involved with the submission. The final outcomes of the strategy may have significant financial impacts on the City of Ryde.

Adoption of the recommendation will have no financial impact.

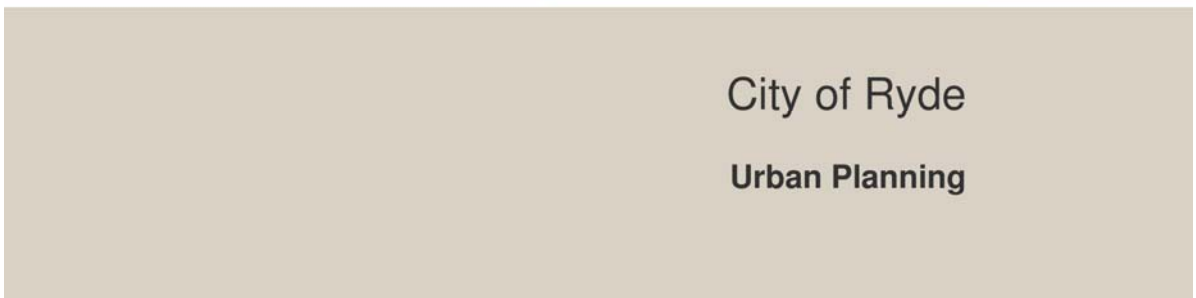
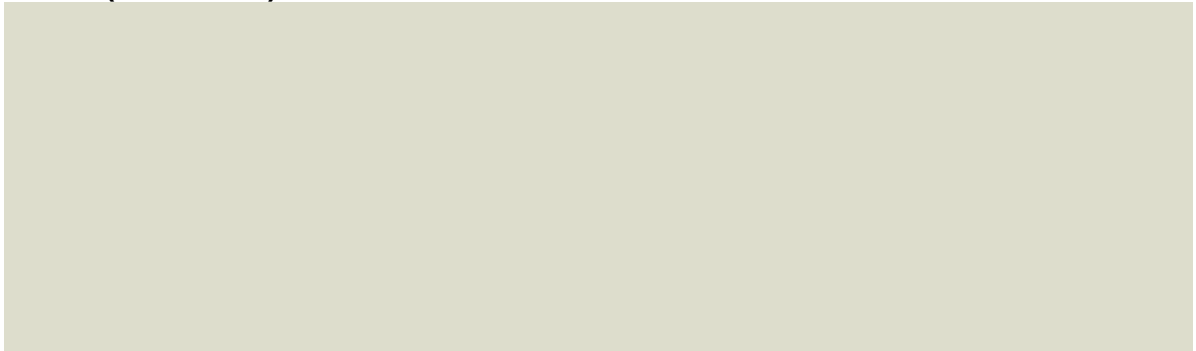
Further assessment of financial impacts will be considered if the draft Metropolitan Strategy is adopted by the State Government and more detail is made available.

**Consultation**

The City of Ryde's submission has been prepared in consultation with all business units through the Executive Team.

**ITEM 8 (continued)**

**ATTACHMENT 1**



**ITEM 8 (continued)****ATTACHMENT 1****City of Ryde**

The City of Ryde has a rich history with the traditional Aboriginal owners of the land being the Wallumedegal clan of the Dharug people. Our city is located in Sydney's north-western suburbs 12 kilometres from the Sydney CBD. Set in scenic surrounds between the Parramatta and Lane Cover River, we are connected to other parts of metropolitan Sydney via major road systems, rail, bus and ferry services and bounded by neighbouring councils.

The City of Ryde neighbours Hornsby Shire and the Ku-ring-gai council area in the north, Willoughby City, the Lane Cove River and the Hunters Hill Municipality in the east and Parramatta City in the west. Our city includes 16 suburbs; Chatswood West (part), Denistone, Denistone East, Denistone West, East Ryde, Eastwood (part), Gladesville (part), Macquarie Park, Marsfield, Meadowbank, Melrose Park (part), North Ryde, Putney, Ryde, Tennyson Point and West Ryde.

We encompass a total land area of about 40 square kilometres, including waterways and parklands, within this sits the Macquarie Park Corridor, our Specialist Commercial Centre Macquarie Park, four town centres and 29 neighbourhood centres, Macquarie University, Ryde and Meadowbank Colleges of TAFE, which enrol 13,000 students each year, over 33,000 businesses, five public libraries, 24 primary schools, five high schools and five hospitals.

Global, national and metropolitan trends and issues present both opportunities and challenges in the way that communities, such as the City of Ryde, are planned and supported. The City of Ryde is an integrated and integral major centre of Sydney and faces the same challenges as detailed in the Sydney's metropolitan planning framework. Our city is part of an ever changing dynamic global market, and our economic development, particularly the Macquarie Park Commercial Corridor, contributes significantly to New South Wales' Global Economic Corridor.

**Key facts about Ryde**

- There are 102,850 residents in the LGA (2010 Census estimate), a figure projected to rise to 117,000 by 2030.
- The majority (45%) of the City's population are between 25 and 54 years, with the population of residents aged 55 years and older increasing.
- The Ryde LGA is culturally diverse with approximately 45% of residents born outside Australia. This diversity in country of birth contributes to the 42% of residents speaking another language

**City of Ryde – Community Strategic Plan**

**Vision: City of Ryde - The place to be for lifestyle and opportunity @ your doorstep.**

Our Community Strategic Plan is our long term strategy for our whole community. It aims to ensure that the City of Ryde lives up to the aspirations of our community, while meeting the challenges of the future. In doing so, our city will be recognised by residents and investors as the place to be, where lifestyle and opportunities are available close to where people live, work and play.



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The key challenges facing our City over the next 10 years are:

- Meeting the needs of a growing and changing population
- Offering suitable housing options while maintaining the characteristics of our suburbs
- Creating a strong economy and employment closer to home
- Managing the pressure of population growth on our amenity
- Adapting to Climate Change
- Remaining competitive - in particular in Macquarie Park

The City of Ryde Community Strategic Plan and Four Year Delivery Plan have a series of Outcomes, Goals and Strategies, supported by programs and projects, which are aimed at meeting these challenges.

Council is seeking partnerships with the Government, Business sector and the Not for Profit sector to address the needs and requirements of our community.

### **Response to the Draft Metropolitan Strategy for Sydney to 2031**

The City of Ryde supports the principle of an integrated Metropolitan Strategy for Sydney over the next 18 years and beyond. The City of Ryde will support a strategy that will implement infrastructure and transport improvements and support growth around targeted employment centres.

The draft strategy provides a more strategic approach to Sydney's growth than the current document. Other changes welcomed are:

- Infrastructure and transport are to be upgraded to support any future growth.
- A delivery framework is included.
- The future provision of benchmarks to measure success of the plan.
- Targeting of specific employment centres to support the future needs of Sydney.
- Increases in housing and employment are to be shared equally between brownfield and greenfield sites.

The City of Ryde and particularly the Macquarie Park Commercial Centre appear to be given an important role in Sydney's future in the strategy. Many of the transport and road infrastructure initiatives appear to be centred on the LGA. Ryde is identified for future Urban Renewal. The current draft remains high level however and many questions remain as to what these initiatives mean and their effect on the City of Ryde.

The City of Ryde has identified a number of issues that will require amendment of the Draft Metropolitan Strategy these are outlined below.

### **Key Issues**

The City of Ryde has a number of key issues for the strategy to address.

- Subregional groupings
- Delivery of Infrastructure/ Transport
- Simplification of outcomes
- Funding of the strategy
- Benchmarking to measure success
- Integration with other studies, plans and strategies



**ITEM 8 (continued)****ATTACHMENT 1**

- Macquarie Park
- Urban Activation Precincts
- Additional Information required for review

**Subregional Grouping**

The draft strategy shows the Ryde LGA linked with the central subregion. In the current strategy Ryde is grouped with a number of councils in the inner north subregion. Ryde and these Northern councils have historic and geographic links and a shared political outlook. There is a strong community of interest between Ryde and these councils developed over many years. The proposed change would place Ryde with a group of 17 councils most of which have little or no common interest with Ryde. This change is not supported. In addition the Planning Review White Paper promotes the introduction of subregional planning boards based on the proposed subregions. The grouping of 17 Councils is too large for ready decision making.

It is recommended in the final revised Metropolitan Strategy that

- The Ryde LGA remain grouped with North Shore councils that share a community of interest with Ryde similar to the NSROC grouping. The size of the grouping must also be considered.
- A transparent selection criteria for changes to subregional groupings be established that addresses:
  - Historic and geographic links
  - A common outlook
  - Shared interests, facilities and resources
  - Accommodating/managing growth,
  - Service delivery,
  - Provision of infrastructure,
  - Ability to consult effectively
  - A governance arrangement that can address the relevant community of interest.


Note the current review of local government areas undertaken by the Independent Review of Local Government Panel differs from the Metropolitan Strategy. This creates confusion where certainty is required. The Metropolitan Strategy should be the lead document. The subregional groupings identified in the Metropolitan Strategy once amended need to be reflected in the Planning Review White Paper and any review of local government areas. The report of the Independent Review of Local Government Panel needs to be amended to match the final Metropolitan Strategy.

**Delivery of Infrastructure / Transport**

The delivery of infrastructure and transport is the key to Sydney's future success. The focus of the draft metropolitan strategy should be on the identification and delivery of regional and local infrastructure and transport.

The draft strategy specifies infrastructure and transport improvements will support areas of growth in Sydney. However other questions need to be addressed. At what stage of the planning process should these improvements be delivered? What does provision of infrastructure mean for urban planning at regional and local level?

Best practice urban design shows that infrastructure and transport should be provided before successful growth can occur. This is reflected in the historic growth in Sydney. Local examples in Ryde are the Eastwood, West Ryde and Meadowbank town centres that grew with the introduction

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of the Northern rail line and improvements in the road network. The former Meadowbank employment area developed around good access to rail, river and road transport. In contrast growth in the former municipality of Eastwood did not occur as expected in part due to the failure of the anticipated Eastwood to St Leonards rail line to eventuate. Subsequently in the 1940s the municipality was reincorporated with Ryde. The Meadowbank employment area contracted as local transport grew less competitive with other employment areas. This approach is also reflected in the Urban Design Protocol hierarchy table prepared by the Federal Government and shown below.

The draft strategy does not specifically define the relationship of infrastructure/transport to successful urban planning particularly at local level. Again the Urban Design Protocol does provide some guidance on the role of infrastructure and transport in urban design at regional and local level.

At a local level infrastructure includes the road/laneway network and hierarchy, urban and green open space, access to transport, communications and other services. This has a direct effect on the block pattern, subdivision pattern, access to services, transport and open space. In turn this affects the ultimate built form and density that an area can sustain.

The local infrastructure needs to be considered equally with regional infrastructure and transport. In greenfield sites the establishment of a suitable street network will determine how successfully an area can grow and adapt over time including the provision of future infrastructure and transport needs. In existing suburbs the local infrastructure needs to be considered before existing density or land use mix can be flagged for changed. For example in existing town centres such as West Ryde and Eastwood opportunities for successful urban growth will be determined by the existing street network, lot and block size and open space which may have been designed for low density living. So in some town centres changes in height and density may not be possible until improvements in local infrastructure are delivered.

Macquarie Park is an example of how local and regional infrastructure developed together. Improved regional infrastructure has supported growth over a number of years in Macquarie Park. The past success of the area was linked to its access to regional road networks. However, for the past 20 years traffic congestion has been a limiting factor for the growth and competitiveness of the area. Recent introduction of rail infrastructure to the area has allowed the City of Ryde to plan for additional growth adjacent to the rail stations. The recent rail infrastructure upgrades provide the potential for further growth if access and availability of public transport continues to improve over time. The draft strategy identifies this potential which is supported by the City of Ryde.

Unlike regional infrastructure there has been little change to the local infrastructure. In Macquarie Park this includes elements such as the existing street network, pedestrian links, open space and streetscape which need to be upgraded to support sustainable growth. The road network is a good example. In Macquarie Park the road network is very limited when compared to areas of a similar size such as the Sydney, Adelaide or even Parramatta CBDs. Whilst the street network was sufficient for past land uses (such as low rise offices / manufacturing) it is a limiting factor on the growth commercial development.

**ITEM 8 (continued)**

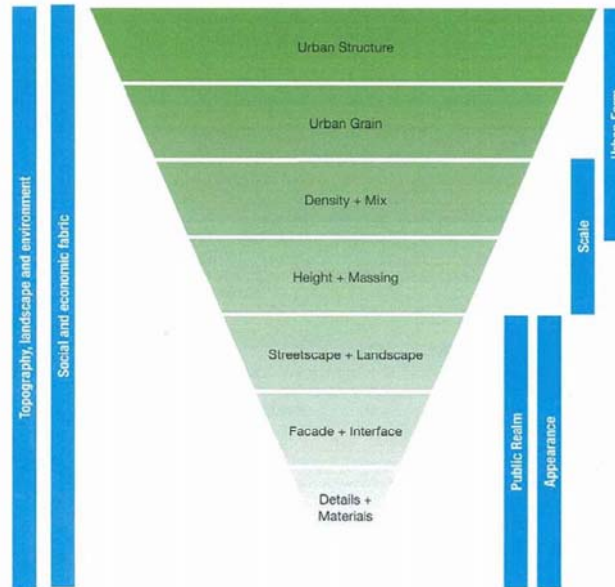
**ATTACHMENT 1**



**ELEMENTS OF URBAN DESIGN**

This section provides basic explanations for terms that are commonly used for urban design in the Australian context. Figure 2 shows the approximate hierarchical relationship between the elements of urban form, followed by a brief definition of the elements.

Figure 2: Elements of urban form – macro to micro scale



Urban Design Protocol Hierarchy Table

As noted the Urban Design Protocol provides a hierarchy for the delivery of infrastructure and built form. If acknowledged in the metropolitan strategy the protocol would give a consistent planning approach and terminology across all levels of government.

Other issues in relation to delivery of infrastructure and transport are.

- The principles of sustainability, adaptability be used for planning future growth and infrastructure so that centres can be successful into the future. In the immediate past there has been a focus on opportunity and short term profitability rather than long term growth and economic viability.
- That as an additional principle the State Government to first consider open space and other infrastructure needs before sale of government assets is proposed. Examples within the City of Ryde are the disposal of land currently used for open space by the community including the sale of Cudal Reserve and the Smalls Road school property.
- The City of Ryde borders the Parramatta River. Providing additional crossing points whether transit, vehicular, cycle or pedestrian would meet many of the outcomes of the draft Strategy. These include strengthening centres, promoting social and recreational opportunities, accessibility and efficient use of resources.



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- The City of Ryde supports increased residential density in the west if it follows delivery of infrastructure, public transport and employment opportunities in those areas. Otherwise increases in residential density will simply result in a large increase in traffic congestion and the use of local infrastructure in Ryde leading to a loss of amenity for Ryde residents and businesses.

It is recommended that:

- The Metropolitan Strategy identifies the delivery of local infrastructure as a priority in supporting sustainable growth in Sydney and provides a funding mechanism.
- The Metropolitan Strategy prioritises the planning, funding and delivery of targeted regional and local infrastructure/transport to support the future growth of the Sydney Metropolitan area.
- A transparent methodology be developed to assess which town centres are suitable to support growth through existing or new infrastructure improvements under the direction of the Metropolitan Strategy
- The Metropolitan Strategy directs that infrastructure and transport improvements are implemented before any new planning controls are 'switched on'.
- The Metropolitan Strategy prohibit rezoning, appeal mechanisms or bargaining on development controls that undermine a Local Government plan.
- The Metropolitan Strategy incorporate the Urban Design Protocol hierarchy framework to provide consistency in terminology and approach across all levels of government.
- Options for additional river crossings are included in the strategy.

**Simplification of the Outcomes**

The draft Metropolitan Strategy has fewer strategic outcomes than the current document. However, it still seeks to deliver over 29 outcomes each with a number of associated actions and policies. Fewer prioritised outcomes will lead to a more deliverable and measurable plan for Sydney. The priority should be based on upgrading the regional Urban Structure and local Urban Grain with a focus on delivery of infrastructure and transport. Other outcomes will develop organically from these and can be identified in subregional planning.

It is recommended that the number of outcomes, policies and actions be prioritised and simplified to allow targeted delivery of infrastructure and transport to key areas identified in the strategy.

**Funding**

The success of any strategy for Sydney will rely on a funding mechanism so that Government can provide necessary additional community services and infrastructure into the future. To be effective the draft strategy should provide clarity of the extent of funding required to achieve the outcomes and the source of this funding. The funding mechanism for delivery of regional and local infrastructure is not clear in the draft.

The roles of the State and Local Governments in the provision of infrastructure need to be clearly identified. Particularly in identifying who pays for the infrastructure. The ability of Local Government to provide new infrastructure will be limited without additional sources of funding.

It is recommended that:

- Funding mechanisms for delivery of State and Local Government services and infrastructure be included in the strategy. This should include uncapped development contributions (agreed to by the community).



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- The roles of the State and Local Governments in the provision of infrastructure be clearly identified.

**Benchmarking to measure success**

The draft strategy for the first time acknowledges the need to create benchmarks to measure the success of the strategy. This change is supported. However, the draft does not detail what these benchmarks will be. The outcomes of the strategy are both short and long term. The success of some outcomes will be measured post 2031. So a timeframe needs to be developed to measure interim and long term success and the results made available for review. The delivery of infrastructure must be responsive to the interim 'score' achieved so that resources can be directed accordingly.

Quantitative measures should include:

- New dwelling numbers
- Funds spent on new infrastructure
- Employment and economic growth
- Commute times
- Ratios of public transport / private transport
- How other plans such transport, infrastructure reflect the Metropolitan Strategy for Sydney

It is recommended that the benchmarks that will measure the success of the strategy be included in the document.

**Integration with other NSW Government Plans and Strategies**

There are currently 6 other plans and strategies referred to in the draft Metropolitan Strategy.

- Long Term Transport Masterplan
- State Infrastructure Strategy
- Towards a resilient Sydney Project and State of Environment Report
- Port and Freight Strategy
- Metropolitan Water Plan
- Local Infrastructure Renewal Scheme

There are also other reviews of the planning system and local government currently on exhibition that need to be coordinated with the Metropolitan Strategy including.

- A Planning Review White Paper
- An Independent Review of Local Government Panel report on the future of local government
- A proposal for changes to the Local Government Act

Coordinating this number of documents with their different recommendations to deliver consolidated outcomes for Sydney will be difficult, particularly without a master document that prioritises the required works. Uncertainty about the overall strategic outcomes will result and delivery will be affected. There are already some discrepancies between documents. The review undertaken by the Independent Review of Local Government Panel of possible Council amalgamation is inconsistent with the Metropolitan Strategy subregions.

The draft Metropolitan Strategy, although requiring amendment, should be the master document for the future of Sydney. It should incorporate or where necessary affect amendment of

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recommendations/actions of other documents so that there is certainty about the strategic outcomes to be delivered by 2031.

It is recommended that the Metropolitan Strategy become a Master Plan that incorporates the other strategic documents and sets the priorities for infrastructure, transport and future sustainable growth across the greater Sydney region.

**Macquarie Park**

Macquarie Park is identified as a Specialised Precinct and recent growth has seen the area mature from an industrial business park to now being an emerging strategic commercial centre. The Precinct contains a hospital, university, three rail stations and is home to the Macquarie Shopping Centre, the 2<sup>nd</sup> largest shopping mall (130,000sqm) in NSW.

The existing commercial centre exceeds 800,000sqm of office space and is on track to pass Parramatta as the fourth largest business centre in NSW. In addition to employment opportunities created by the commercial core, the Macquarie Shopping Centre and the University draws additional shoppers and students to the precinct from across the Sydney region.

Future growth projections indicate that the jobs growth targets of 16,000 identified in the Metropolitan Strategy for the Macquarie Park Specialised Precinct may be understated and this could have significant implications when planning future infrastructure and traffic needs in Macquarie Park and across the Global Corridor.

Growth projections prepared by SGS indicate that Macquarie Park could potentially double its existing worker numbers on the back of an increase of 690,000m<sup>2</sup> in commercial and 30,000 m<sup>2</sup> in retail floor space. This would indicate an increase of at least 30,000 workers by 2031

In addition to this demand for commercial space, meeting the draft strategy's objective to accommodate residential demand close to transport and employment centres such as Macquarie Park will place further strain on the existing infrastructure.

The Commercial core of Macquarie Park is critical to delivering current and future employment targets. City of Ryde welcomes the aspiration of the 'Global Sydney', with of Macquarie Park being expanded for office space to 'increase productivity advantages and prioritise commercial development over housing'.

It is recommended that:

- Macquarie Park Specialised Precinct be described as a commercial centre
- Jobs growth projections for Macquarie Park Specialised Precinct be reviewed and revised
- Necessary infrastructure is identified in the strategy and it is delivered ahead of any additional increase to that already planned in residential or worker population being considered.

**Urban Activation Precincts (UAP)**

The draft Metropolitan Strategy outlines specific criteria for the use of UAPs. These include:

- Areas that require timely infrastructure.
- Areas where items can be showcased (such as affordable housing design or environmental excellence)

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- Areas that have good access to jobs and infrastructure (retail, employment, cultural and social).

The draft strategy indicates the development of the UAPs will follow the methodology outlined in the Urban Design Protocol. That is infrastructure and urban grain will be considered and implemented before any other changes are considered. However, some of the current UAPs sit outside the framework of the draft strategy and the Urban Design Protocol. Built form, height and land use are being developed without consideration of infrastructure, transport and the fine grain street network. In addition the built form proposed may not be consistent with the existing planning controls which are based on current infrastructure capacity and community consultation.

The City of Ryde would prefer a strategic approach where areas are first identified in the Metropolitan Strategy, worked through with experts and the community to assess issues of infrastructure, urban grain, future growth and amenity prior to the built form being considered. Currently the UAP are running ahead of and therefore outside of the draft Metropolitan Strategy.

It is recommended that:

- Any changes to built form and land use proposed in the existing UAP precincts be put on hold until necessary infrastructure, transport and the urban grain improvements are identified and can be implemented in accordance with the objectives of the draft strategy.
- Future UAPs be nominated in the strategy as areas of long term interest subject to state or local planning studies that incorporate infrastructure, transport and urban grain improvements in and around the UAP area.
- Outside of the strategy only Councils through their communities may nominate UAPs and they must meet the strategic planning framework and be anticipated in long term use through the strategy.
- Ad hoc or reactive development outside the strategy should be prevented so that there is certainty for the community.

**Additional Information Required for Review**

The current draft strategy does not provide certainty for Ryde. The strategy must provide greater clarity on a number of issues that affect Ryde including:

- Future housing growth targets in Ryde
- Future employment growth targets in Ryde (excluding Macquarie Park)
- Acknowledgement of employment and housing growth already achieved under the current Metropolitan strategy since 2006 and provision of infrastructure to support this. (Note the City of Ryde considers upgrade of transport and infrastructure a prerequisite before any future planning changes could be considered)
- The areas for investigation for transport and urban renewal and what this actually means for Ryde
- A more detailed delivery framework that identifies delivery mechanisms.
- What governance mechanisms will be established for working with larger groups of Councils that may not have a community of interest? How will these ensure equitable allocation of resources and ensure the outcomes of the Metropolitan Strategy will be met?
- How will the provision, protection and sustainability of industrial lands be achieved? Currently there are no benchmarks for protection of industrial land. However, there are often pressures to use these areas for other purposes and little incentive for sustainably managing and maintaining industrial uses for businesses.
- The overall strategy targets specific centres only. This enables future infrastructure and transport to be directed to these areas and seems a logical approach. However on page 14





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of the draft strategy the policy states a plan for housing growth in centres of all sizes. This requires clarification and if the policy is correct it is not supported. Delivery of new infrastructure to support growth in all centres is economically unfeasible as demonstrated by failure of the current Metropolitan Strategy to deliver.

A number of issues were raised by the City of Ryde in response to the *Sydney over the next 20 years* discussion paper. An extract of this response is provided below for your information. The points raised in this response should be referred to in addition to the current submission. A number of issues have not been addressed in the draft particularly in relation to delivery, setting benchmarks and funding.



**ITEM 8 (continued)****ATTACHMENT 1****Appendix 1 City of Ryde Response to the *Sydney over the next 20 years* discussion paper (Part)****Housing**

Housing is an important issue for Sydney as it grows. The location and type of housing chosen to meet future growth has a major impact on transport, infrastructure and service delivery

## Specific comments

- A clear methodology on how housing targets are determined needs to be documented
- Further direction on how these targets are to be achieved to meet the housing requirements need and provide housing choice.
- Work should be undertaken with Local Government to determine where and how the housing is to be provided.
- Increases in housing density should be linked to improvements in infrastructure and public amenity.
- Define a range of typologies suitable for urban and green field areas such as:
  - Smaller lot sizes or extend the land available for residential flat buildings in middle ring suburbs and centres.
  - a terrace style typology can be considered for Greenfield or very large Brownfield sites (It is very difficult to introduce this into existing lot patterns)
- suggested locations on where the housing types should be provided at a regional level.
- Prohibit rezoning, appeal mechanisms or bargaining on development controls that undermine a Local Government strategy or plan.
- A traditional 'grid' street pattern may provide better opportunities for housing diversity such as small allotments over the long term. As well it provides improved access for pedestrians, cyclists and those seeking to use public transport.

## Broader outcomes

- Diversification of housing stock to allow opportunities for a demographic mix and an inclusive community
- Creating communities should be a starting point for planning for housing growth
- Housing stock and communities should be developed close to infrastructure and employment areas.
- Consider the need to plan future centres and employment areas in conjunction with new housing stock and allowing greater diversity. Greenfield sites should be designed with this in mind.
- Development must be simultaneously accompanied by complementary public infrastructure such as transport, community services and open space.
- Local Government needs support to provide this infrastructure concurrently with delivery of development to support housing and employment growth.

**Housing Flexibility**

Given the population and urban renewal targets already in place increased high and medium density housing will be required. Councils anticipate that the residents of such density will become more diverse. For example the number of families living in apartments is likely to increase. The Metropolitan Strategy should attempt to examine how design and strata laws may need to be

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changed to fit the profile of future residents. There is a long term need for greater flexibility in rezoning and land title laws to allow effective redevelopment of large strata blocks.

**Job and Economic Opportunities**

The follow is recommended:

- Employment on transport nodes
- Housing close to employment nodes
- The strategy should focus on specific well serviced and connected centres to focus growth (existing or new) Growth being:
  - Employment
  - Residential
  - Service provisions
  - Transport networks
  - Urban infrastructure and public places
- Establishing criteria for how these 'growth centres' are identified particularly at local centres level. Stating all local centres as suitable for growth is not sufficient
- Technology / infrastructure to assist:
  - Small business owner
  - Home based business
  - Shift in work place practisesAn example may be the NBN which could allow working from home.
- Strategies and actions to protect industrial lands in inner and middle ring suburbs.

Such actions could include:

- Consideration of a new range of approved uses in the land use table for industrial zones that support the objectives of the zone
- Protection of employment areas in specialised centres. For example a directive from the State Government that the commercial core within Macquarie Park is protected from residential development to ensure the economic significance of the global arc is maintained.
- Infrastructure provided by the State government to promote employment areas such as Macquarie Park.
- State Government actively supporting approved local strategies through provision of open space, infrastructure, social services and housing diversity.
- In middle ring suburbs provide guidance to Local Government in local centres on:
  - Dealing with small lots and fragmented ownership to activate redevelopment.
  - Mechanisms for the provision of infrastructure which is beyond the capability of Local Government. For example new open space, public domain areas, laneways, traffic upgrades which are essential for the growth and function of an employment centre

**Transport**

Transport is a major issue for all residents in the City of Ryde. Broader outcomes include:

- Transport connections need to be refocused to promote growth away from the eastern seaboard. Large cities such as Parramatta and Liverpool should have a dedicated light rail system which feeds into the existing rail system.



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- The plan needs to reinforce that housing growth is close to employment nodes and employment is near transport nodes.
- Transport connections need to be planned before housing and employment growth areas can be identified and planned
  
- Missing in the transport strategy are:
  - Need for additional north south links across Parramatta River towards Macquarie Park forming the tail of the global arc.
  - The detailed relationship between, rail, road, ferry and freight services
  - Greater focus on the use of waterways
- Focus should be given to improving the current road/rail networks to improve efficiency. For example Lane Cove Road and the Pacific Highway.
- New centres (Greenfield sites) should be planned to allow for future rail and road corridors.
- In new centres (Greenfield sites) the street pattern should be established to encourage alternative forms of transport. A traditional 'grid' street pattern provides better outcomes for pedestrians and cyclist.
- Public transport – the standard and services of public transport; rail, buses and ferries needs to be considered.
  - Effective transport systems which actively reduce car use have a service frequency of 10 minutes or less.
  - coordination of services and ticketing is needed
  - Cross city links need to be considered.
  - Separate transport networks for large centres and the global dragon need to be considered
  - Infrastructure to support public transport needs to be considered. For example the new rail station in North Ryde has no commuter parking or access to the wider area and is poorly patronised.

Specific outcomes are:

- Of the 46 strategic transport corridors the Pacific Highway, Lane Cove Road and Rhodes should be identified as a congested corridor.
- For example Macquarie Park (as part of the global arc) needs to be connected with efficient transport links to ensure its long term viability
  - In Macquarie Park the surrounding road network is
    - Crippled with through traffic with affects traffic entering or leaving the area.
    - Buses and Rail links are in place however neither system is sufficiently frequent or connected to areas where employees working in the area live.
    - The internal road network fails promote cycle and pedestrian use
  - Such factors mean the long term viability of the centre could suffer as businesses seek more accessible locations for business operations.
  - The outcomes the City of Ryde seek are:
    - Reduction of car usage to 60/40 split
    - Improve employment opportunities around rail transport.
    - Reduce the parking rates for development
  - The high level actions required to achieve these outcomes area
    - M2/F3 ling to reduce congestion of Lane Cove Road in Ryde
    - M2 link from Lane Cove Road

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- A bus/ rail interchange at Herring Road
- Extension of the rail system from Epping to Parramatta as originally proposed.
- Links into regional transport such as the proposed Parramatta light rail.
- Greater frequency of rail services

**Infrastructure**

Infrastructure has been identified in the discussion paper as critical and insufficient. A process for the delivery of infrastructure at all level of Government is critical for any planning strategy.

Specific issues are:

- The paper is missing a statement and detail on service delivery to be undertaken on a 'place based' approach outlined in 'liveable local neighbourhoods'
- Infrastructure should be identified and then implemented to support growth in an area (see Shaping Sydney above)
- The provision of State responsibilities such as police, health, education and transport could have a link to Community Strategic Plans preparation and delivery.
- However, such an alignment could be difficult to achieve given the limited capacity, capabilities and resources available under the current Local Government framework.
- The paper needs to cross reference and coordinate the provisions of state service delivery. As part of this strategy the roles of the State and Local Governments in the provision of infrastructure need to be clearly identified. Particularly identifying who pays for the infrastructure.
- Where Local Government is funding infrastructure the mechanisms for funding and costing need to be identified in the strategy.

**Infrastructure Implementation**

Growth of housing and employment requires additional infrastructure. The provision and payment of infrastructure to support growth is a major issue for Local Government. Funds from development (growth) are limited. Rate capping is a major inhibitor to the provision of infrastructure and services.

The plan needs to provide details on how infrastructure can be funded. Options include:

- Remove restrictions on S94 development contributions limit for residential development
- Provision of a growth tax for example Local Government receiving their proportion of the GST
- Review rates methodology. For example base rates on an improved value or for residential by the number of bedrooms.
- Lift rate caps to reflect the capital and maintenance costs of new infrastructure.

In urban areas Local Government finds it particularly difficult to meet the provision of additional open space and community/social facilities to cater for population growth. The plan needs to consider how additional open space community facilities are provided for:

- Within centres through the redevelopment process
- Purchase of land to create new or expand existing open space.
- Better use of existing state owned facilities e.g. school grounds or vacant sites
- An obligation for State Government to first consider open space before sale of assets is proposed. Examples with in the City of Ryde the disposal of land used for open space



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currently used by the community include the sale of Cudal Reserve and the Smalls Road school property.

**Equitable Access to a Great Lifestyle**

Specific issues are:

- The paper requires a greater emphasis on the community
- The strategy needs to address the concept of building communities
- Social inclusion targets are not supported as they are difficult to implement and measure
- Physical planning solutions for creating public places for gathering within local and neighbourhood centres.
- Greater connection between Federal, State and Local Governments in delivery of services. For example making migrant settlement programs adequately resourced at local level with support services including language, health employment and training.
- Cultural opportunities within an area are best lead at a local level. This needs to be funded and suggested options include:
  - Federal, State Governments funding for staff and cultural programmes
  - Programs linked to state based programs such as the TAFE Outreach Program
  - Work with local chambers of commerce and economic development programs.
- Urban renewal must be undertaken around centres. Key services that should be grouped around centres include transport, community services and open space. These must be a priority for urban renewal to be effective and deliver on its promise. Local Government does not have the capacity to deliver these. In particular open space and new facilities are difficult to realize and maintain. The Strategy should contain a specific action to identify how and where additional regional and district active recreation areas will be provided.

**Heritage**

The value of heritage conservation needs to be promoted.

Subsides for adaptive reuse of buildings in areas away from major centres or where there is limited commercial demand should be considered. In the City of Ryde Brush Farm House is of national significance was saved from dilapidation. However, there are major problems in finding a viable use for the site due to its location.

**Environment and Natural Hazards****Land planning for waste management**

An emerging issue in the metropolitan region is the enabling of regional or localised waste management options for growing communities. Various initiatives, direct and indirect such as the NSW Waste Levy and costs of transportation, are pushing residents and councils to minimise waste and its impacts.

The Metropolitan Strategy needs to include the examination of land use planning instruments to enable effective planning of collection points, alternative waste technologies (AWT), and energy to waste facilities, should this be the most environmentally and economically sound approach.



**ITEM 8 (continued)**

**ATTACHMENT 1**



**Rural and Resource Lands**

Effective measures to maintain diversity of land holdings and protect local food production are supported. History shows that government has been ineffective in achieving this over the last 200 years as the metropolitan population grows.

**Connecting with the Regions**

The City of Ryde agrees that connections with regions must be examined in the Metropolitan Strategy. Planning for Sydney cannot be made in isolation.

**Delivery**

The strategy needs to set a delivery framework and this comes down to funding mechanisms. In the past various strategies have found this to be difficult.

Broad issues are:

- Delivery requires a scope of work, a program and a funding mechanism. At a strategy level these can be high level.
- Delivery requires an integrated strategy covering planning, transport, service delivery and infrastructure.
- Delivery needs to include provision for future infrastructure and service delivery to meet the long term needs of an area.
- It needs acknowledging change is not popular a local level and is difficult to implement. Consultation is required throughout the process of planning and implementing the strategy. The strategy needs set consistent standards for consultation as well as articulating the reasons for future changes. The advantages and disadvantages at local level need addressed.
- An annual update would be useful however a major review every 5 years is more realistic in terms of reviewing on the ground outcomes.
- Delivery requires agreement at Federal level.

Specific issues are:

- The introduction of a standard E-planning framework within all Councils to ensure the community have online access to:
  - Planning controls
  - Lodgement of Development Applications
  - Development Application tracking
- State Government funding is required to assist Councils in developing and implementing this tool.





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**9 RYDE RIVER WALK - OUTCOMES OF THE PUBLIC EXHIBITION**

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**Report prepared by:** Section Manager, Open Space Planning and Assets  
**File No.:** GRP/09/4/8 - BP13/719

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**REPORT SUMMARY**

The Ryde River Walk is a recreation trail that creates important connections between existing foreshore parks, neighbourhoods and beyond to the regional system of recreation trails that joins the City with our adjoining Councils along the Parramatta River and its immediate surrounds. The Ryde River Walks Masterplan was adopted by Council in 4 September 2007 with the objective of providing a long term vision and working plan for the creation of this recreation trail.

Since its adoption in 2007, Council has progressively implemented the Masterplan along the Parramatta River Foreshore and the result of this significant investment of Council funds and resources is a popular and highly used recreation area for the community. However there remain more Precincts to be implemented.

The implementation of the Masterplan continues and Council has been in the planning, consultation and design phase of Bill Mitchell Park to Looking Glass Bay Precincts since 2009. All actions to date have been with the purpose of soliciting community feedback with the view of providing the most suitable outcome to all stakeholders. Following the recent public exhibition of the concept plan, a decision on implementation of the precinct is now required.

This report provides analysis of the community feedback during this recent public exhibition and offers recommendations on how to progress the implementation of the Ryde River Walk Masterplan between Bill Mitchell Park, Glades Bay Park and Looking Glass Bay Park.

**RECOMMENDATION:**

- (a) That Council endorses Ryde River Walk Option 1 as described in this report for implementation under the Infrastructure State Environment Planning Policy planning pathway.
- (b) That the future implementation of the excluded sections of the Bill Mitchell Park, Glades Bay Park and Looking Glass Bay Park precinct (as described in this report) are deferred for future consideration when funding becomes available.
- (c) That Council approve a quarterly review adjustment of \$340,787 to provide matching funding for accepted grant funding, 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.

**ITEM 9 (continued)****ATTACHMENTS**

- 1 Ryde River Walk - Submission Analysis, 21 May 2013
- 2 Ryde River Walk - Confidential submission analysis, 21 May 2013 -  
CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL
- 3 Ryde River Walk - Implementation options, 21 May 2013
- 4 Ryde River Walk - Option 1, 21 May 2013
- 5 Ryde River Walk - Option 2, 21 May 2013
- 6 Ryde River Walk - Option 3, 21 May 2013

Report Prepared By:

**Fiona Morrison**  
**Section Manager, Open Space Planning and Assets**

Report Approved By:

**Simon James**  
**Acting Service Unit Manager - Open Space**

**Tatjana Domazet**  
**Acting Group Manager - Community Life**

## **ITEM 9 (continued)**

### **Background**

The Ryde River Walk Masterplan was adopted by Council in 4 September 2007 with the objective of providing a vision and working plan for the creation of a recreation trail along the Parramatta River. The purpose of the trail is to connect existing foreshore parks and provide an important link in a regional system of recreation trails that connects with our adjoining Councils along the Parramatta River and its immediate surrounds.

Since its adoption in 2007, Council has progressively implemented the Masterplan along the Parramatta River Foreshore. This has included extensive works in Kissing Point Park, the construction of the shared pedestrian and bike pathway from Meadowbank Park through to the eastern end of Kissing Point Park along the River foreshore and construction of a shared path in Morrison Bay Park. This significant investment of Council funds and resources has created a popular and highly used recreation area for the community, however there remains more work to be undertaken along the foreshore.

The implementation of the Masterplan continues and Council has been in the planning, consultation and design phase of Bill Mitchell Park to Looking Glass Bay Precincts since 2009 with the initial concept designs presented to the community in March 2010. Subsequent to this initial consultation, Council has been negotiating alternate route options, including design revisions, with the community, mostly recently at community consultation meetings in December 2011 where community objections were raised regarding the location of the proposed River Walk between Bill Mitchell Park and Glades Bay Park. It should be noted that majority of the opposition feedback given at this time was specific to the connection between Bill Mitchell Park and Ross Street, Gladesville.

Council endeavoured to understand the community objections to the proposal with the intention to revise the design to mitigate resident concerns. Council engaged Clouston Associates to undertake independent consultation with residents of Western Crescent, Gladesville who has raised opposition about the proposed Bill Mitchell Park and Ross Street connection. These discussions took place May 2012.

These consultation meetings occurred at the same time. These meetings were a forum to allow the community to raise their concerns regarding the project, to articulate what type of pathway network they would like to see in this area and where this pathway network could be located.

As a result of the various consultation meetings, workshops and discussions, Council's design team, led by Aspect Studios, revised the concept plan and supporting documentation. This included the Bill Mitchell to Glades Bay concept plan, Looking Glass Bay concept plan and associated Statements of Environmental Effects for both locations.

**ITEM 9 (continued)**

At the Council Meeting 11 December 2012, Council resolved:

- (a) That Council place on Public Exhibition the detailed design and Statements of Environmental Effects for a period of three (3) months.*
- (b) That a further report be submitted to Council following the Public Exhibition period.*
- (c) That Council officers contact immediately affected residents and obtain their direct input and understand their main concerns.*

Public exhibition commenced on 18 January 2013 and concluded 19 April 2013.

This report provides analysis of the community feedback during this public exhibition and offers recommendations on how to progress the implementation of the Ryde River Walk Masterplan.

**Public Exhibition of the Bill Mitchell Park to Looking Glass Bay Precincts of the Ryde River Walk**

In accordance with the Council resolution of 11 December 2012, the public exhibition of the Bill Mitchell Park to Looking Glass Bay precincts of the Ryde River Walk commenced on 18 January 2013 and concluded 19 April 2013. The documents placed on exhibition included the following:

- Ryde Riverwalk, Landscape Design Report Development Application - Bill Mitchell Park to Glades Bay Park (Aspect Studios November 2012 Revision A)
- Statement of Environmental Effects, Ryde River Walk – Looking Glass Bay (NGH Environmental November 2012)
- Statement of Environmental Effects, Ryde River Walk – Bill Mitchell Park to Glades Bay Park (November 2012)

The public exhibition included the following:

- Public notices of the exhibition in the Ryde City View on 6 February 2013 and April 17 2013.
- Hard copies of Concept Plans and Statements of Play Plan were placed at each of Council's libraries, Customer Service Centre and Ryde Planning and Business Centre.
- Advertisement placed in the Northern District Times on 23 January 2013
- Letters issued on 18 January 2013 to 1836 local residents in Gladesville and Tennyson Point.

By the close of business on the 19 April 2013, a total of 148 submissions and 1 petition with 17 names were received from the community. The distribution of the submissions received is provided on ATTACHMENT 1. ATTACHMENT 1 indicates that there is support for the project from suburbs across the City where as opposition is intensified in the suburbs of Putney, Gladesville and Tennyson Point where the project is located.

**ITEM 9 (continued)**

CONFIDENTIAL ATTACHMENT 2 shows the feedback received by Council by those neighbours influenced directly by the concept plans.

***Examination of Support Submissions***

Council received a total of 63 submissions that registered support for the Ryde River Walk. This represents 43% of the total submissions received. These submissions were received in the following formats:

- 17 written submissions (including submissions from the Ryde Hunters Hill Flora and Fauna Society and Bike North)
- 22 form letters focused on Looking Glass Bay and the boardwalk and
- 24 form letters focused on Bill Mitchell Park and the boardwalk

The following list provides a summary of the recurring themes presented to Council in the submissions of support:

- Support of the public access to the foreshore areas.
- Views concluding that if the boardwalks were not constructed, there would be little point in constructing the other components of the design.
- Support of the installation of boardwalks to provide community access to the River, with specified references made to the boardwalk link between Bernard Avenue and Looking Glass Bay (as shown on page 35 in Ryde River Walk, Landscape Design Report Development Application) and should be wide enough to be a shared pedestrian and cycle path.
- Support for “Boardwalk over water” (as shown as Option 2, page 25 in Ryde River Walk, Landscape Design Report Development Application) and should be wide enough to be a shared pedestrian and cycle path.
- Support for “Over Water / on grade boardwalk mix” (as shown as Option 1, page 24 in Ryde River Walk, Landscape Design Report Development Application).
- Suggestion that the Ryde River Walk be extended to Banjo Patterson Reserve and Bedlam Bay Reserve.
- Request to construct footpaths to improve community access along Delmar, Shackle and Clare Streets in Gladesville.
- New pathways should be shared, that is, encouraging both pedestrian and cycle access.
- Infrastructure to encourage access to the water should be included, such as dinghy racks and pontoons.
- Suggestions were made on the materials palette and the need for increased landscape plantings and signage for direction and orientation.
- Council should encourage an active bush regeneration program in these areas to manage weeds and improve the landscape setting.

**ITEM 9 (continued)****Examination of opposition Submissions**

Council received a total of 85 submissions that registered opposition for the Ryde River Walk and were principally opposed to the construction of the boardwalks over water in front of residential properties. This represents 57% of the total submissions received and was received the following formats:

- 16 written submissions (including 3 submissions from the Waterfront Action Group) and
- 69 form letters

In addition to these, Council received a 17 signature petition in opposition to the project.

The following list provides a summary of the recurring themes presented to Council in the submissions of opposition.

- The impact on waterfront landowners' property rights with the construction of a boardwalk over the water in front of their properties and the impediment of their access to the water.
- Impact on the amenity of the area from increase vehicular traffic and public use.
- Loss of privacy for local residents.
- The cost of the project does not balance the community benefit that would be generated.
- The community consultation on the project undertaken was inadequate and unsatisfactory.
- The boardwalks would detrimentally impact the landscape setting along the foreshore areas.
- This project would create a precedent for other foreshore areas within the City of Ryde for the construction of over water walkways.
- The boardwalk connection proposed between Bill Mitchell Park and Glades Bay Park is not consistent with the 2007 adopted Masterplan.
- Planning approval has not been obtained by State Government agencies and thus the project cannot be supported.
- Concerns about safety, ongoing maintenance, impacts on flora, fauna and aboriginal heritage.

**Analysis of the key Issues and Concerns from the community**

The following analysis of key issues and concerns embraces the feedback that Council has received from the community throughout the entire planning, design and consultation phase of the Bill Mitchell, Glades Bay Park and Looking Glass Bay Precincts of the Masterplans' implementation. The intention of this is to encapsulate the major concerns of the community and to support Council's informed and cognisant decision about the future implementation of the Ryde River Walk.



**ITEM 9 (continued)****□ Land Ownership and waterfront land ownership rights**

Council has received many submissions on the proposed over water boardwalk that connects Bill Mitchell Park and Glades Bay Park at Ross Street, Gladesville. This portion of the concept plan proposes a boardwalk on RMS land with no connection to the foreshore land apart from the start of the boardwalk at Bill Mitchell Park, where the land is owned by the City of Ryde and ends at Ross Street where the land is road reserve under the care control and management of the Council.

The community has raised concerns that this portion of the Ryde River Walk encroaches on private lands and on the private land rights of adjoining neighbours. This position has been asserted by the local community during the life of this project and while no connection is made between the proposed boardwalk and the privately owned land, the residents' concerns are pertaining to their loss of direct water access right being diminished by the construction of the proposed boardwalk. The local residents have indicated that they intend to fight Council legally should the boardwalk option progress.

Council's General Counsel has provided advice on the land ownership and property land rights and is of the following opinion (May 2013):

- *That the proposal does not encroach upon private land and accordingly, private land rights remain unaffected.*
- *That if there were a need to encroach on private land then in the absence of landowner consent, the required land would be compulsorily acquired by Council.*
- *That any claim for compensation by landowners, arising from an alleged reduction in property values or loss of amenity associated with the construction of the walkway, would be successfully defended by Council.*

With this legal opinion, it is considered that the over water boardwalk between Bill Mitchell Park and Glades Bay Park at Ross Street, Gladesville is legally supported.

**• Planning pathway for project implementation**

Throughout the planning, design and consultation phase of the project, there has been consideration and deliberation on the planning pathway that should be followed in providing Council with the approvals required to construct, both on the land and over water, components of the Ryde River Walk.

To date, Council has not formally lodged any development application for the project. The information that was presented for public exhibition was made available to seek the community's feedback on the project prior to Council commencing any formal planning approval processes. As such, the statutory requirements for development assessment and community consultation under the *Environmental Planning and Assessment Act 1979* have not yet been triggered and the project is currently operating outside of the statutory framework.



**ITEM 9 (continued)**

All actions to date have been with the purpose of soliciting community feedback with the view of providing the most suitable outcome to all stakeholders.

Council is now determining the planning approval pathway for this project.

In summary, there are two planning pathways that can be used to obtain approval for the construction of the project. These are:

- Under Part 4 under the *Environmental Protection and Assessment Act* (EP&A Act), which requires development consent through the lodgement of a development application, assessed by an independent planning consultant or;
- Under Part 5 under the EP&A Act, where no development consent is required under the relevant divisions of the State Environmental Planning Policy Infrastructure 2007 (ISEPP).

Council has obtained independent planning advice on the selection of the most appropriate planning pathway for this project. In consultation with planning consultants JBA, the following advice was issued to Council on 20 May 2013 that provides some clarity on this issue.

*Looking Glass Bay*

The planning approval pathway for development of this nature, as shown in the concept plans, is prescribed by ISEPP. Part 3 Division 12 of the ISEPP relates to parks and other public reserves. Clause 66 states that certain types of development are **exempt development** (i.e., no approval is required). It states as follows:

**“66 Exempt development**

(1) *Development for any of the following purposes is **exempt development** if it is carried out by or on behalf of a public authority in connection with a public reserve or on land referred to in clause 65 (1), and it complies with clause 20:*

(a) *construction, maintenance and repair of :*

(i) *walking tracks, boardwalks and raised walking paths, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters and shade structures,*

(ii) *viewing platforms with an area not exceeding 100m<sup>2</sup>, or*

(iii) *sporting facilities, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or*

(iv) *play equipment where adequate safety provisions (including soft landing surfaces) are provided, but only if any structure is at least 1.2m away from any fence,*

(b) *routine maintenance (including earthworks associated with playing field regrading or landscaping and maintenance of existing access roads).”*

**ITEM 9 (continued)**

In other words, the proposal for Looking Glass Bay is exempt development because:

- **It is carried out by or on behalf of a public authority:** The term “public authority” in the ISEPP has the same meaning as in the EP&A Act. Section 4 of the EP&A Act defines public authority to include a local authority constituted by or under an Act. This includes local councils.
- **It is carried out in connection with a public reserve:** Looking Glass Bay Park is a “public reserve” comprising of community land owner by the City of Ryde and Crown Land under the care, control and management of the City of Ryde.
- **It complies with clause 20 of the ISEPP:** Clause 20 of the ISEPP contains standards that must be met for development to be exempt development. A cursory view of clause 20 suggests that the proposal would most likely comply.

**20 General requirements for exempt development**

*(1) This clause applies to any development that this Policy provides is exempt development.*

*Note: Clause 20A and other provisions of this Policy identify kinds of development that are exempt development if they meet the requirements of this clause.*

*(2) To be exempt development, the development:*

*(a) must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia , or if there are no such relevant provisions, must be structurally adequate, and*

*(b) must not, if it relates to an existing building:*

*(i) cause the building to contravene the Building Code of Australia , or*

*(ii) compromise the fire safety of the building or affect access to any fire exit, and*

*(c) must be carried out in accordance with all relevant requirements of the Blue Book, and*

*(d) must not be designated development, and*

*Note: Designated development is defined in section 77A of the Act as development that is declared to be designated development by an environmental planning instrument or the regulations.*

*(e) if it is likely to affect a State or local heritage item or a heritage conservation area, must involve no more than minimal impact on the heritage significance of the item or area, and*

*(f) must be installed in accordance with the manufacturer’s specifications, if applicable, and*

*(g) must not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.*

Accordingly, preliminary independent planning opinion is that the works proposed in Looking Glass Bay Park may be exempt development under the ISEPP.

**ITEM 9 (continued)***Bill Mitchell Park to Glades Bay Park*

The proposed pedestrian paths, steps and boardwalk may be exempt development under clause 66 of the ISEPP for the same reasons set out above in relation to Looking Glass Bay.

The additional works proposed in Bill Mitchell Park and Glades Bay Park include the construction of a car park, the repositioning of the existing soccer field, construction of a boat launch, replacing an existing bridge and construction of a viewing platform.

A number of clauses in the ISEPP relate to the construction of such facilities. In particular:

- Clause 65 – this states that the construction of roads, viewing platforms and outdoor recreation facilities (including playing fields) “**on a public reserve** under the control of or vested in the council” may be carried out **without consent**;
- Clause 68(4) – this states that development for the purpose of boating facilities (including boat launches) may be carried out by or on behalf of a public authority on any land **without consent**;
- Clause 94 – this states that development for the purpose of roads and road infrastructure facilities (including pedestrian bridges) may be carried out by or on behalf of a public authority on any land **without consent**.

The preliminary independent planning view is that the proposed development may satisfy the above clauses and would therefore be permissible without consent.

JBA has stated that the term “without consent” does not mean that no approval under the EP&A Act is required and approval may still be required under Part 5 of the EP&A Act.

The level of assessment that is required under Part 5 depends on the extent of the environmental impact. The usual process is for the determining authority to consider a Review of Environmental Factors (REF), which examines the likely environmental impacts of a proposal.

An REF serves two purposes:

- First, it assists in the determining authority’s determination of whether an activity should be approved, taking into account “to the fullest extent possible all matters affecting or likely to affect the environment” (section 111 of the EP&A Act).
- Secondly, it assists the determining authority’s determination of whether the activity is “likely to have a significant effect on the environment”, in which case an Environmental Impact Statement (or species impact statement) will need to be prepared and considered before approval may be granted (section 112, EP&A Act).

Public exhibition and participation in the assessment of an activity under Part 5 is required only where an environmental impact statement is required (section 113, EP&A Act). There are no mandatory public participation requirements for proposals that only need an REF.

**ITEM 9 (continued)**

In conclusion, JBA's preliminary view is that elements of the proposed project will either be exempt (no approval required), or will be permissible without development consent under Part 4 but will still require assessment under Part 5 of the EP&A Act.

Furthermore, advice provided by RMS supports Council's selection of the ISEPP and Part 5 assessment as the planning pathway for these projects.

**Financial Implications**

The total budget for this project is \$1,789,329. The funding sources for this project are summarised below.

City of Ryde Funds (dollar for dollar expectation)	\$ 340,787
Community Infrastructure - Federal	\$1,100,000
Metro green Space – Bill Mitchell	\$ 200,000
Metro green Space – Glades Bay Park	\$ 12,500
Sharing Sydney Harbour Program Looking Glass Bay Park	\$ 83,875
Sharing Sydney Harbour Program Glades Bay Park	\$ 52,167
<b>Total</b>	<b>\$1,789,329</b>

To date \$328,895 has been expended on the preparation of the concept design, project management fees and preparation of specialist reports for including the in the Statement of Environment Effects. The remaining \$1,460,434 is available to implement stages of the Bill Mitchell Park, Glades Bay Park and Looking Glass Bay Park precincts of the Ryde River Walk.

An audit of the financial position of the project has indicated that the 2011/12 funds of \$340,787 were not carried over into the current financial year. A quarterly review adjustment is required to provide the dollar for dollar matching funds for the NSW State Government funding programs.

**Forward Implementation Options**

In response to the community feedback obtained during the public exhibition of the concept plans and Statement of Environment Effects, the following options are provided for consideration by Council. In addition to the community feedback, these options take into consideration the financial status of the project and future project delivery.

The Bill Mitchell Park, Glades Bay Park and Looking Glass Bay Park precincts of the Ryde River Walk have been broken down into ten smaller standalone projects. These projects were presented to the community in the public exhibition phase and can be delivered as separable portions. Each of the smaller projects are listed below with a summary of the project scope and notification of the planning pathway that will be following as the project moves into it implementation stage. Please refer to ATTACHMENT 3 for scope diagrams.

**ITEM 9 (continued)**

The implementation of the project will be progress through selected smaller projects as there are inadequate funds to deliver the whole scope of the Bill Mitchell Park, Glades Bay Park and Looking Glass Bay Park precincts.

Option	Scope	Response to Community Feedback	Planning Pathway
Bill Mitchell Park (BM1)	Morrison Road frontage to Bill Mitchell Park, formalisation of the carpark and pathway construction with surrounding landscape improvements.	No design changes required	ISEPP and Part 5 of EP&A Act
Bill Mitchell Park (BM2a)	Northern parkland loop path with surrounding landscape improvements.	Width of the parkland loop path to review to reduce extent and impact of pathways in the Park	ISEPP and Part 5 of EP&A Act
Bill Mitchell Park (BM2b)	Connections to Western Cres and Brett Streets, parkland loop path and foreshore promenade with surrounding landscape improvements.	Width of the parkland loop path to review to reduce extent and impact of pathways in the Park	ISEPP and Part 5 of EP&A Act
Glades Bay Park (GB3)	Boardwalk connection between Bill Mitchell Park and Glades Bay Park with surrounding landscape improvements.	Many responses received from the community objecting to this however following planning and legal review, Council has planning and legal entitlement to construct these works.	ISEPP and Part 5 of EP&A Act
Glades Bay Park (GB4)	Ross Street dinghy launch and pontoon with surrounding landscape improvements.	Community indicated support for infrastructure that would improve access to the River for pedestrians and to launch small water craft.	ISEPP and Part 5 of EP&A Act
Glades Bay Park (GB5)	Pathways and elevated boardwalk to connect Ross Street and Glades Bay Park with surrounding landscape improvements.	Construction methods would be planned to ensure minimal impact on the flora and aboriginal heritage in Glades Bay Park.	ISEPP and Part 5 of EP&A Act
Glades Bay Park (GB6)	Parkland loop path with surrounding landscape improvements.	Construction methods would be planned to ensure minimal impact on the flora and aboriginal heritage in Glades Bay Park.	ISEPP and Part 5 of EP&A Act
Looking	Ashburn Place frontage to	No design changes required	ISEPP and

**ITEM 9 (continued)**

Option	Scope	Response to Community Feedback	Planning Pathway
Glass Bay Park (LG7)	Looking Glass Bay Park and boardwalk construction with surrounding landscape improvements.		Part 5 of EP&A Act
Looking Glass Bay Park (LG8)	Bernard Avenue frontage to Looking Glass Bay Park and pathway construction to Amiens Street with surrounding landscape improvements.	No design changes required	ISEPP and Part 5 of EP&A Act
Looking Glass Bay Park (LG9)	Parkland path with surrounding landscape improvements with connection to Banjo Paterson Park.	No design changes required	ISEPP and Part 5 of EP&A Act

As previously stated, Council does not have adequate funds to progress with the entire project at this time. Accordingly, the following Options have been provided for consideration. The development of these Options has taken into consideration the funding agreements Council has with the Commonwealth and State Governments and each have a budget limitation of \$1,460,434.

Option	Scope	Planning Pathway
1	Bill Mitchell Park (BM2b) Glades Bay Park (GB5) Glades Bay Park (GB6) Looking Glass Bay Park (LB7) Looking Glass Bay Park (LB9)	Council will complete the projects under ISEPP and Part 5 of EP&A Act

Option 1 (refer to ATTACHMENT 4) will extend the Ryde River Walk through Bill Mitchell Park, along Western Crescent and then connect Ross Street with Glades Bay Park around the foreshore. Further to the east, Amiens Street and Ashburn Place will be connected with a new pathway and a connection extended to Banjo Paterson Park through Looking Glass Bay Park will be provided.

Option	Scope	Planning Pathway
2	Bill Mitchell Park (BM2b) Glades Bay Park (GB4) Glades Bay Park (GB5) Glades Bay Park (GB6) Looking Glass Bay Park (LB7)	Council will complete the projects under ISEPP and Part 5 of EP&A Act



### ITEM 9 (continued)

Option 2 (refer to ATTACHMENT 5) will extend the Ryde River Walk through Bill Mitchell Park, along Western Crescent and then connect Ross Street with Glades Bay Park around the foreshore. The small pontoon and improved access to the River is included and further to the east, Amiens Street and Ashburn Place will be connected with a new pathway in Looking Glass Bay Park.

Option	Scope	Planning Pathway
3	Bill Mitchell Park (BM2b) Glades Bay Park (GB3) Glades Bay Park (GB4) Glades Bay Park (GB5) Looking Glass Bay Park (LB7)	Council will complete the projects under ISEPP and Part 5 of EP&A Act

Option 3 (refer to ATTACHMENT 6) will extend the Ryde River Walk through Bill Mitchell Park and along the Parramatta River foreshore on a boardwalk to connect directly to Ross Street. The small pontoon and improved access to the River is included and further to the east, Amiens Street and Ashburn Place will be connected with a new pathway in Looking Glass Bay Park.

### The Preferred Option for implementation

In consideration of community feedback, the financial constraints on the project and the desire to move forward with this implementation of the Bill Mitchell Park, Glades Bay Park and Looking Glass Bay Park precinct of the Ryde River Walk, Option 1 is the preferred option for implementation.

Option 1 provides the community with the following benefits:

- Improved access into Bill Mitchell Park from Western Crescent and Brett Street with new steps and footpaths.
- Creation of a loop path in Bill Mitchell Park that formalises the foreshore promenade and provides step access to Parramatta River.
- Improves the pedestrian access from Ross Street into Glades Bay through the construction of stairs, pathway and terrestrial boardwalks to Glades Bay Park.
- Connection from Ashburn Place into Looking Glass Bay Park and onto Amiens Street to the west and Banjo Patterson Park to the east.

This option has the least impact on the residences along waterfront and whilst this option is preferred at this time, considered for future implementation of the excluded sections of the Bill Mitchell Park, Glades Bay Park and Looking Glass Bay Park precinct are deferred for future consideration should funding becomes available.



**ITEM 9 (continued)****The Next Steps**

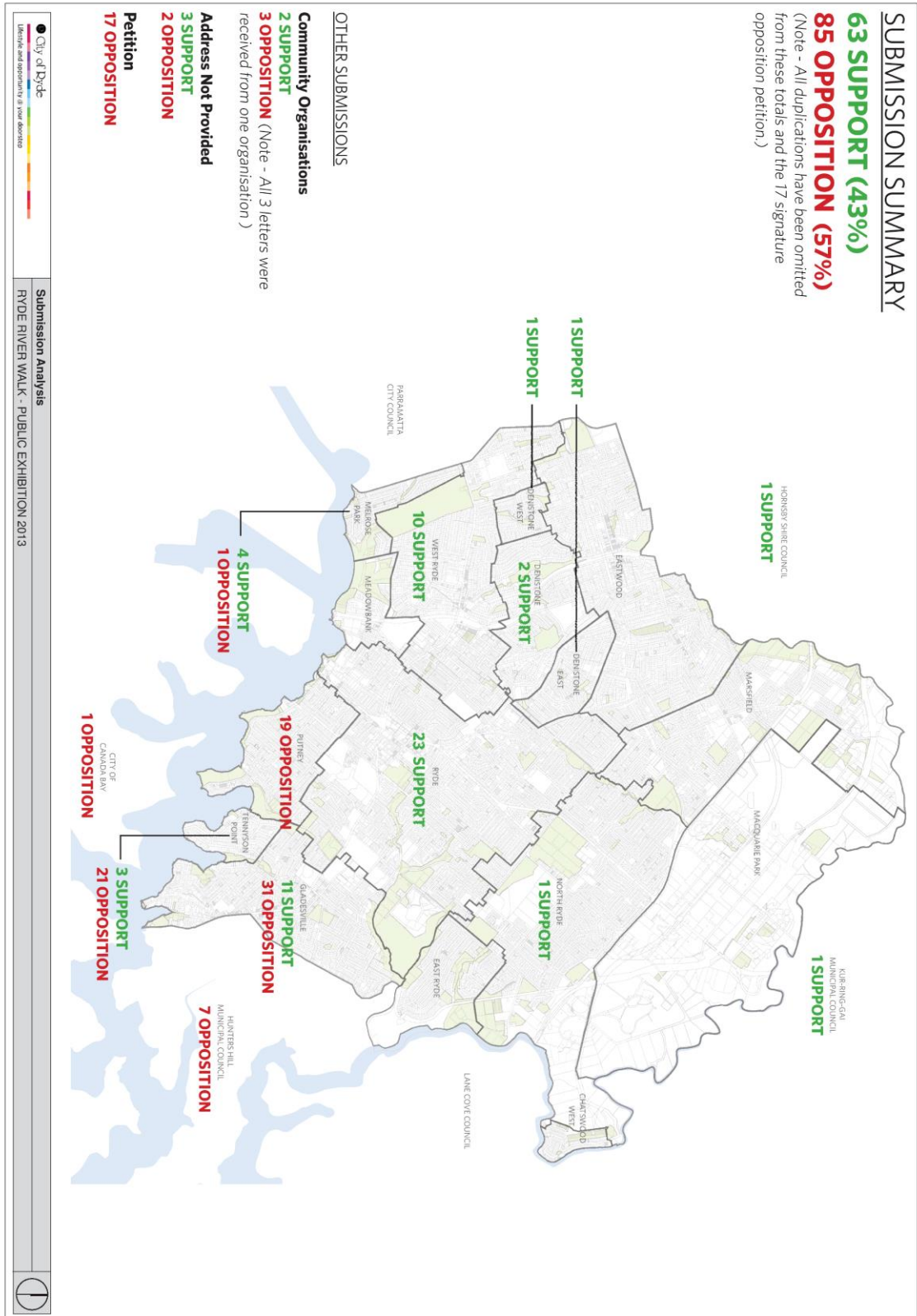
Following Council endorsement of Option 1, the following steps need to be undertaken prior to construction of the works:

- Preparation of an REF as guided under Section 228 of the EP&A Act,
- Assessment of the REF by an independent planning consultant,
- Preparation of design development and documentation drawings, and
- Planning Approval
- Respond to Submissions
- Finalise budget
- Preparation of construction contracts and letting

Council's Project Manager will maintain contact with the community and provide website updates on the progress of the project and advise of construction programs. It is the intention that construction would commence in 2013/14.

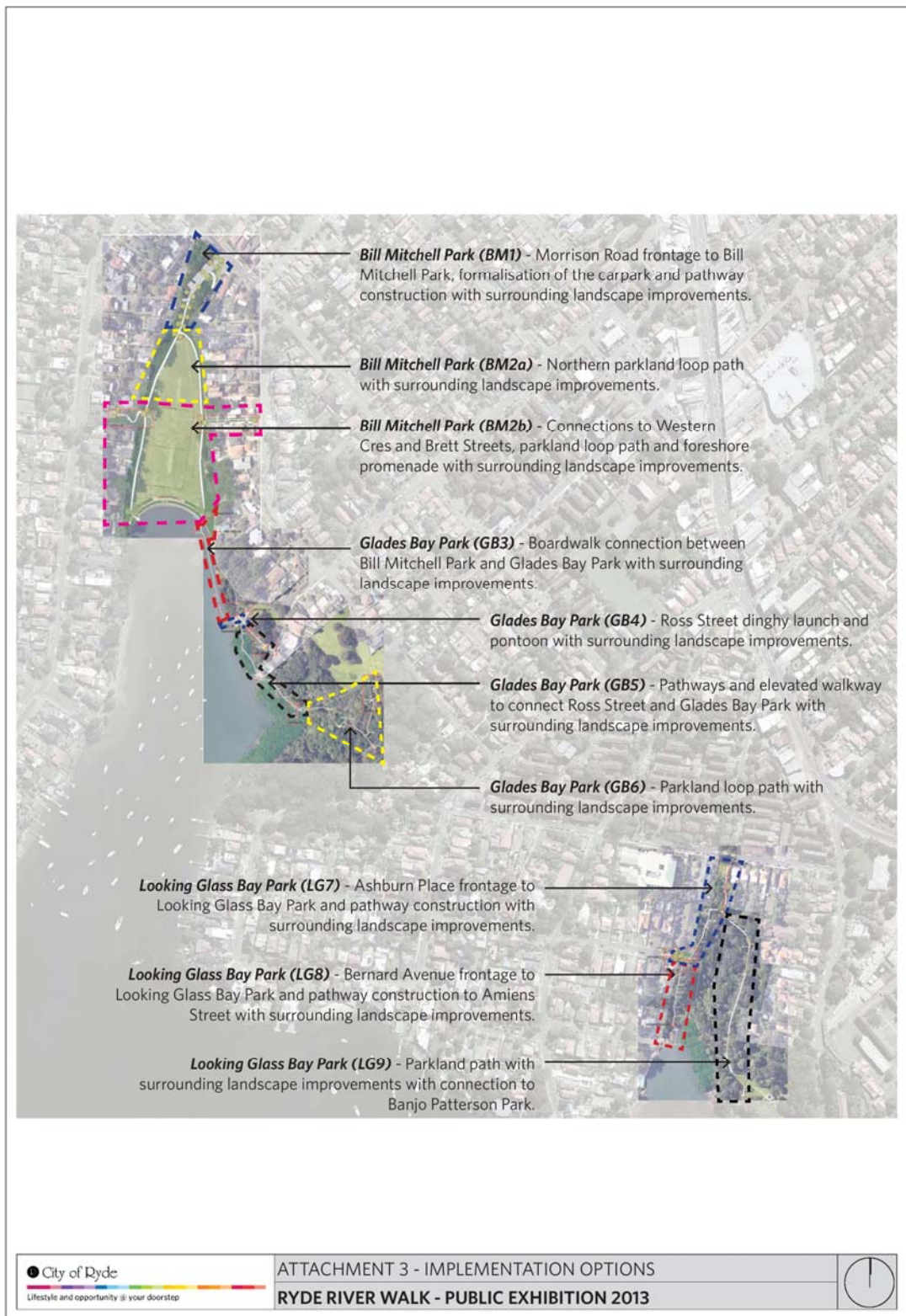
**ITEM 9 (continued)**

**ATTACHMENT 1**



**ITEM 9 (continued)**

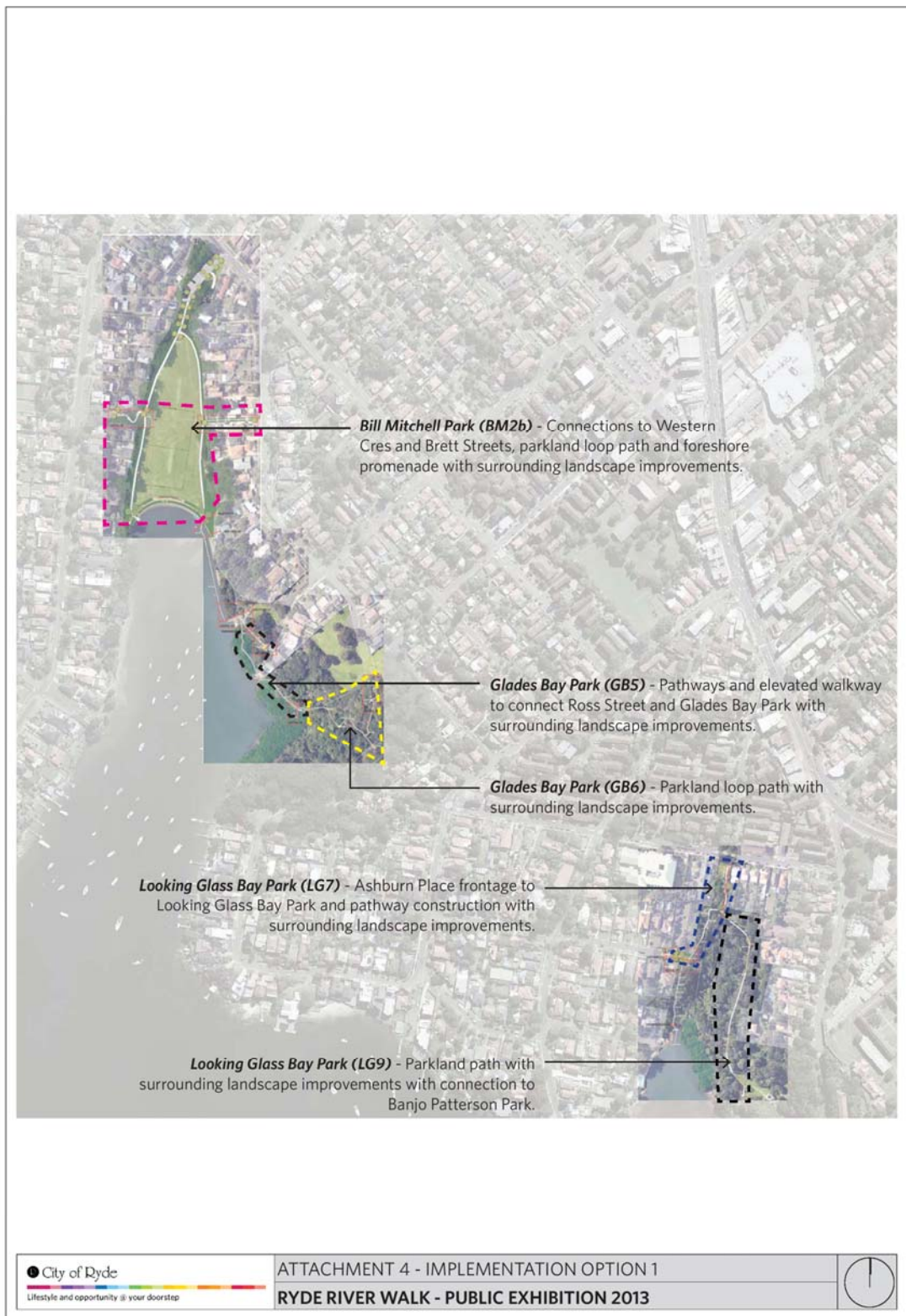
**ATTACHMENT 3**





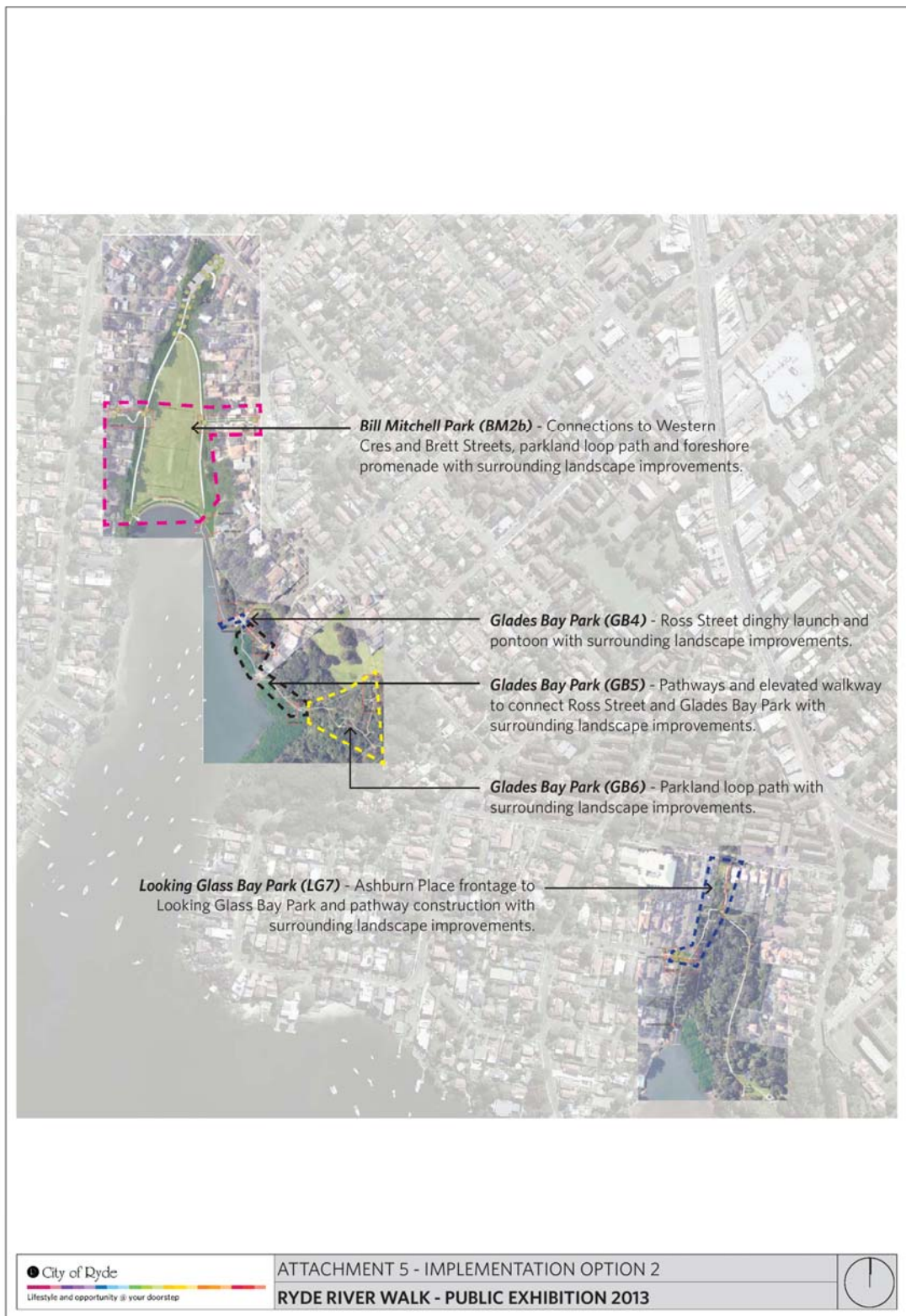
ITEM 9 (continued)

ATTACHMENT 4



ITEM 9 (continued)

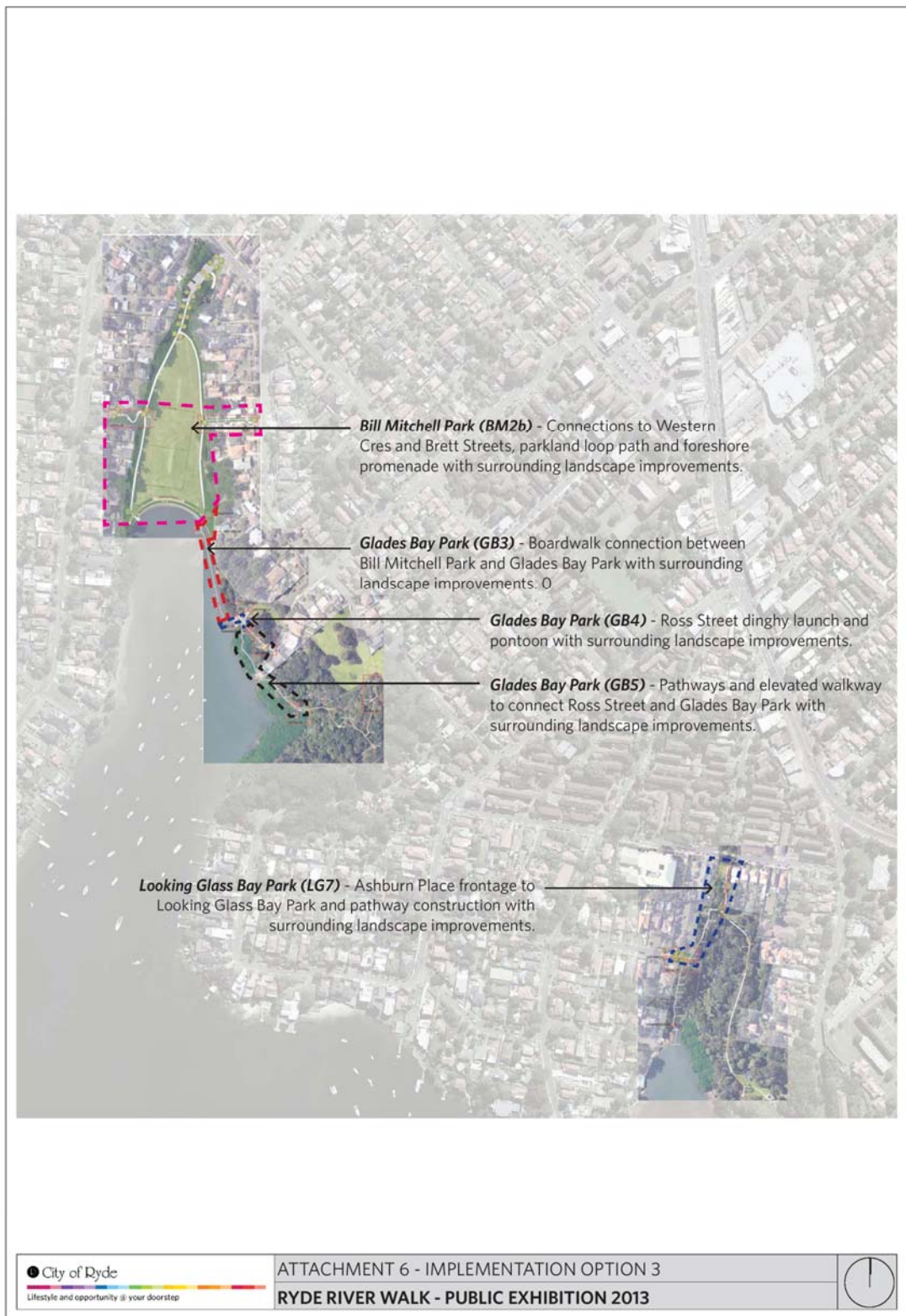
ATTACHMENT 5





ITEM 9 (continued)

ATTACHMENT 6



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**10 LOCAL GOVERNMENT REMUNERATION TRIBUNAL DETERMINATION -  
Councillors and Mayoral fees for 2013/14**

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**Report prepared by:** Section Manager - Governance  
**File No.:** CLR/07/8/24 - BP13/713

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**REPORT SUMMARY**

This report is presented to Council to advise of the recent determination made by the Local Government Remuneration Tribunal with respect to Councillor and Mayoral fees.

In determining the Councillor and Mayoral fee increase, the Tribunal has determined that the City of Ryde remain in the "Metropolitan Centre" category.

The report recommends that Council endorse the maximum Councillor and Mayoral fees and confirms that there are sufficient funds in the 2013-2014 budget for this increase.

**RECOMMENDATION:**

That Council adopt the following increases to Councillor and Mayoral fees effective from 1 July 2013:

- (a) 2.5% increase to Councillor fees (total fee payment of \$22,240 per annum).
- (b) 2.5% increase to Mayoral fees (total fee payment of \$59,100 per annum), noting that 10% of the Mayoral fee is paid to the Deputy Mayor.

**ATTACHMENTS**

1 2013 Local Government Remuneration Tribunal Report and Determination

Report Prepared By:

**Amanda Janvrin**  
**Section Manager - Governance**

Report Approved By:

**Shane Sullivan**  
**Manager - Customer Service and Governance**

**Roy Newsome**  
**Acting General Manager**



## ITEM 10 (continued)

### Context

Section 241 of the Local Government Act 1993 (the Act) states that the Local Government Remuneration Tribunal will determine the category of each Council and the fees to be paid to Councillors and the Mayor. The Tribunal reviews and determines the fees annually.

At its meeting on 22 May 2012, Council resolved to adopt the maximum fees payable to Councillors for the period of 2012/13.

### Discussion

The “*Report and Determination of the Local Government Remuneration Tribunal under Sections 239 and 241 of the Local Government Act 1993*” dated 8 April 2013 is **ATTACHED**.

The Tribunal undertook review of Council categories in 2012 and determined that it would not be reviewing the categories of Councils during the 2013 review. The City of Ryde therefore remains categorised as a “Metropolitan Centre” Council.

Under this category, the Tribunal determined that an increase of 2.5% to Councillors fees and Mayoral fees was appropriate. It should be noted that this increase is subject to a 2.5% cap on increases as determined by the NSW Parliament, thus removing the Tribunals discretion to determine any increase beyond this cap.

#### Tribunal Fee Range for 2013/14

	<b>Minimum Fee Determined by the Tribunal</b>	<b>Maximum Fee Determined by the Tribunal</b>	<b>CoR 2012/13 Current Annual Fee</b>
Councillor fee (per annum)	\$11,910	\$22,240	\$21,700
Mayoral additional fee (per annum)	\$25,320	\$59,100	\$57,660

The Mayor receives a Mayoral fee in addition to the Councillors fees. Currently, the Deputy Mayor receives 10% of the Mayoral fee in addition to the Councillor fees.

In previous years, Council resolved to endorse the maximum fees payable to Councillors and the Mayor.

Based on the table above, the total cost of paying the maximum Councillor and Mayoral fees will be \$325,980. There is provision for this in the 2013/14 Base Budget.

### Critical Dates

The new fees are payable as at 1 July 2013.

**ITEM 10 (continued)****Financial Impact**

There is adequate provision in the 2013/14 Budget to fund the maximum fees.

**Policy Implications**

Under Section 241 of the Local Government Act 1993, the Local Government Remuneration Tribunal determines the category of each Council and the fee range for Councillors and the Mayor. Council determines the fee within that range which will be paid.

**Other Options**

The following options are available:

1. That Council adopt no fee increase to the Councillors fee and Mayoral fee (noting that 10% is currently paid to the Deputy Mayor).
2. That Council adopt a partial fee increase to the Councillors fee and Mayoral fee (noting that 10% is currently paid to the Deputy Mayor).
3. That Council adopt a fee reduction to the Councillor and Mayoral fees (noting that 10% is currently paid to the Deputy Mayor).
4. That Council adopt the full fee increase to the Councillors fee and Mayoral fee (noting that 10% is currently paid to the Deputy Mayor)

Based on Council's previous resolution on this matter, this report recommends that Council endorse the maximum Councillor and Mayoral fees noting that there are sufficient funds in the 2013/14 Budget.

**ITEM 10 (continued)**

**ATTACHMENT 1**

**REPORT**

and

**DETERMINATION**

of

**THE LOCAL GOVERNMENT REMUNERATION TRIBUNAL**

under

**SECTIONS 239 AND 241**

of the

**LOCAL GOVERNMENT ACT 1993**

8 April 2013

**ITEM 10 (continued)**

**ATTACHMENT 1**

Local Government Remuneration Tribunal  
2013 Report

**Section 1 Background**

1. Pursuant to Section 241 of *the Local Government Act 1993* (the LG Act) the Local Government Remuneration Tribunal hereby determines in each category of council, the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils.
2. On 3 December 2012 the Tribunal wrote to all mayors advising of the commencement of the 2013 Annual Review. In respect of this Review the Tribunal advised councils that it would be undertaking a review of the minimum and maximum fee levels for each category.
3. In determining the minimum and maximum fees payable to each of the categories, the Tribunal is required, pursuant to section 242A of the LG Act, to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under section 146C of the *Industrial Relations Act 1996*, when making or varying awards or orders relating to the conditions of employment of public sector employees.
4. The current policy on wages pursuant to section 146(1)(a) of the *Industrial Relations Act 1996* is articulated in the Industrial Relations (Public Sector Conditions of Employment) Regulation 2011. The effect of the Regulation is that public sector wages cannot increase by more than 2.5 per cent, and this includes the minimum and maximum fees payable to councillors and mayors.
5. The Tribunal's Report and Determination of 2012 provided a general increase of 2.5 per cent which was consistent with the NSW Wages Policy.
6. The Tribunal also advised councils that it would not be reviewing the categories of councils during the 2013 Review. In accordance with Section 239 of the LG Act the Tribunal is required to determine the categories of councils and mayoral offices at

**ITEM 10 (continued)**

**ATTACHMENT 1**

Local Government Remuneration Tribunal  
2013 Report

least once every 3 years. The Tribunal last undertook a fundamental review of the categories of councils in 2012. In undertaking that review the Tribunal found that there was no strong case to significantly alter the current categories of councillor and mayoral office or to move individual councils between categories.

**Section 2 2013 Annual Review**

7. The Tribunal is aware that a number of initiatives are currently under way to improve the strength and effectiveness of local government in NSW. These include:
  - the appointment of the Independent Local Government Review Panel to drive key strategic directions identified in the Destination 2036 initiative
  - the appointment of the Local Government Acts Taskforce to review the *Local Government Act 1993* and the *City of Sydney Act 1988*
  - the engagement of the NSW Treasury Corporation (TCorp) to report on the financial sustainability of Local Government in NSW.
8. Given the significant work being undertaken by both the NSW Government and local councils to drive and deliver local government reform, and the limitations placed on the Tribunal in respect of determining increases in fees, the Tribunal did not call for general submissions from individual councils as part of the 2013 Annual Review. While general submissions were not required, the Tribunal advised councils that they were still able to raise any issues of concern relevant to the review.
9. The Tribunal also wrote to the Presidents of the Local Government and Shires Associations (the Associations merged on 1 March 2013 to become Local Government NSW (LGNSW)) in similar terms.

**ITEM 10 (continued)**

**ATTACHMENT 1**

Local Government Remuneration Tribunal  
2013 Report

10. The Tribunal received three submissions from individual Councils. The submissions sought consideration of the following matters:
- the Tribunal to determine the maximum statutory increase of 2.5 percent as permitted by the legislation
  - the Tribunal to benchmark mayoral and councillor fees with that of a State Member of Parliament
  - the Tribunal to introduce a professional remuneration structure for councillors to improve accountability and performance.
11. The Tribunal also received a submission and met with representatives of LGNSW. Given the statutory limitations in place LGNSW has requested that councillor and mayoral remuneration should be increased by the full 2.5 per cent for 2013-14.
12. In addition to requesting the maximum increase of 2.5 percent, LGNSW has sought a professional remuneration structure to ensure that local government attracts appropriately qualified people. LGNSW continues to advocate that elected representatives face increasing challenges, associated with managing council workload, family responsibilities and paid work, and that the significant time involvement is not appropriately recompensed through the current remuneration levels.
13. LGNSW also provided the Tribunal with an overview of the current reform initiatives and their expected impact on the role and responsibilities of councillors and mayors. The anticipated changes will, in the opinion of LGNSW, warrant a review of the remuneration structure, and a subsequent increase in fees.
14. The Tribunal wishes to place on record its appreciation to LGNSW for its participation and assistance during the 2013 Annual Review process.

**ITEM 10 (continued)**

**ATTACHMENT 1**

Local Government Remuneration Tribunal  
2013 Report

**Section 3 Findings**

15. The Tribunal has been advised that significant progress has been made in developing proposals for local government reform in NSW.
  
16. The Independent Local Government Review Panel undertook an extensive consultation program with stakeholders across NSW during 2012. Its third discussion paper “Future Directions”, which is due at the end of April, will include ideas for reform – including suggestions for better governance, improved financial management, stronger regions and boundary changes. The Panel is expected to make its final report to the Minister for Local Government, the Hon Don Page MP, in July/August 2013.
  
17. During 2012 the Minister for Local Government also announced that the legislative framework for local government in NSW would be rewritten and modernised. A Local Government Acts Taskforce was appointed to consult with stakeholders and the public to make recommendations for a new Local Government Act that is responsive to the current and future needs of the community. The Taskforce will take into account the outcomes and recommendation of the Independent Local Government Review Panel and is expected to release a discussion paper in late April with further consultation to occur throughout the year.
  
18. The Tribunal continues to support initiatives which will bring about improvements in the local government sector. In addition, the Tribunal welcomes the collaborative approach taken by the Government and the local government sector to bring about reform. The Tribunal notes that the Panel’s discussion paper “Future Directions” and the reports of the Taskforce and TCorp, which are expected to be published in April 2013, were not available as at the time of the Tribunal making the 2013 annual determination. The Tribunal will monitor the progress of these initiatives over the coming year.



**ITEM 10 (continued)**

**ATTACHMENT 1**

Local Government Remuneration Tribunal  
2013 Report

19. As outlined at the beginning of the report the Tribunal is now required to have regard to the Government's wages policy when determining the increase to apply to the minimum and maximum fees that apply to councillors and mayors. The public sector wages policy currently provides for a cap on increases of 2.5 per cent.
20. The Tribunal has reviewed the key economic indicators, including the Consumer Price Index and Wage Price Index, and finds that the full increase of 2.5 per cent available to it is warranted. On that basis, and having regard to the above, and after taking the views of the Assessors into account, the Tribunal considers that an increase of 2.5 per cent in the fees for councillors and mayors is appropriate and so determines.

**Local Government Remuneration Tribunal**

(signed)

**Helen Wright**

Dated: 8 April 2013

**ITEM 10 (continued)**

**ATTACHMENT 1**

Determinations of the Local Government Remuneration Tribunal effective on and from 1 July 2013

**Determination No 1- Pursuant to Section 239 of Categories of Councils and County Councils Effective From 1 July 2013**

**Category - Principal City (1)**

Sydney

**Category - Major City (3)**

Newcastle

Parramatta

Wollongong

**Category - Metropolitan Major (2)**

Blacktown

Penrith

**Category - Metropolitan Centre (16)**

Bankstown	Hurstville	Sutherland
Campbelltown	Lake Macquarie	Warringah
Fairfield	Liverpool	Willoughby
Gosford	North Sydney	Wyong
The Hills	Randwick	
Hornsby	Ryde	

**Category - Metropolitan (21)**

Ashfield	Holroyd	Marrickville
Auburn	Hunters Hill	Mosman
Botany	Kogarah	Pittwater
Burwood	Ku-ring-gai	Rockdale
Camden	Lane Cove	Strathfield
Canada Bay	Leichhardt	Waverley
Canterbury	Manly	Woollahra

**ITEM 10 (continued)**

**ATTACHMENT 1**

Determinations of the Local Government Remuneration Tribunal effective on and from 1 July 2013

<b>Category - Regional Rural (32)</b>		
Albury	Dubbo	Orange
Armidale Dumaresq	Eurobodalla	Port Macquarie-Hastings
Ballina	Great Lakes	Port Stephens
Bathurst	Goulburn Mulwaree	Shellharbour
Bega Valley	Queanbeyan	Shoalhaven
Blue Mountains	Greater Taree	Tamworth
Broken Hill	Griffith	Tweed
Byron	Hawkesbury	Wagga Wagga
Cessnock	Kempsey	Wingecarribee
Clarence Valley	Lismore	Wollondilly
Coffs Harbour	Maitland	

<b>Category - Rural (77)</b>		
Balranald	Gloucester	Narromine
Bellingen	Greater Hume	Palerang
Berrigan	Gundagai	Parkes
Bland	Gunnedah	Oberon
Blayney	Guyra	Richmond Valley
Bogan	Gwydir	Singleton
Bombala	Harden	Snowy River
Boorowa	Hay	Temora
Bourke	Inverell	Tenterfield
Brewarrina	Jerilderie	Tumbarumba
Cabonne	Junee	Tumut
Carrathool	Kiama	Upper Hunter
Central Darling	Kyogle	Upper Lachlan
Cobar	Lachlan	Uralla
Conargo	Leeton	Urana
Coolamon	Lithgow	Wakool

**ITEM 10 (continued)**

**ATTACHMENT 1**

Determinations of the Local Government Remuneration Tribunal effective on and from 1 July 2013

<b>Category - Rural (77) - Cont</b>		
Cooma-Monaro	Liverpool Plains	Walcha
Coonamble	Lockhart	Walgett
Cootamundra	Mid-Western	Warren
Corowa	Moree Plains	Warrumbungle
Cowra	Murray	Weddin
Deniliquin	Murrumbidgee	Wellington
Dungog	Muswellbrook	Wentworth
Forbes	Nambucca	Yass Valley
Gilgandra	Narrabri	Young
Glen Innes Severn	Narrandera	
<b>TOTAL GENERAL PURPOSE COUNCILS</b>	<b>152</b>	
<b>Category - County Councils Water (5)</b>		
Central Tablelands	Riverina Water	
Goldenfields Water	Rous	
MidCoast		
<b>Category - County Councils Other (9)</b>		
Castlereagh – Macquarie	Richmond River	
Central Murray	Southern Slopes	
Far North Coast	Upper Hunter	
Hawkesbury River	Upper Macquarie	
New England Tablelands		
<b>TOTAL COUNTY COUNCILS</b>	<b>14</b>	

**ITEM 10 (continued)**

**ATTACHMENT 1**

Determinations of the Local Government Remuneration Tribunal effective on and from 1 July 2013

**Determination 2 - Pursuant to Section 241 of Fees for Councillors and Mayors**

Pursuant to s.241 of the *Local Government Act 1993*, the annual fees to be paid in each of the categories to councillors, mayors, members and chairpersons of county councils effective on and from 1 July 2013 are determined as follows:

Category	Councillor/Member Annual Fee		Mayor/Chairperson Additional Fee*	
	Minimum	Maximum	Minimum	Maximum
Principal City	\$23,830	\$34,950	\$145,810	\$191,860
Major City	\$15,880	\$26,220	\$33,760	\$76,390
Metropolitan Major	\$15,880	\$26,220	\$33,760	\$76,390
Metropolitan Centre	\$11,910	\$22,240	\$25,320	\$59,100
Metropolitan	\$7,930	\$17,490	\$16,890	\$38,160
Regional Rural	\$7,930	\$17,490	\$16,890	\$38,160
Rural	\$7,930	\$10,480	\$8,430	\$22,870
County Council – Water	\$1,580	\$8,740	\$3,380	\$14,350
County Council - Other	\$1,580	\$5,230	\$3,380	\$9,540

\*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

**Local Government Remuneration Tribunal**

(signed)

Helen Wright  
 Dated: 8 April 2013

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**11 PAID PARKING AND BOOM GATES IN COUNCIL CAR PARKS**

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**Report prepared by:** Team Leader - Business Administration**File No.:** GRP/09/6/6 - BP13/665

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**REPORT SUMMARY**

At its meeting of 12 March 2013 Council resolved to investigate the feasibility of installing boom gates at major/busy City of Ryde car parks.

Council currently owns 26 car parks, 4 of which consist of over 100 spaces and are located in Council's Town Centres: Glen Street, Lakeside, Coulter Street, and West Ryde Urban Village. Of these 4 car parks, Coulter Street and West Ryde Urban Village are currently subject to planning or development activities that would include site specific traffic and parking management provisions. Subsequently, this report considers the feasibility of installing boom gates in Glen Street and Lakeside car parks.

It is estimated that the introduction of boom gates to Glen Street and Lakeside car parks would see a \$100,000 reduction in Council's gross income annually. In addition, the capital expenditure required to install the boom gates and associated infrastructure is estimated to be \$640,000 (subject to tender). At a rate of 10%, the capital assets would depreciate by \$64,000 per annum. Furthermore, the use of boom gates would require a full-time attendant to provide user-assistance, maintenance, and enforcement of vehicle obstructions, disabled parking and fraudulent ticket use. This is estimated at an annual operational cost of approximately \$45,000 for both car parks (additional to the current cost of enforcement activity in these car parks).

Should Council wish to proceed with the installation of boom gates a parking study would be required to identify the specific utilisation rates of the car parks and the traffic management implications of the proposed changes. It is estimated that this would cost \$90,000, based on the cost of the most recent parking study undertaken by Council.

Consultation with the various Chambers of Commerce regarding paid parking and boom gates have indicated that there is some support for the solution, however, more information and community consultation was suggested. The Chambers also noted that the retention of free parking periods should be considered an essential component of any parking management strategy in Council's Town Centres.

Whilst it is acknowledged that paid parking with boom gates is effective in larger and busier Metropolitan Suburbs, the introduction of such a scheme in the City of Ryde would not be as effective and would significantly impact on the current and future budgets.

**ITEM 11 (continued)****RECOMMENDATION:**

- (a) That Council retains all Council Free Car Parks as unpaid two (2) hour/three (3) hour parking areas
- (b) That Council note that due to the costs associated with the installation and operation of boom gated car parks that the installation of boom gates not be pursued at this current time
- (c) That when Council consider any future move towards unpaid boom gated parking within its Council Free Car Parks, that it is done as part of any future redevelopment of that car park as is potentially occurring at Coulter Street and is occurring at West Ryde Urban Village.

**ATTACHMENTS**

There are no attachments for this report.

Report Prepared By:

**Claudia Micallef**  
**Team Leader - Business Administration**

Report Approved By:

**Leon Marskell**  
**Manager - Regulatory Services**

**Dominic Johnson**  
**Group Manager - Environment & Planning**



## ITEM 11 (continued)

### Background

At its Meeting held of 12<sup>th</sup> March 2013, Council resolved:

*To incentivise self-regulated turnover of parking spots, Council investigates and consults with the local community and businesses on the merits and feasibility of installing boom gates at major/busy Council car parking lots which will preserve all existing free parking hours but will collect a fee for parking additional hours.*

*The report is to consider the benefits of alleviating the need for Rangers to enforce parking time limits if such boom gates are installed, and redeploy those resources to other areas (e.g. illegal dumping).*

### Proposed Car Parks

Council currently owns 26 car parks in the Ryde Local Government Area (LGA). 25 of these car parks are “2P”, allowing a maximum of 2 hours parking with no fee. Glenn Street car park is “3P”, allowing a maximum of three 3 hours parking with no fee.

For the purposes of identifying the most feasible candidates for the installation and operation of boom gates a “major” car park is considered to be one consisting of over 100 spaces, while a “busy” car park is considered to be located in one of Council’s Town Centres. It is noted that surveys would need to be commissioned to establish the specific utilisation rates of Council’s car parks.

4 car parks were identified as “major/busy”:

- Coulter Street Car Park, Gladesville (102 Spaces)
- Glen Street Car Park, Eastwood (260 Spaces)
- Lakeside Car Park, Eastwood (213 Spaces)
- West Ryde Urban Village Car Park, West Ryde (277 Spaces)

Of these 4 car parks Coulter Street Car Park and West Ryde Urban Village Car Park are currently subject to planning and development activities that include specific site-based parking and traffic management considerations; an update is provide for Council’s reference below. Given the importance of ensuring any new developments provide appropriate and integrated planning solutions this report has focused on Lakeside and Glen Street car parks.

### West Ryde Urban Village Update

As part of the development of the West Ryde Village the cost of the parking fit out within the development has been borne by the developer (REMO West Ryde Pty Ltd).

REMO engaged a consultant (Parking Consultants International) to establish a Car Park Management Plan in 2009. This Management Plan was presented to Council shortly afterwards, and was determined to be the best way forward at that time.

**ITEM 11 (continued)**

The Car Park Management Plan ensures the retail tenant will be responsible for the management and maintenance of the 2 levels of retail parking on levels B1 and B2. Council will own all retail parking on B2 and some spaces on B1.

The key strategy behind the Car Park Management Plan is to encourage the use of the retail centre, provide accessible parking for patrons using the shopping centre as well as nearby Council facilities. The car park will offer 2 hours Free Parking through a ticket system. In order to facilitate faster entry and egress to and from the centre there will be no use of boom gates.

The current Car Park Management Plan for West Ryde Urban Village notes that there will be 2 hour free ticketed parking with no boom gates, and the REMO West Ryde Urban Village Report notes that 2 security officers will be employed to service the car park.

The car park will continue to be patrolled by Council Rangers to enforce the vehicles overstaying the prescribed time period. The ticket system reduces the antiquated method of chalk marking by Rangers.

**Coulter Street Car Park Update**

At its meeting of 11<sup>th</sup> December 2012 Council made the following resolution:

*That Council informs the Gladesville RSL and Community Club Ltd (RSL) that it is willing to consider its development vision (option 3) for the joint redevelopment of the Coulter Street car park site and:*

- (a) That the RSL (at its cost) undertakes preliminary community consultation, to seek community opinions of the proposal which are considered in shaping the final development vision to be considered by Council.*
- (b) Following the community consultation, including key stakeholders, that a further report be provided to Council by the Gladesville RSL Club including details of the following:*
  - (i) Indicative built form and uses;*
  - (ii) Parking management (particularly during the construction phase);*  
*and*
  - (iii) Results of the community consultation process.*

Option three (3) is to “Proceed with the Redevelopment of the Coulter Street Car Park in Partnership with the Gladesville RSL to the next Phase of Feasibility Assessment.”

Urban Concepts has been engaged by the Club to facilitate this community consultation process which is currently underway.

**ITEM 11 (continued)**
**Financial Implications – Income**

The table below demonstrates the revenue stream from Glen Street and Lakeside car parks. These 2 car parks have provided Council with an income of \$775,861 over the last 5 financial years from the issuing of tickets for overstaying.

	08/09	09/10	10/11	11/12	12/13 YTD	5 Year Total
Glen Street	\$ 21,789	\$ 26,470	\$ 33,454	\$ 24,740	\$ 31,633	\$138,086
Lakeside	\$ 133,812	\$ 108,403	\$ 128,848	\$ 125,435	\$ 141,277	\$637,775
<b>TOTAL</b>	<b>\$ 155,601</b>	<b>\$ 134,873</b>	<b>\$ 162,302</b>	<b>\$ 150,175</b>	<b>\$ 172,910</b>	<b>\$775,861</b>

To provide a comparative estimate of the income these car parks could generate with the installation of boom gates industry overstay benchmarks have been taken from Macquarie Shopping Centre and Top Ryde Shopping Centre. These benchmarks establish the overstay rate beyond the free period of parking at between 5% and 7%. Of the patrons that overstay 95% only stay an extra hour.

The industry benchmarks for car parking fees taken from Macquarie Shopping Centre and Top Ryde Shopping Centre are as follows:

- 0 – 3 hours FREE
- 3 – 4 hours \$4.00
- 4 – 5 hours \$7.00
- 5 – 6 hours \$10.00
- 6 – 7 hours \$15.00
- 7 + hours \$25.00

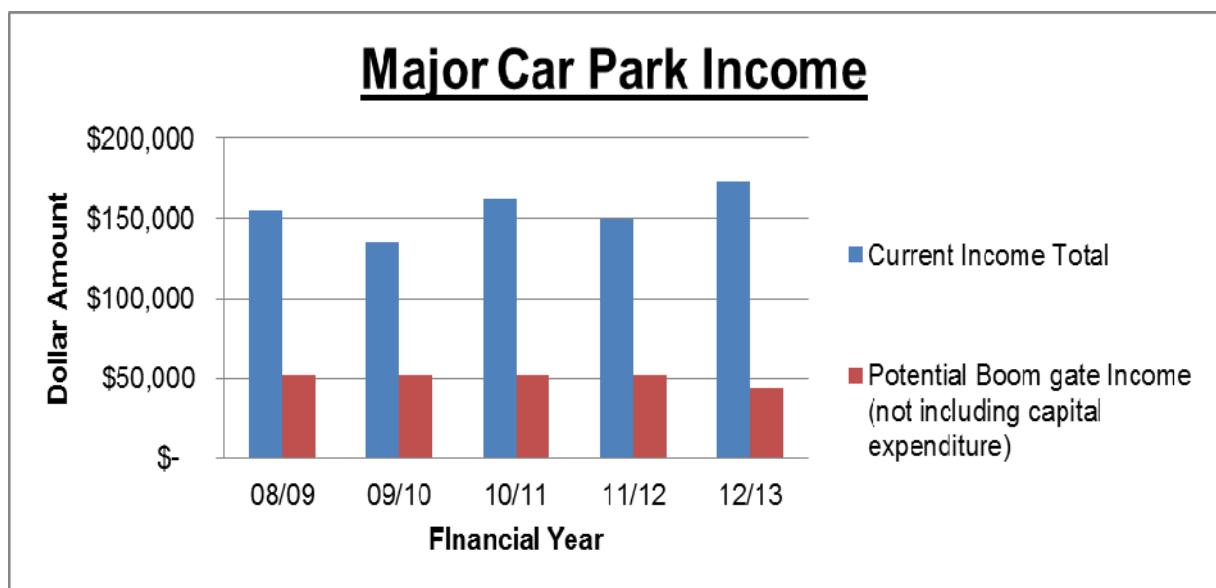
These rates have been used to model the possible rates in Glen Street and Lakeside car parks should boom gates be implemented.

Based on this information, the potential boom gate income can be calculated at the maximum of 7% of total spaces available at a rate of \$4.30. This represents the 95% of overstay patrons paying four dollars \$4.00 and 5% of overstay patrons paying \$10.00 over 365 days.

The following table and graph show the current gross income generated by Glen Street and Lakeside car parks compared to the potential income generated by boom gates over the same period. It shows that over the last five years, boom gates would have generated \$524,715 less than the current management strategy.

**ITEM 11 (continued)**

	08/09	09/10	10/11	11/12	12/13	5 Year Total	Ave/Year
Current Income Total	\$ 155,601	\$ 134,873	\$ 162,302	\$ 150,175	\$ 172,910	\$ 775,861	\$ 155,172
<i>Potential Boom gate Income (not including capital expenditure)</i>	\$ 51,966	\$ 51,966	\$ 51,966	\$ 51,966	\$ 43,281	\$ 251,146	\$ 50,229
<b>TOTAL DIFFERENCE</b>	<b>\$ 103,635</b>	<b>\$ 82,907</b>	<b>\$ 110,336</b>	<b>\$ 98,209</b>	<b>\$ 129,629</b>	<b>\$ 524,715</b>	<b>\$ 104,943</b>



In addition, there will also be a loss in income during the installation of the boom gates and the associated technology as during this time spaces within the car park will be closed off to the public.

Furthermore, with the installation of boom gates the available car spaces will be reduced to provide space for the gates and associated infrastructure.

**Financial Implications – Expenditure**

The installation of boom gates would require a significant increase in capital and operational expenditure. Should Council wish to proceed, a comprehensive feasibility study would be required. This study would include comprehensive traffic surveys and case modelling. As a guide the Macquarie Park Corridor Parking Study in 2010 cost \$90,000.

The table below identifies the estimated project costs. All costs are approximate and exclusive of GST. The costs below for the installation of boom gates and associated technology does not include the installation of an occupied/vacant lighting system such as that used in Top Ryde City Shopping Centre car park. These costs are subject to change as they will depend on the request for tender.

**ITEM 11 (continued)**

Calculated at a rate of 10%, the boom gates and associated infrastructure would depreciate by \$32,000 per annum per car park. Furthermore, based on preliminary quotations, maintenance and cash collection is estimated at \$25,000 per annum per car park. Given the proximity of the two car parks, a single attendant would be required to service both at a cost of approximately \$45,000 per annum.

Item ( <i>Cost Per Item*</i> )	Glenn Street		Lakeside	
	Qty Req	Total Cost	Qty Req	Total Cost
Barrier Gates (\$4,000)	2	\$ 8,000	4	\$ 16,000
Entry Station (\$8,000)	1	\$ 8,000	2	\$ 16,000
Exit Station (\$9,000)	1	\$ 9,000	1	\$ 9,000
Auto Pay Station (\$35,000)	2	\$ 70,000	2	\$ 70,000
Management System (\$25,000)	1	\$ 25,000	1	\$ 25,000
Comms (\$8,000)	1	\$ 8,000	1	\$ 8,000
Installation (\$20,000)	1	\$ 20,000	1	\$ 20,000
Civil Works and Signage (\$110,000)	1	\$ 110,000	1	\$ 110,000
Community Consultation (20,000)	1	\$ 20,000	1	\$ 20,000
Project Management 15%	1	\$ 47,700	1	\$ 44,100
<b>PROJECT TOTAL</b>		<b>\$ 325,700</b>		<b>\$ 338,100</b>
<b>DEPRECIATION</b>		<b>\$32,000p/a</b>		<b>\$32,000p/a</b>
<b>COLLECTION/MAINTENANCE</b>		<b>\$25,000p/a</b>		<b>\$25,000p/a</b>
<b>ATTENDANT</b>		<b>\$22,500p/a</b>		<b>\$22,500p/a</b>

**Ranger Availability**

Currently, Glen Street and Lakeside car parks are patrolled by Rangers as part of enforcement activities covering the wider LGA. While paid parking and boom gates in our car parks would alleviate the need for Rangers to enforce time limits, Rangers would still be required to patrol the car parks to enforce vehicle obstructions, disabled spots and fraudulent ticket use.

Furthermore, each car park will need to be manned to ensure emergent user assistance and maintenance can be provided. The attendant would be required from two hours after opening time until close. The opening and closing times of each car park with boom gates will need to be determined during the consideration of boom gates for that car park. The attendant could be provided by diverting resources from the existing Rangers currently operating elsewhere, throughout the LGA, or by providing an additional resource.

**ITEM 11 (continued)****Community Consultation through Chambers of Commerce**

During the recent community consultation regarding the Gladesville Master Plan the Gladesville Chamber of Commerce indicated to Council that the retention of Free Parking was crucial to the economic survival of its centre.

In addition, the Chambers of Commerce were contacted to provide comment on the possible benefits of boom gate operated car parking and the following feedback was received.

The Ryde Macquarie Park Chamber indicated that it “will support any initiative that enhances the ability for local business to engage with clients and customers in an efficient and effective way”. Due to the early stages of this proposal they have given tentative support to paid parking with boom gates, but would require more information and community consultation before they make any formal decision.

West Ryde Chamber of Commerce has concerns about the disincentive for customers due to the requirement of paid parking, although if a paid parking and boom gate solution increases customer parking and reduces commuter parking they will be supportive towards this solution. With any car park solution the Chamber indicated that they require the retention of 2 to 3 hours of free parking for patrons of the Town Centre. If Council was to consider allocating additional funds for a car park solution, they would prefer for those funds to be allocated towards local amenity improvements to attract the customers to come and park in West Ryde.

Eastwood Chamber of Commerce is supportive of paid parking and boom gates as long as there is the retention of the 3 hours free parking.

**Car Park Industry Consultation**

Feedback was sought from 4 key commercial car park industry professionals: Wilson, Secure Parking, TMA, and PTR Services. They noted that paid parking and boom gates in Council free car parks within the City of Ryde would not make car park management more efficient, nor would it provide a more effective traffic management solution. All current technologies require maintenance and as the parking fees and number of spaces are lower than those in Sydney’s CBD, they are less viable in Council’s car parks. Council’s car parks are small and the installation and operation costs cannot be recouped.

Paid parking with boom gates is an appropriate and a necessary component of traffic management for car parks with a great number of parking spaces (over 1,000 spaces) or with a high demand in an area with limited parking.

**ITEM 11 (continued)**

In addition to this feedback, it is noted that while overall parking demand is increasing in the Ryde LGA the occupancy rates of Council free car parks are far lower than the occupancy levels on streets within the Town Centres. Occupancy levels within the majority of Council free car parks is less than seventy per cent (70%), whereas occupancy levels on street in our Town Centres exceeds ninety per cent (90%). This base data was a key factor in Council resolving to install ticket parking machines (parking meters) in the Macquarie Park Corridor in September 2006.

**Conclusion**

In conclusion the following is noted:

- 1) Council's major/busy car parks are too small to be profitable
- 2) Capital costs and depreciation will be difficult to recover, even in the longer term.
- 3) Income generated with the added car park depreciation is less than current fine revenue
- 4) Car park rates and the demand for parking is too low for paid car parks supporting boom gate infrastructure to be commercially viable in our Town Centres at this time.
- 5) Boom gates will not free up Ranger time, in fact, due to the need for a car park attendant additional staff may be required.

**Options**

- 1) That Council maintain the current approach to parking enforcement in its Council Free Car Parks at this time.
- 2) That Council commits to a more detailed scope of works for the installation of boom gates at \$20,000 per car park.
- 3) That Council investigate the alternative options for Council Free Car Parks such as parking sensors and/or free parking under a time limited ticket display system.
- 4) That further consultation is undertaken with the community regarding Council Free Car Parks and the available options including paid parking with boom gates, sensors and free time limited ticket display.



**12 ELECTRONIC (E-NOTICES) ISSUING OF RATE NOTICES**

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**Report prepared by:** Manager - Rates and Revenue**File No.:** GRP/09/5/6/4 - BP13/650

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**REPORT SUMMARY**

This report is in response to Council's resolution of 12 March, 2013 in respect of providing City of Ryde ratepayers with the option of receiving their rate notices electronically and details the costs, benefits that will be realised by both ratepayers and Council by this initiative.

The report provides details of actions that Council staff have taken with this matter in addition to providing a general update on work that Council is taking in respect of Council's e Business plan.

**RECOMMENDATION:**

That Council note and endorse the actions taken in respect of the electronic service of rate notices.

**ATTACHMENTS**

There are no attachments for this report.

Report Prepared By:

**Dennis Gooley**  
**Manager - Rates and Revenue**

Report Approved By:

**John Todd**  
**Chief Financial Officer**

**Roy Newsome**  
**Acting General Manager**

**ITEM 12 (continued)****Background**

Council at its meeting on the 12 March 2013 resolved as follows:

*That the Acting General Manager investigate and provide a report back to Council in providing City of Ryde ratepayers with the option to receive their rates notices electronically (e-notice) and to encourage the ratepayers to receive their notices electronically in lieu of paper-based rates notices, therefore further enhancing City of Ryde's sustainability credentials.*

*The report should include:*

- *Financial impact of this proposal including initial set up costs as well as cost savings with providing paperless rates notices,*
- *Environmental benefits of such a proposal,*
- *The benefits to ratepayers and the City of Ryde in rates notices being delivered electronically,*
- *Any other matters which may inform the Council better about the provision of e-notices being utilized throughout the organisation.*

Council's rates notices are currently printed and served by mail, through Australia Post. This service is provided by an external mailing house, SEMA Operations Pty Limited. Most mailing houses offer a service for electronic service of rate notices.

Council staff have been investigating, since October 2012, the most efficient and effective way to introduce the option of electronic issuing of rate notices, ensuring compliance with the Local Government Act (Act). The number of ratepayer requests for electronic service of rates notices (e-notices) has been increasing slowly over the past few years, which prompted the investigation. It was originally thought that this would be costly and a budget bid was originally prepared. When checking with those Councils that offer this service, it was found that approximately 10% of ratepayers opted for this service.

There is still a requirement under the Act to produce an affidavit of service for all notices served, both via Australia Post and electronically. The emailed rates notices will be served at the same time as the printed notices are delivered to Australia Post, and included in the same Affidavit of Service by the mailing house.

**Action taken**

A separate page on Council's website has been created and a promotional flyer was included with the 4<sup>th</sup> rates instalment notice. To date approximately 400 registrations have been received and it is expected that the take-up will be slow at first but it is expected that it will grow over time with the promotion of this service and the community's adoption of the new technology.

**ITEM 12 (continued)**

The notices for the 2013/2014 financial year, to be mailed in late July will be served electronically to those that have signed up by the end of June. Instalment Notices will also be served electronically for those that are signed up, plus any other that register during the year.

A reminder SMS service is also available, which is being offered to those that sign up for electronic notices, as an optional extra. The reminder will be sent prior to the payment being due. At this stage there are no plans to send reminders for missed payments, as a notice is sent for this, which will have its own reminder process.

**Discussion**Environmental Benefits

The immediate environmental benefit will be that paper is not required for those notices which are served by email. In addition to the printing of the notice, an envelope will not be required and neither will there be a need for any ink to be consumed in the process.

Whilst Council may not print and mail the notice, if the ratepayer prints off the notice, the environmental benefit in that case will not be as high.

Benefit to both the Ratepayer and the City of Ryde

Council benefits by a reduced cost to Council of serving rates notices, plus enhancing its sustainability credentials.

Ratepayers benefit by having a choice as to how they receive their rates notice, plus being able to reduce the amount of paper used. Those that sign up for reminder notices, will be able to ensure that their payments are not missed, so as to avoid interest on late payments.

Communication Plan

A communication plan is in place which includes a page on Council's website a press release is being prepared to be issued, Mayors column, a flyer included with the 4<sup>th</sup> instalment notice and to be included in the rates notice served in July and each instalment notice issue.

**Other eBusiness initiatives**

Council staff are also progressively making all of its forms available online through the SmartForms project, which will allow the downloading of the information entered into our internal systems.

Also Council staff are looking to move as many payments as possible into online payments. Some of these are restricted because of issues within Council's Financial System, but this is part of the enhancement project, which is included in the draft Delivery Plan and is currently on public exhibition.

**ITEM 12 (continued)****Financial Implications**

The cost of e-notices for rate notices, will be approximately \$0.016 (1.6 cents) per notice. Current postage for bar coded rates notices is between \$0.486 (48.6 cents) and \$0.541 (54.1 cents) per notice, with an initial set up costs of \$500. This equates to an approximate saving of \$0.47 cents per notice.

Council can also utilise the SMS reminder service at a cost of \$0.13 (13 cents) per notice, with an initial set up costs of \$250. This will result in a net saving to Council per notice of approximately \$0.034 cents.

While the savings to date to Council are minimal, they will steadily grow over the next few years.

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**13 CENTENARY OF ANZAC AND COMMEMORATION OF WORLD WAR I COMMITTEE**

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**Report prepared by:** Manager - Community Relations and Events  
**File No.:** GRP/09/4/8 - BP13/716

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**REPORT SUMMARY**

At its meeting on 9 April 2013, Council resolved to establish a Centenary of Anzac Committee to provide our City with a coordinated approach to Centenary of Anzac celebrations due to commence in 2014.

Additionally Council resolved that:

*Staff prepare draft Terms of Reference that would include at least the following representation:*

- a) Local RSL/Ex-Services Clubs*
- b) Ryde Historical Society*
- c) No less than one Councillor*
- d) Interested members of the community.*

This report recommends the adoption of the Draft Terms of Reference for the “Centenary of Anzac and Commemoration of World War I Committee” and the membership of the Committee.

A further report will be prepared after the Committee has been established and met, outlining how Council will commemorate the Centenary of Anzac and World War I detailing the possible erection of memorial site and/or upgrades of existing memorial sites, holding other activities such as ceremonial celebrations and educational events that the City may wish to conduct to mark the commemoration.

Additionally, a responsibility of the Committee will be to explore funding opportunities for Centenary of Anzac and World War I commemorations in the City of Ryde, noting that funding of up-to \$100,000 exists under the “Anzac Centenary Grants” federal scheme.

**RECOMMENDATION:**

- (a) That Council adopt the Draft Terms of Reference for the Centenary of Anzac and Commemoration of World War I Committee.
- (b) That Council endorse the nominations for the Centenary of Anzac and Commemoration of World War I Committee as outlined in the report.
- (c) That nominees for the Centenary of Anzac and Commemoration of World War I Committee be thanked for their nomination and advised of the first scheduled meeting.
- (d) That the Committee, once formed, work with the Federal Member for Bennelong to avail itself of available federal funding and ensure integration of efforts to celebrate the Centenary of Anzac and Commemoration of World War I.

**ITEM 13 (continued)**

**ATTACHMENTS**

- 1 Draft Terms of Reference - 14 May 2013 - Anzac and Commemoration of World War 1 Committee - 2014 to 2018
- 2 Centenary of Anzac and Commemoration of World War I Committee – Nominations - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL

Report Prepared By:

**Derek McCarthy**  
**Manager - Community Relations and Events**

Report Approved By:

**Tatjana Domazet**  
**Acting Group Manager - Community Life**

## **ITEM 13 (continued)**

### **Background**

Between 2014 – 2018, Australia will commemorate the Anzac Centenary, marking 100 years since our nation's involvement in the First World War.

The Anzac Centenary is a milestone of special significance to all Australians. The First World War helped define us as people and as a nation.

Council resolved on 9 April 2013 to establish a Centenary of Anzac Committee to provide our city with a coordinated approach to Centenary of Anzac celebrations and Councillor Laxale was appointed Chair of the Committee.

### **Discussion**

#### Draft Terms of Reference

A Draft Terms of Reference (Attachment A) has been developed for the Centenary of Anzac and Commemoration of World War I Committee which details the roles and responsibilities of the Committee and its members.

It is planned for the Committee to be established as soon as possible and to have a fixed term till 31 December 2018.

#### Expressions of Interest for Community Representatives

Expressions of Interest were called for interested persons to nominate for the Centenary of Anzac and Commemoration of World War I Committee.

Expressions of interest were directly sent to:

- RSL Clubs
- RSL Sub- Branches
- Historical Societies

In addition, expressions of interest was advertised in the following media:

- on the City of Ryde website;
- in the Northern District Times on 24 April 2013;
- in the Mayoral Column on 1 May 2013; and
- in Ryde City View on 1 May 2013.

Council received nominations from 4 organisations and 3 individuals to participate in the Committee. The list of nominees is presented below. The detailed of their nomination is attached to this report as a Confidential Attachment B.



**ITEM 13 (continued)**

<b>Group</b>	<b>Name</b>	<b>Comments</b>
Spirits of Gallipoli	Kim Phillips	Refer to Confidential Attachment B
Ryde District Historical Society	Kim Phillips	Refer to Confidential Attachment B
	Betty Willis	Refer to Confidential Attachment B
Ryde District RSL Sub-Branch	Bernard Cox	Refer to Confidential Attachment B
Ryde District RSL Women's Auxiliary	Robin McKinnon	Refer to Confidential Attachment B
No group nominated	Ayse Dalkic	Refer to Confidential Attachment B
	Robert Gamble FRAIA	Refer to Confidential Attachment B
	Dennis English	Refer to Confidential Attachment B

**Committee**

The Committee has been formed with a specific purpose in mind and is not considered and is not considered an Advisory Committee of Council. The Committee will have a fixed term till 31 December 2018.

The Committee will commence meetings from July 2013 and the Chairperson of the Committee will determine the frequency of meetings in consultation with the members.

**Financial Implications**

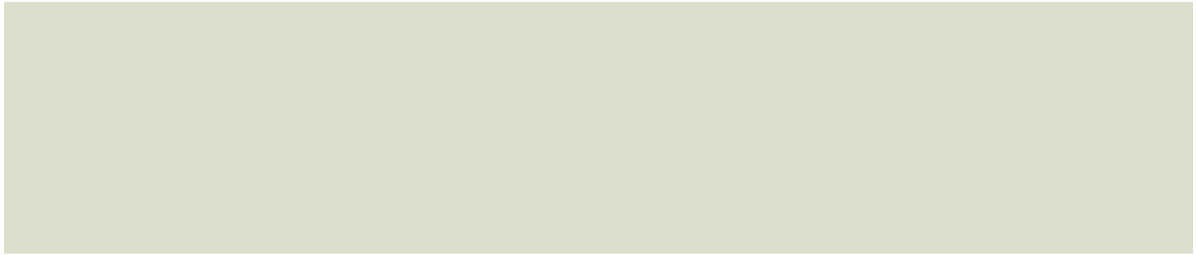
Adoption of the recommendation will have no financial impact.

The Committee will explore opportunities to seek funding of up to \$100,000 for Centenary of Anzac and World War I commemorations under the "Anzac Centenary Grants" federal scheme and will need to work closely with the Federal Member for Bennelong to ensure integration of efforts to celebrate the Centenary of Anzac and Commemoration of World War I.

Administration of the Committee will be managed through existing budgets.

**ITEM 13 (continued)**

**ATTACHMENT 1**



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# **Terms of Reference**

Centenary of Anzac and  
Commemoration of World War 1  
Committee

**Adopted: DATE**

**ITEM 13 (continued)**

**ATTACHMENT 1**



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*Document Version Control*

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*Change History*

Version	Issue Date	Author	Reason for Change
1.0	3/5/2013	Courtney Long	Resolution of Council April 2013:

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**ITEM 13 (continued)**

**ATTACHMENT 1**

**1. Roles**

At a Council Meeting on Tuesday 3 May 2013 Council resolved "That Ryde Council establish a Centenary of Anzac committee to provide our city a coordinated approach to Centenary of Anzac celebrations due to commence in 2014".

The Centenary of Anzac and Commemoration of World War 1 Committee gives all locals the opportunity to reflect, remember and commemorate the service and sacrifice of local heroes and all who served and continue to serve in the Australian Defence Force.

The primary role of the Committee is to:

- Commemorate our fallen heroes and to honour our surviving veterans.
- Seek the views of locals in the City of Ryde on how best to commemorate the Centenary.
- Provide advice, feedback and recommendations on appropriate promotion of the Spirit of ANZAC through publicity and other activities such as ceremonial celebrations and educational events that the City may wish to develop to mark the commemoration.

**2. Responsibilities**

The Committee is responsible for:

- Coordinating activities and initiatives in the City of Ryde to honour the Anzac Centenary.
- Exploring funding for Centenary of Anzac and World War 1 commemorations in the City of Ryde, noting that funding of up to \$100,000 exists under the "Anzac Centenary Grants" federal scheme.
- Consider the possible erection of memorial sites and/or upgrades of existing memorial sites.

**3. Membership, Chairperson and Voting**

Membership of the Centenary of Anzac and Commemoration of World War 1 Committee comprises of:

- The Chairperson – Councillor Laxale  
No less than one (1) Councillor appointed annually  
*(Resolution of Council, 7 October 2008)*
- All Councillors can attend and contribute to the meeting
- Local RSL/Ex-Services Clubs
- Ryde Historical Society and Brush Farm Historical Society

**ITEM 13 (continued)**

**ATTACHMENT 1**

- Interested members of the community

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 an 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.

Community members of the Committee are to have a demonstrated interest or experience in Anzac Celebrations.

The following City of Ryde staff ordinarily attend the Committee meetings but are not members of the Committee:

- Service Unit Manager - Community Capacity and Events
- Local Studies Librarian
- Team Leader - Strategic Planning

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 selected for a fixed term until 31 December 2018, although membership can be altered at any time by resolution of Council.

Additional membership can be considered and approved by the Chairperson at any time.

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;

**ITEM 13 (continued)**

**ATTACHMENT 1**

- (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).

**The Chairperson of the Committee is:**

- A Councillor or Staff Member as elected by Council: Councillor Laxale

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 13 (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**

The meeting schedule will be determined by the Chairperson at the first meeting. 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)*



**ITEM 13 (continued)**

**ATTACHMENT 1**

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)*

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.

DRAFT



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**14 BUFFALO AND KITTY'S CREEK FLOODPLAIN RISK MANAGEMENT COMMITTEE**

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**Report prepared by:** Manager - Infrastructure Integration  
**File No.:** GRP/09/3/10 - BP13/720

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**REPORT SUMMARY**

To advise that Council has been successful in applying for \$170,000 funding under the 2012/2013 Floodplain Management Program for the Buffalo and Kitty's Creek Floodplain *Risk Management Study & Plan*, and to seek Council endorsement of the formation of a Floodplain Risk Management Committee.

**RECOMMENDATION:**

- (a) That the formation of the Buffalo and Kitty's Creek Floodplain Risk Management Committee to oversee and guide the preparation of the Buffalo and Kitty's Creek *Floodplain Risk Management Study & Plan* be endorsed comprising of the following members:
- Up to four members of the local community, following call for expressions of interest
  - Up to four elected members of the City of Ryde, to be nominated by Council
  - A representative from the NSW Office of Environment and Heritage (OEH)
  - Representatives from the State Emergency Service
  - A representative from the Department of Planning
  - Members of the Council's Public Works and Environmental Planning Departments, being the Group Manager Public Works (Chairperson), the Manager Infrastructure Integration (Deputy Chairperson), and the Stormwater Coordinator
  - Specialist consultants as engaged.
- (b) That Council now determine the Councillor representation on the Buffalo and Kitty's Creek Floodplain Risk Management Committee.

**ATTACHMENTS**

There are no attachments for this report.

Report Prepared By:  
**Austin Morris**  
Manager - Infrastructure Integration

Report Approved By:  
**George Dedes**  
Acting Group Manager - Public Works

## ITEM 14 (continued)

### History

Council applied for a grant to undertake a Flood Study and Floodplain Risk Management Study and Plan (FS and FPRMS&P) for Buffalo and Kitty's Creeks. This study would utilise the previous studies undertaken to date and would include a flood damage assessment, safety assessment, and review of options and cost estimates, and provide a cost/ benefit analysis of options considered. Benefits would include any social and environmental benefits as well as economic benefits.

Ms Robyn Parker MP, Minister for the Environment has advised that Council has been successful in its grant application. The grant for 2012/2013 is for \$170,000 on a 2:1 basis (State: Council), to undertake this study and is conditional upon using a consultant for this purpose. Council's share of the cost would be \$85,000 which has been allocated in the current budget.

In accordance with the NSW Government *Floodplain Development Manual*, a Floodplain Risk Management Committee (FRMC) must be formed. Council has previously approved the formation of FRMC's, most recently for the Parramatta River – Ryde Catchments Study.

### Discussion

The primary objective of the NSW Government's *Flood Prone Land Policy* is to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property, and to reduce private and public losses resulting from floods. To achieve this objective the policy provides for:

- The provision of technical support to local government in ensuring the management of flood prone land is consistent with flood risk;
- The protection of councils, government agencies and their staff against claims for damages resulting from their issuing of advice or granting approvals on floodplains provided such action was taken in accordance with the principles and guidelines of the NSW Government's *Floodplain Development Manual*.

The policy is intended to be implemented via a local FRMC. In general, the FRMC is:-

- Formed and chaired by the Council, is advisory in nature and reports to the Council;
- Assist's the Council in the development of floodplain risk management plans;
- Provides a forum for discussion of technical, social, economic & ecological issues; and
- Is comprised of Council and selected community representatives with technical experts from relevant agencies.

Advertisements will be placed in local newspapers calling for Expressions of Interest (EOI) from residents to be a part of the FRMC.

## ITEM 14 (continued)

### Buffalo and Kittys Creek Flood Study and Floodplain Risk Management Study and Plan

The purpose of establishing the Buffalo and Kittys Creek FRMC is to oversee and guide the preparation of a FS and FPRMS&P. The final plan will provide Council with a sustainable, integrated set of floodplain management measures to reduce the risk of flooding to the community.

The FRMC has typically comprised the following:

- Up to four members of the local community, following call for expressions of interest
- Up to four elected members of the City of Ryde, to be nominated by the Council
- A representative from the NSW Office of Environment and Heritage (OEH)
- Representatives from the State Emergency Service
- A representative from the Department of Planning
- Members of the Council's Public Works and Environmental Planning Departments, being the Group Manager Public Works (Chairperson), the Manager Infrastructure Integration (Deputy Chairperson), and the Stormwater Coordinator
- Specialist consultants (GHD) as engaged.

The FS and FPRMS&P project is anticipated to take eighteen (18) to twenty-four (24) months to complete and will be supported by a significant public exhibition and community consultation program.

This is essentially because there are four sequential stages leading to the implementation of a FS and FPRMS&P. These are:-

No	Buffalo and Kitty's Creek Floodplain Risk Management Committee	Project Stage Description
1	Flood Study	<ul style="list-style-type: none"> <li>• Determines the nature and extent of the flood problem for the full range of flood events.</li> </ul>
2	Floodplain Risk Management Study	<ul style="list-style-type: none"> <li>• Evaluates management options for the floodplain with respect to both existing and future development.</li> </ul>
3	Floodplain Risk Management Plan	<ul style="list-style-type: none"> <li>• Involves preparation and formal adoption by Council of a plan of management for the floodplain.</li> </ul>
4	Implementation of the Plan	<ul style="list-style-type: none"> <li>• Involves education, raising awareness, management measures and construction of flood mitigation works, where viable to protect existing development.</li> <li>• Uses planning controls to ensure that future development is compatible with flood levels.</li> <li>• Consult with affected property owners regarding potential impacts on flooding issues</li> </ul>

**ITEM 14 (continued)****Financial Implications**

This project is provided for in the current 2012/2013 budget.

	Current approved budget	Estimated cost	Surplus/(Deficit)
Project Name	\$197,289	\$285,000	(\$87,711)*

\*This project is planned over two (2) financial years. Funding has been allocated on that basis Estimated cost shown is for entire project.

**Options**

As Council has secured grant funding and Councils allocation is budgeted for, it is considered that the core recommendation of this report seeking the formation of the FRMC is the appropriate course of action.

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**15 PROVISION OF AN IN-HOUSE DELIVERY COURIER SERVICE**

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**Report prepared by:** Manager - Library Services  
**File No.:** GRP/09/4/1/7 - BP13/733

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**REPORT SUMMARY**

This report responds to a Council's request to provide information on the cost benefit of moving the courier service to an in-house operation. The request was made at the Council's meeting on 9 April 2013 when Council considered a Request for Tender - COR-RFT-25/12 – Courier Service Tender. The report provides the result of that review.

Review of the delivery schedule found that the service is ideally operated by two staff members and two vehicles. A review based on the costs of the preferred in house model indicates that in-house delivery service would cost more than the external service recommended to Council.

In addition, the provision of in-house service would require Council to allocate additional resources for the staff and risk management as well as back up service in times of staff illness or leave and/or vehicle breakdown and service.

The report recommends Council continue with the existing model of utilising external service provider and consider a Request for Tender - COR-RFT-25/12 – Courier Service Tender.

**RECOMMENDATION:**

That Council confirms the current arrangements for external service provider for delivery courier services and note that the Courier Service Tender will be reported to Council at the next Council meeting.

**ATTACHMENTS**

1 REQUEST FOR TENDER - COR-RFT-25/12 - Courier Service Tender

Report Prepared By:

**Jill Webb**  
**Manager - Library Services**

Report Approved By:

**Tatjana Domazet**  
**Acting Group Manager - Community Life**

## ITEM 15 (continued)

### Background

Over the years, in-house delivery courier service was provided by a number of Council staff. It is understood that at one stage, Council library staff were delivering home library service, whilst Civic Centre caretaker and engineering students daily delivered mail between Civic, Operations and Community Life locations.

Some of the services were delivered outside of the working hours and attracted overtime payment.

With the relocation of Public Works Group to Meadowbank Operations Centre and resignation of a number of staff, parts of the service have been assigned to the contractor. All of the services are now delivered by an external contractor.

### Discussion

#### Scheduling of deliveries and position requirements

The current courier service provides approximately 40.5 hours work per week. Deliveries are scheduled across a broad range of hours, starting at 6.15am on weekdays. Deliveries include the following services:

- *Daily inter-branch run to the libraries*  
This service takes approximately 5 hours on Mondays and Fridays (a double run that includes weekend service) and 4.5 hours on Tuesdays, Wednesdays and Thursdays; total 23.5 hours per week;
- *Daily service for the Ryde Planning and Business Centre*  
This service is part of the daily deliveries service between Civic Centre and other Council locations;
- *Home Library run on Tuesday, Wednesday and Thursday*  
The service varies depending on the number of patrons and their location; on average, the service takes approximately 3 hours per day, 9 hours per week;
- *Councillor delivery service*  
This service is provided on Thursday only and takes approximately 3 hours;
- *Daily deliveries between the Civic, Operations Centre and Community Life locations*  
This service is provided daily in the morning and afternoon and takes approximately 1 hour per day, total 5 hours per week;
- Additional on-call services, as requested.



## ITEM 15 (continued)

### Staffing requirements

In order to operate this service in house for the current spread of hours across a number of different locations, Council could consider the following options:

#### **Option 1 – 1 full time staff with 1 delivery vehicle**

This option would require for Council to reschedule the existing runs to deliver a one staff/one vehicle operation. The use of one staff and vehicle would require one driver to operate the entire schedule and would require overtime payments. The service is likely to suffer in case of staff illness, leave or vehicle breakdown/service. Whilst the most affordable option, given the risks associated with this service provision (due to illness, breakdown or leave requirements), this option is considered the least preferred. A back up vehicle may be found with a sufficient notice.

#### **Option 2 – 2 part time staff sharing 1 delivery vehicle**

An alternative option would be for two part time staff to share the use of the vehicle, leading to a complex roster arrangement and delivery issue in the case of the vehicle break down or staff member being away. A back up vehicle may be found with a sufficient notice.

#### **Option 3 – 2 part time staff with 2 delivery vehicles**

The range of hours leads to the operation by two part time staff members with two vehicles. This option provides a significant back up if either driver or vehicle is not available (due to illness, breakdown or leave requirements) although with additional costs associated with a second vehicle.

Option 3 provides an optimum service across a range of Council needs and would be tailored to suit the workflows of a number of business units. Should Council decide to proceed with the in house delivery service model, this would be the preferred option for the service delivery.

### Other Considerations

A decision regarding the benefits of utilising in-house arrangements or an external service should not be based on costs alone. This decision should also consider the following issues:

- *Staff management, training and rostering*  
Council staff need to be managed in accordance with the Award and Council's policies and procedures. The provision of this service by an external provider will remove any need for Council involvement in staff management, rostering and training;

**ITEM 15 (continued)**

- *Possible interruption to the service provision*  
Depending on the option chosen, should Council decide to proceed to an in-house model, Council will need to allow for the staff and vehicles back ups to cover sickness, injury, leave and vehicle breakdown; The provision of this service by an external provider will remove any need for Council's involvement in staff and vehicle provision;
- *Risk Management*  
The proposed in house delivery model would require for a Council staff to perform duties that require manual handling. Manual handling hazards exist and injury risks associated with this work have previously been identified as back, skeletal and muscle injury; Council would retain some risk exposure through the utilisation of a contractor through recent changes to Work Health and Safety legislation but with appropriate engagement of a contractor including evidence of safe work systems risks can be more effectively minimised.
- *Future growth of the service*  
Home Library Services are expected to grow over the next decade as our population ages. The tender provides a set cost for the next three years, and this will absorb any increase in the demand that currently takes a significant number of hours in the service delivery model.

**Financial Implications****Assumptions**

The following assumptions have been made in calculating the cost of providing this service in house.

*Labour Costs*

It is likely that a full time delivery position would cost Council between \$61,258 and \$70,448 per annum. There are a number of assumptions that have been made to obtain this figure. These include on-costs and a predicted grading of the position.

Should two (2) part time drivers be employed, it is estimated that a 1.2 FTE would be used, estimating the labour cost between \$73,510 and \$84,538.

*Vehicle costs*

The cost of purchasing a delivery van is around \$28,500 with an estimated operating cost of \$12,000 per vehicle (includes fuel, service etc). This operating cost would double for two vehicles to \$24,000 per annum.

*Costs of one-off irregular deliveries*

A small part of the service is for the provision of a one-off, irregular delivery service and this cannot be quantified. The Courier Service Tender Report factored in a 16% addition to the tender value in order to provide for this service. A true comparison of internal costs compared to tender value should also include this addition.

**ITEM 15 (continued)**

The following table summarises the costs associated with each option based on the assumptions above.

	<b>Option 1</b> 1 staff/1vehicle	<b>Option 2</b> 2 staff/1vehicle	<b>Option 3</b> 2 staff/2vehicle	<b>External</b>
Labour*	\$70,448	\$84,538	\$84,538	Up to \$110,000
Capital Costs	\$28,500	\$28,500	\$57,000	
Operating Costs	\$12,000	\$12,000	\$24,000	
<b>Total</b>	<b>\$110,948</b>	<b>\$125,038</b>	<b>\$165,538</b>	<b>\$110,000</b>

\* Labour cost includes on-costs and additional payment of 16% for one-off irregular deliveries

Should Council decide to proceed with options 2 and 3, it should be noted that insufficient funds are available to fund either of these options.

**Conclusion**

Given the cost and complexity of managing this service in-house, the continuation of providing this service by an external service provider appears to be the most cost effective and efficient option for Council.

**ITEM 15 (continued)**

**ATTACHMENT 1**

**12 REQUEST FOR TENDER - COR-RFT-25/12 - Courier Service Tender**

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**Report prepared by:** Tenders & Contracts Manager  
**File No.:** GRP/09/3/10 - BP13/433

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**REPORT SUMMARY**

Historically, Council has been using courier services from one service provider with no record of procurement process for the provision of this service.

In Order to address the current procurement requirements of City of Ryde, this service has been a subject of a tender process.

The Request for Tender (COR-RFT-25/12) for the “*Courier Service to City of Ryde*” was advertised from 15 January with a closing date of Tuesday, 26 February 2013.

The tender was seeking proposals for the reliable and cost effective provision of the following Courier Services:

- Daily courier run schedule Monday to Friday
- Home library services delivery run Tuesday, Wednesday & Thursday
- Councillor delivery service
- Daily Ryde Planning & Business Centre service
- Additional on-call services, as requested.

The Contract is for an initial period of three years with an option to extend for a further two year period.

Based on the tender price and other criteria outlined in the Tender Document, the Tender Evaluation Panel recommends that Council accept the tender from Fleet Flyers Pty Ltd trading as Australian National Couriers to the value of up to \$110,000 per annum.

**RECOMMENDATION:**

- (a) That Council accepts the tender from Fleet Flyers Pty Ltd trading as Australian National Couriers for the Courier Service to the City of Ryde to the amount of up to \$110,000 (excluding GST) per annum, for a three year period with an option to extend for a further two year period as recommended in the Tender Evaluation Report.
- (b) That Council delegate to the Acting General Manager the authority to enter into a contract with Fleet Flyers Pty Ltd trading as Australian National Couriers 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 and thank them for their submissions.

**ITEM 15 (continued)**

**ATTACHMENT 1**

**ATTACHMENTS**

- 1 Courier Service Tender Evaluation Report - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL

Report Prepared By:

**Jeff Dearden**  
**Tenders & Contracts Manager**

Report Approved By:

**Jill Webb**  
**Manager - Library Services**

**Tatjana Domazet**  
**Acting Group Manager - Community Life**

## ITEM 15 (continued)

## ATTACHMENT 1

### Tender Details

Council chose the method of preferred tendering by advertising a Request for Tender (RFT) for courier services via Tenderlink. The tenders were released on the 15 January 2013 and closed on Tuesday, 26 February 2013.

By the close of tender, the following three companies submitted compliant tenders. These companies were in alphabetical order:-

- Fleet Flyers Pty Ltd trading as Australian National Couriers
- Direct Couriers Australia
- Kings Transport & Logistics

### Evaluation

A Tender Evaluation Panel comprising three Council officers (Manager – Tenders and Contracts, Section Manager – Procurement and Emergency Responses and Section Manager – Library Operations) assessed all tenders against the following agreed criteria:-

- Price
- Previous experience
- Works Health & Safety
- Conformity to the EPA requirements Environmental & sustainability considerations
- Ability of Resource
- Conformity to the Documentation and understanding of Council requirements

Council's Evaluations Panel recommends awarding the contact to the Fleet Flyers Pty Ltd trading as Australian National Couriers as their submission ranked the highest, based on their Weighted Score against criteria and provided best value for money for the City of Ryde. Council staff have undertaken a number of steps to ensure that the Fleet Flyers Pty Ltd trading as Australian National Couriers has expertise and resources to deliver the service.

These included:

- Reference checks were made by contacting clients that are currently using the company for provision of similar services. These checks confirmed the company is capable of delivering these services.
- Review of company's structure and capabilities to ensure resources are available to deliver the services
- Review of WH&S systems and Quality management systems to ensure compliance with Council's requirements.

A Tender Evaluation report has been circulated to Councillors **UNDER SEPARATE COVER – Confidential**.

### Critical Dates

This contract, if awarded, will need to commence from 1<sup>st</sup> July 2013 as the submissions are valid for 90 days.

**ITEM 15 (continued)****ATTACHMENT 1****Financial Implications**

The provision of this service is already funded through the budget allocations within the existing Operational Budget across a number of Council Groups (Community Life, Corporate Services and Public Works). A sum of \$112,200 has been allocated in the draft Operational Budget for 2013/14 across these Groups.

The tender provided for fixed prices for all services outlined in the tender document for the life of the contract (three years plus two year option).

Year 1 - \$94,610.16

Year 2 - \$96,502.37

Year 3 - \$98,432.42

Most of the services are programmed and have been costed as indicated above. A small part of the service is for the provision of a one-off, irregular delivery service that cannot be quantified at this point in time and as a result, the overall value of the annual contract has been rounded up to \$110,000 to cater for these occasions.



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**16 PROPOSED ACQUISITION BY AGREEMENT (ROADS AND MARITIME SERVICES) PART PUBLIC PATHWAY - 453 Victoria Road, Gladesville**

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**Report prepared by:** Section Manager - Asset Networks; Section Manager - Properties  
**File No.:** GRP/09/3/10 - BP13/738

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**REPORT SUMMARY**

Roads and Maritime Services (RMS) has approached Council to acquire a small portion of operational land utilised as a public pathway that provides a pedestrian link between College Street and Victoria Road. The subject land is the front portion of 453 Victoria Road, Gladesville.

The RMS has advised that this is one of a number of parcels necessary for urgent acquisition to enable a widening of Victoria Road.

It is proposed that Council divest its interests of the subject land by contract of sale to the RMS to allow the RMS to expedite road works.

**RECOMMENDATION:**

- (a) That Council sell to the Roads and Maritime Service for road widening, the front part of its operational land at 453 Victoria Rd as identified in the attached acquisition plan as Lot 9 DP 1008105.
- (b) That the Acting General Manager be delegated to negotiate compensation and execute necessary documentation in relation to the subject disposal.

**ATTACHMENTS**

- 1 Deposited Plan LOT 1 DP 1008105

Report Prepared By:

**Russell Nash**

**Section Manager - Asset Networks**

**Gerald Lore**

**Section Manager - Properties**

Report Approved By:

**Anthony Ogle**

**Service Unit Manager - Asset Systems**

**Joe So**

**Acting Service Unit Manager - Business Infrastructure**

**George Dedes**

**Acting Group Manager - Public Works**

**ITEM 16 (continued)****Discussion**

The Roads and Maritime Services (RMS) has approached Council to acquire a small portion of operational land utilised as a public pathway that provides a pedestrian link between College Street and Victoria Road.

The proposed acquisition is a part of the parcel of land, legally identified as Lot 1 in Deposited Plan 182563 and comprises a total area of 2.8 square metres fronting the Victoria Road boundary of the public pathway. It is further identified under the RTA acquisition plan as Lot 9 in Deposited Plan 1008105. Upon acquisition the remaining Council parcel will be known as Lot 4 in Deposited Plan 1008105 (**ATTACHMENT 1**).

After completion of the road widening works, the pathway will be placed back into service and the RMS will complete a full restoration of area including adjustment to any existing fencing, services, public utilities and access to the new road boundary. The remaining portion of public pathway will be joined to the new Victoria Rd footpath. Works will be carried out in consultation with Council's Public Works Group.

The RMS has advised that this is one of a number of parcels necessary for urgent acquisition for the public work purpose of creating an additional bus lane for west bound traffic and to lengthen the turning bay for traffic travelling from the east that is turning right into Frank Street. Bunnings is also understood to be using these proposed improvements to support their applications for a new slip road into their site for east bound traffic.

It is proposed that Council divest its interests of the subject land by contract of sale to the RMS to expedite these road works.

**Financial Implications**

By way of letter dated 10 May 2013 the RMS has offered the following compensation:

Compensation for loss of land	\$3,360.00
Councils Legal Costs inclusive	\$2,363.64
GST	<u>\$ 572.36</u>
<b>TOTAL</b>	<b>\$6,296.00</b>

The amount of compensation negotiated is greater than the value of \$2000 as provided for in the Valuation Report.

In addition RMS will pay:

1. Full restoration of pathway, pavement, and services and access to new road boundary.
2. Valuation costs in respect of determining compensation.
3. Survey costs together with lodgement and registration fees.
4. Legal Costs in respect of furnishing Council with Sale Contract.

Councils Properties Section has reviewed and is in agreement with the proposed compensation as being acceptable.

**ITEM 16 (continued)**

**ATTACHMENT 1**

PLAN FORM 2 Plan Drawing only to appear in this space

**SIGNATURES AND SEALS ONLY**

**DP1008105**

Registered: 23-11-1999

C.A.: \_\_\_\_\_

Title System: TORRENS

Purpose: ROADS ACT 1993

Rel.Map: U0952-42 & 44

Lot Plan: DP5647, DP182563, DP388518  
DP 739556, DP 388518

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.

Lengths are in metres. Reduction Ratio: 1:1000

L.G.A.: RYDE CITY

Suburb: GLADESVILLE

Parish: HUNTERS HILL

County: CUMBERLAND

This is sheet \_\_\_\_\_ of my plan \_\_\_\_\_ sheets. (Delete if inapplicable.)

Michael J Rutledge  
Surveyor registered under the Surveyors Act 1928, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors (Practice) Regulation 1996 and was completed on: 27/03/1999. The survey relates to:

These specific land parcels surveyed or specified by and shown in the plan that is not the subject of the survey:  
Datum Line: "X" - "Y"  
Zone / Source: MJD Rutledge  
Signature: \_\_\_\_\_  
Surveyor registered under the Surveyors Act 1928

Plan used in preparation of Survey / Completion: D.P. 5642, 182563, 221147, 388518 & 739556  
"NOT WITHIN A P.S.A."  
F.B. 0165 387 FP 0006(71F) 3056

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.  
LOTS 6 TO 10 INCLUSIVE ARE REQUIRED FOR ROAD AND AFTER CONSTRUCTION WILL BE DEDICATED AS PUBLIC ROAD UNDER SECTION 10 OF THE ROADS ACT, 1993.

APPROVED: \_\_\_\_\_  
GENERAL MANAGER, GEOMATICS OPERATIONS  
ROADS AND TRAFFIC AUTHORITY

**LOTS 1 & 6**  
LOT 1, D.P. 739556  
C.T. V.8612 F.188

**LOTS 2 & 7**  
LOT 3, D.P. 388518  
C.T. 738850

**LOTS 3 & 8**  
PT. LOT 45, D.P. 5642  
C.T. 45/5642

**LOTS 4 & 9**  
LOT 1, D.P. 182563  
C.T. 1/182563

**LOTS 5 & 10**  
LOT 1, D.P. 901216  
C.T. 1/901216

SURVEYORS (PRACTICE) REGULATION 1996 : CLAUSE 32 (2)				
MARK	I.S.G. CO-ORDINATES		ZONE	ACC.
	EASTING	NORTHING		
S.S.M. 37989	311 329.526	1255 909.619	561	2
T.S. 10917	310 876.022	1256 395.443	561	4
P.M. 52049	311 149.718	1256 030.621	561	2

COMBINED SEA LEVEL AND SCALE FACTOR: 0.99993  
SOURCE: I.S.G. COORDINATES ADOPTED FROM L.I.C. ON 13/06/1999

SURVEYOR'S REFERENCE: 002875 CHECKLIST R.T.A. FILE : 38732071

Request: rpt016 / Document: dp 1008105 PLAN / Revision: 25-Nov-1999 / Status: OK / Printed: 10-Feb-2000 11:27 / Image: 1  
Client Reference: Roads & Traffic Authority of NSW / Source: F

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**17 FINANCIAL SUSTAINABILITY OF THE NSW LOCAL GOVERNMENT SECTOR - REPORT BY NSW TREASURY CORPORATION (TCORP)**

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**Report prepared by:** Chief Financial Officer  
**File No.:** FIM/07/6/4/3 - BP13/749

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**REPORT SUMMARY**

This report advises Council of the reports that have been undertaken by the NSW Treasury Corporation (TCorp) on the Financial Sustainability of the NSW Local Government sector. The reports detail the analysis undertaken by TCorp, with each Council receiving their own specific Financial Sustainability Rating (FSR) together with findings and recommendations for consideration by the Independent Review Panel and the Local Government sector.

TCorp undertook this review at the request of the Independent Local Government Review Panel's review of the 'Future Directions for NSW Local Government'.

The City of Ryde has received a FSR of 'Sound' with a Negative outlook, with Council being in the top 34 Council's ie 22.4%, of all NSW Local Governments. To assist Council and to explain TCorp's methodology in undertaking this review, Council has arranged for TCorp to make a presentation to Councillors at a workshop on Thursday 23 May 2013.

It is proposed that Council's response to the TCorp report, including findings, recommendations and Council's rating will be made in conjunction with Council's response to the Independent Review Panel's 'Future Directions for NSW Local Government' discussion paper that is due on 28 June 2013.

**RECOMMENDATION:**

- (a) That Council note the "*Financial Sustainability of the New South Wales Local Government Sector*" report and its general findings as detailed in the report, including Council's Financials Sustainability Rating of Sound with a Negative Outlook.
- (b) That Council will address its response to the findings of the TCorp report in its submission to the Independent Review Panel's 'Future Directions for NSW Local Government' discussion paper.

**ATTACHMENTS**

- 1 Financial Sustainability of the New South Wales Local Government Sector - CIRCULATED UNDER SEPARATE COVER
- 2 Finalised Sustainability Report on City of Ryde by TCorp - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL
- 3 Financial Assessment of NSW Councils - Letter from TCorp - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL

**ITEM 17 (continued)**

Report Prepared By:

**John Todd**  
**Chief Financial Officer**

Report Approved By:

**Roy Newsome**  
**Acting General Manager**

**ITEM 17 (continued)****Discussion**

As part of the general review of Local Government across New South Wales (NSW) the State Government appointed the Independent Review Panel to develop options to improve the strengths and effectiveness of Local Government in NSW. Included in the Review Panel's brief was for the panel to consider the Financial Sustainability of each Local Government Area.

As a result, the Review Panel requested TCorp to prepare Financial Sustainability report for all 152 Local Governments. In undertaking this work TCorp took into account recent financial statements of all Councils, the Long Term Financial Plan, other returns that Council had completed, such as the Infrastructure Return and other matters, such as, articles in the press in completing their review.

TCorp has issued the following reports regarding Council's Financial Sustainability;

- Financial Sustainability of the New South Wales Local Government Sector **(CIRCULATED UNDER SEPARATE COVER)**
- City of Ryde Council – Financial Assessment, Sustainability and Benchmarking Report. **CONFIDENTIAL**
- Financial Assessment of NSW Councils. **CONFIDENTIAL**

**NSW Local Government Sector**

A summary of the general key findings in the report is detailed below:-

**TCorp's Key Findings**

From its assessment of the 152 Councils and its analysis of the outcomes, TCorp concluded that the key findings were:

1. Operating deficits are unsustainable
2. 2012 operating deficits are understated
3. Sustainability is deteriorating
4. Consultation with the community is required
5. Need to prevent further deterioration of financial position
6. Improved focus created by the Integrated Planning and Reporting (IP&R) process
7. Asset management planning is improving
8. An asset maintenance gap exists
9. Regional performance varies

**ITEM 17 (continued)****Key Recommendations for Consideration**

Based on the findings from its review into the financial assessment and sustainability of the local government sector in New South Wales, TCorp's recommendations are:

1. **At least breakeven operating positions are essential** - Councils need to achieve at least a breakeven operating position on an on-going basis. The future sustainability of Councils is dependent upon generating sufficient funds to meet the costs of maintaining and renewing assets to deliver services. Councils who have been operating with deficits and are forecasting to continue to do so, are not generating sufficient funds to continue providing services and renewing assets at their current levels. These Councils need to develop options to correct this position. Such options will necessarily involve extensive consultation with their communities, and will need to consider options for revenue increases, reductions in expenditure, and reviews of existing service levels and standards. Surpluses generated by Councils can be used to address their Infrastructure Backlogs.
2. **Pricing paths are needed for the medium term** - IPART, DLG and Councils should work together to consider the development of a medium or long term, and achievable pricing path so that Councils can achieve at least a breakeven operating position. A clear strategy across the local government sector is needed to promote future sustainability for Councils.
3. **Rate increases must meet underlying costs** - Future increases in all rates and annual charges for Council services should be based on the underlying cost of delivering these services and the annual movement in the cost of these services. Where a decision by Council is made to increase rates and charges at a lower than required factor, the impacts of such actions must be clear in the context of each Council's sustainability.
4. **Asset management planning must be prioritised** - Councils need to prioritise the completion and validation of their Asset Management Plans (AMP) and Infrastructure Backlog values so that a clear picture is available as to the total funding requirements for their assets. Without this certainty, Councils cannot accurately forecast their future funding requirements and put in place appropriate strategies.
5. **Councillor and management capacity must be developed** - Councils and the DLG should continue to articulate the benefits of the IP&R process, by increasing the focus on linking long term strategies, asset management planning and long term financial forecasting to assist with decision making and promoting sustainability. Enhancing the knowledge and skills of Council management and elected officials, particularly in respect of the importance of financial and asset management, would greatly assist in this area.



**ITEM 17 (continued)**

6. **Improved use of restricted funds** - A review of the system and guidelines for accessing restricted funds is needed. Under the current requirements, most Councils are required to hold substantial funds in reserve for specific purposes, often for lengthy periods of time. On average 50% to 60% of funds held by Councils are externally restricted. Being able to access more of these funds (eg through s 410 internal borrowing arrangements) could allow Councils to meet current asset renewal and maintenance requirements and be a more efficient use of funds.
  
7. **Increased use of debt** - Debt is underutilised by some Councils and there are opportunities for more cost effective borrowing and debt management. Some Councils have low or zero debt, strong cash flows and outstanding Infrastructure Backlogs. For some of these Councils the use of debt can be an efficient means of addressing Backlog issues, enhancing intergenerational equity and improving asset quality and services. For many Councils with existing debt, overly conservative debt management practices are adopted which could be improved to deliver enhanced value and a lower cost of funds for Councils.

**Overall Results**

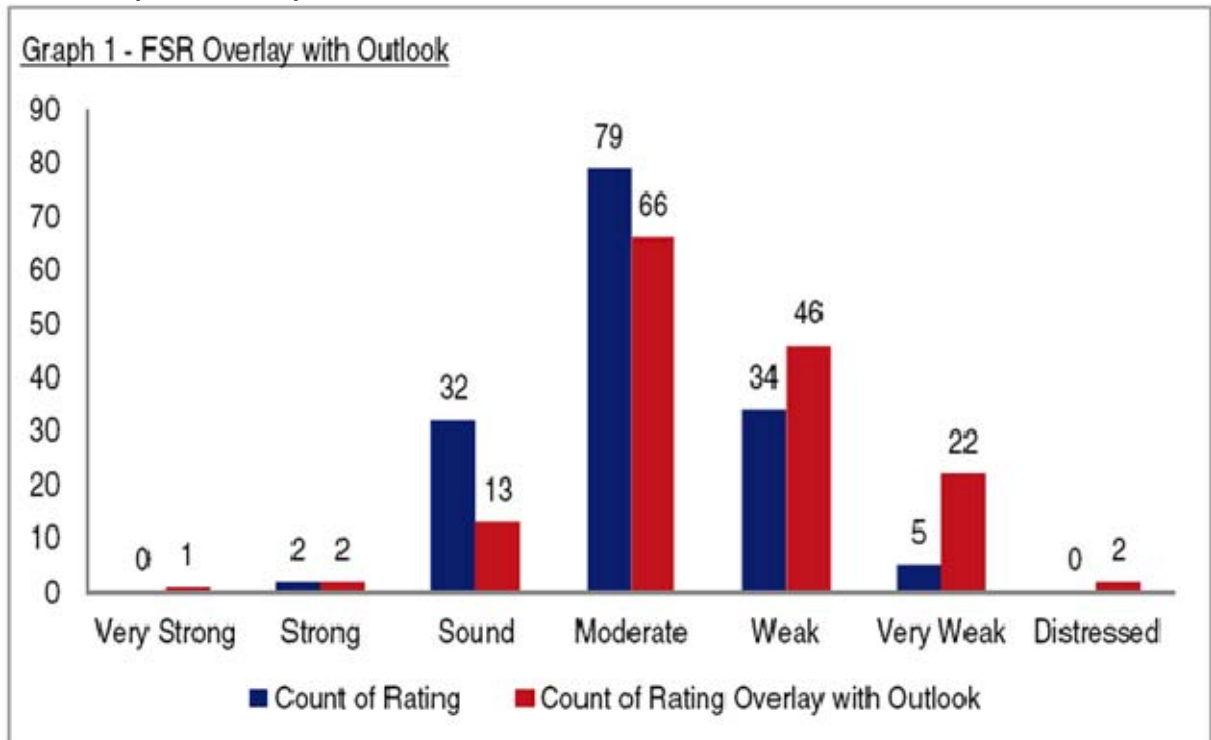
Table 1 below provides the current FSR distribution of the 152 Councils in NSW as determined by TCorp's assessment process.

The results show that 113 (74.3%) of the 152 Councils are currently rated Moderate or better, and 39 (25.7%) are rated Weak or Very Weak. A Moderate rating indicates that a Council has an adequate capacity to meet its financial obligations in the short to medium term (being the next five years).

Table 1 - FSR Distribution

Rating	Count	Percentage
Very Strong	0	0.0%
Strong	2	1.3%
Sound	32	21.1%
Moderate	79	52.0%
Weak	34	22.4%
Very Weak	5	3.3%
Distressed	0	0.0%
<b>Total</b>	<b>152</b>	<b>100.0%</b>

**ITEM 17 (continued)**



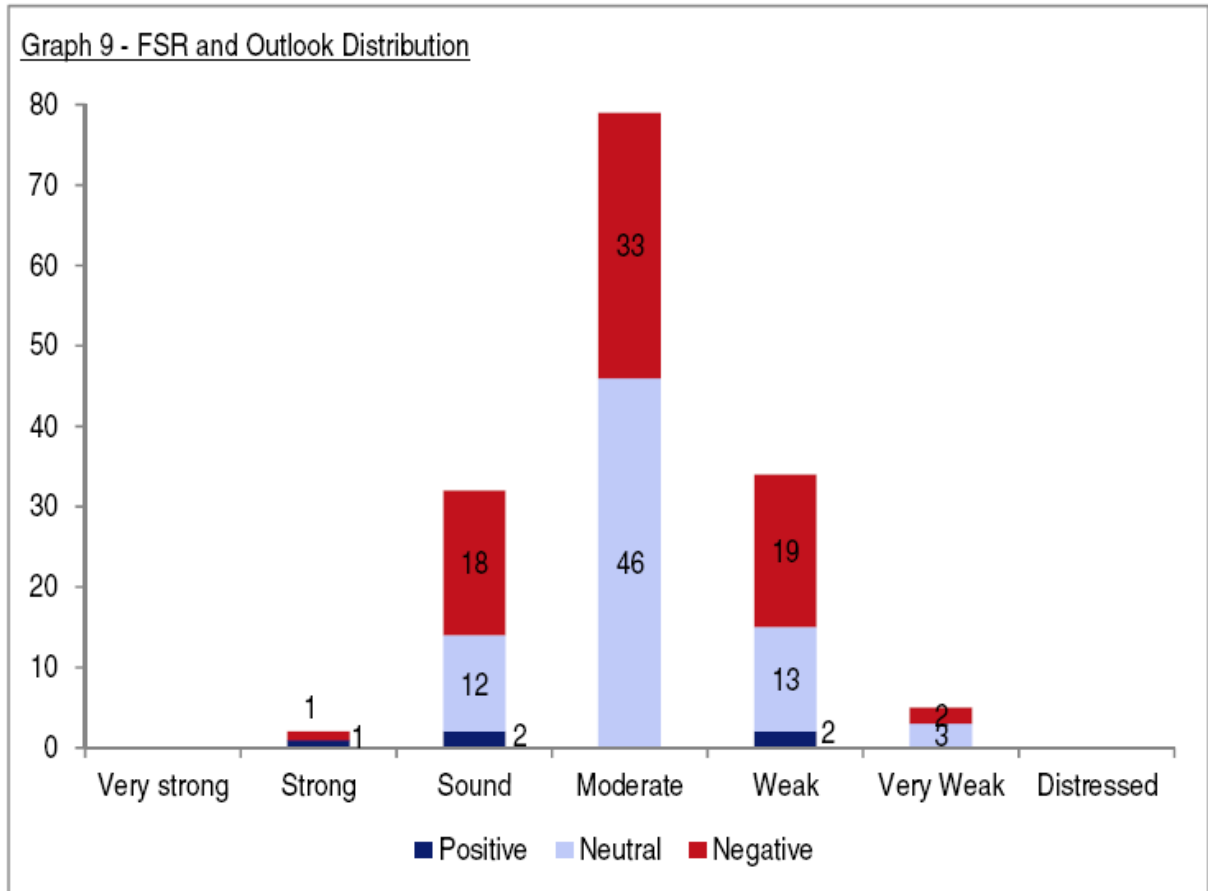
This shows that there are only two Councils with a rating above Sound. The City of Ryde was assessed as sound.

The Outlook distribution is summarised in the following table:

Table 8 - Outlook Distribution

Outlook	Count	Percentage
Positive	5	3.3%
Neutral	74	48.7%
Negative	73	48.0%

**ITEM 17 (continued)**



Of the 32 Councils rated as Sound, there are 18 that have a Negative Outlook, of which the City of Ryde is one.

**City of Ryde’s Financial Position and Rating**

TCorp has also prepared a Financial Sustainability Rating (FSR) and Outlook for Council. These FSRs and Outlooks have been developed by TCorp to provide an overall position of the sustainability of Councils when compared with each other Council within NSW.

Council has been assessed as:

FSR	Sound
Outlook	Negative

The FSR of Sound is described by TCorp as:

- A local government with an adequate capacity to meet its financial commitments in the short, medium and long term.

**ITEM 17 (continued)**

- While it is likely that it may have a record of minor to moderate operating deficits, the local government is expected to regularly report operating surpluses. It is likely able to address its operating deficits, manage major unforeseen financial shocks and adverse changes in its business with minor to moderate revenue and/or expense adjustments.
- The expense adjustments are likely to result in some changes to the range of and/or quality of services offered.
- Its capacity to manage core business risks is sound.

A Negative Outlook is described by TCorp as:

- As a result of a foreseeable event or circumstance occurring, there is the potential for deterioration in the local government's capacity to meet its financial commitments (short and/or long term) and resulting change in its rating. However, it does not necessarily indicate that a rating change may be forthcoming.

Additional comments specifically for the City of Ryde were as follows:

The Council has demonstrated a sound albeit deteriorating operating performance over the review period based on the following observations:

- Council's underlying operating performance, measured by EBITDA, improved over the review period from \$16.6m in 2009 to \$18.2m in 2012
- Council's Own Source Operating Revenue Ratio has been above the benchmark in the last three years indicating Council's financial flexibility
- Council has had adequate liquidity as identified by an Unrestricted Current Ratio above benchmark
- The Council reported \$78.9m of Infrastructure Backlog in 2012 which represents 8.8% of its infrastructure asset value of \$896.6m.
- Council's reported backlog has remained at a similar level since 2009
- Council appears to have concentrated its capital expenditure on the purchase of new assets as opposed to asset renewals or maintenance as indicated by a Capital Expenditure Ratio above benchmark and, the Asset Maintenance Ratio and Building and Infrastructure Asset Renewals Ratio below the benchmarks in both 2011 and 2012

The key observations from our review of Council's 10 year forecasts for its General Fund are:

- The version of the LTFP analysed is now out of date due to the Civic Centre redevelopment not proceeding and Council now deciding against applying for an SRV at the present time

**ITEM 17 (continued)**

- Council is likely to forecast continuing operating deficits when capital grants and contributions are excluded for all 10 years when a SRV is not utilised. Council will not be able to fully fund their asset renewals, leading to the Infrastructure Backlog continuing to increase
- Council's liquidity was forecast to become tighter with funds being utilised for the redevelopment. These funds are likely to be reassigned for maintenance of the existing Civic Centre however funds may not decrease at the rate previously forecast
- As the LTFP analysed is now out of date TCorp is not in a position to analyse if Council has the capacity to undertake additional borrowings.
- In terms of financial Sustainability, TCorp believes Council has historically been in a sound operating position however their position has been deteriorating and they have not been able to reduce their Infrastructure Backlog. TCorp assumes Council will forecast operating deficits in each of the next 10 years with an inadequate level of capital expenditure forecast when compared to benchmark.

In respect of the long term Sustainability of the Council our other key observations are:

- If Council continues to provide the same level of services there will be an ongoing annual shortfall which over the long term will deplete cash reserves and result in Council becoming financially unsustainable
- The assumed ongoing operating deficits will further impact this position with Council unable to fund the necessary renewal works against annual depreciation
- Council has postponed the possible SRV application in 2014 following the 2012 elections however it is important that the new Council explore the options available to reduce the projected funding gap
- If Council is unable to raise additional revenues then they will have to explore reducing service levels or operate with a reduced quality of assets so as to become sustainable

In respect of our Benchmarking analysis we have compared the Council's key ratios with other councils in DLG Group 3. Our key observations are:

- Council's financial flexibility as indicated by the Operating Ratio and Own Source Operating Revenue Ratio is generally in line with the group average
- Council has more relative capacity to utilise further borrowings than the group average as it has a stronger Debt Service Cover Ratio and Interest Cover Ratio
- Council was in a sufficient liquidity position and was above the group average liquidity level with all their funds held within cash and cash equivalents as opposed to investments
- Council's Capital Expenditure Ratio is marginally above the group average however they have a comparatively high level of Infrastructure Backlog
- Asset maintenance funding has been on a downward trend, decreasing below the benchmark and group average in 2012. Asset renewals have been below benchmark since 2010 but increased above the group average in 2012

**ITEM 17 (continued)****What does that mean for Council**

This report and rating indicates that Council is at a position, that although it is in a sound financial position, it has to now take action to look at its financial sustainability in the longer term.

Council will either have to cut costs, which will result in a decrease in service or asset renewal or increase revenues, with one of those options being a rate increase.

It is proposed to hold a workshop with Councillors in June 2013 for Council to consider its funding options for its future financial sustainability.

The TCorp presentation to Councillors on Thursday 23 May 2013, will allow Councillors to question and seek clarifications on key aspects of their report and their financial sustainability rating of the City of Ryde.

**Financial Implications**

Adoption of the recommendation will have no financial impact.

However, the details in this report are fundamental to Council's long term financial position and requires Council's consideration of all options in protecting its financial sustainability.

**18 REPORTS DUE TO COUNCIL**

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**Report prepared by:** Section Manager - Governance**File No.:** GRP/12/5/5/5 - BP13/630

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**REPORT**

This Report is submitted to Council to review the status of outstanding reports and confirm the date reports are due to be provided to Council as at 21 May 2013 (listing **ATTACHED**)

There are currently 61 reports listed. Following consideration of this report there will be one overdue report due to Council.

**RECOMMENDATION:**

That the report on Outstanding Council Reports be endorsed.

**ATTACHMENTS**

**1** Outstanding Council Reports - as at 21 May 2013

Report Prepared By:

**Amanda Janvrin**  
**Section Manager - Governance**

Report Approved By:

**Shane Sullivan**  
**Manager - Customer Service and Governance**

**Roy Newsome**  
**Acting General Manager**



**ITEM 18 (continued)**

**ATTACHMENT 1**

**Outstanding Reports**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>FEASIBILITY STUDY ON MULTIPURPOSE SYNTHETIC (ARTIFICIAL) FIELDS</b>	25/06/2013	<i>The Workshop on Synthetic Fields has been scheduled for 8 August 2012.</i>
<b>Meeting Date</b>	<p>1. That the General Manager prepare a feasibility study on multipurpose synthetic (artificial) fields to be installed in the City of Ryde. This study should outline a comprehensive consultation process, projected financial impacts, construction cost estimates and a funding and grants program with all sports facility users and stakeholders in the LGA.</p> <p>2. A report detailing possible sports funding grants through the State and Federal Governments in the next financial year to assist in this project should also be undertaken.</p> <p>3. A feasibility study cost be funded through the 2012/13 First Quarter Budget review.</p>	<b>Anticipated date</b>	<i>To be reported to the Works and Community Committee on 20 November 2012.</i>
10/04/2012		<b>Officer</b>	<i>The Workshop was attended by 50 people including the NSW State Minister for Sport and Recreation.</i>
<b>Group</b>			<i>Participating in the NSROC project on regional approach for provision of synthetic fields.</i>
Community Life			<i>Project brief completed and quotes sought from consultants. Funds requested as part of Quarterly Review Process, as per Council Resolution. Once funds are allocated, the project will commence.</i>

**ITEM 18 (continued)**

**ATTACHMENT 1**

Meeting Type	Resolution	Due Date of Report	Comments/Update
Council	<b>GLADESVILLE VACATION CARE SERVICE- Transfer to Gladesville Public School P&amp;C</b>	19/11/2013	<i>Funds allocated on 4 December at Council meeting.</i>  <i>Report to be submitted to Council meeting in June 2013.</i>
<b>Meeting Date</b>	(c)That Council staff review and report to Council on the above arrangements (to ensure service continues to meet the needs of families) after 12 months.	<b>Anticipated date</b>	<i>This report will be provided on 19 November 2013, after a duration of 12 months as per the resolution.</i>
<b>Group</b>		<b>Officer</b>	
Community Life		Baharak Sahebekhtiari	

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>DEFERRED REPORT: WEBCASTING OF COUNCIL MEETINGS</b>	13/08/2013	<i>Software and hardware sourced. There have been some technical issues which are being addressed and testing is currently underway. The webcasting has been operation during tests but there have been technical issues during Council meeting tests.</i>
	(c)That a report be provided to Council following the conduct of the 2012 Local Government Election outlining the outcomes of the trial and recommending appropriate changes to Council's Code of Meeting Practice.	<b>Anticipated date</b> 22/10/2013	
<b>Meeting Date</b> 17/07/2012		<b>Officer</b> Shane Sullivan	<i>Updates will be provided to Councillors through the Councillor Information Bulletin closer to the go live date</i>
<b>Group</b> Corporate Services			<i>It is anticipated for the system to go live in May/June 2013.</i>

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>958 VICTORIA ROAD, WEST RYDE. LOT 8 DP 819902. Local Development Application for alterations and additions to existing dwelling. LDA2012/0047 - COMPLETED</b>	7/05/2013	<i>Mediation meeting held 14 November 2012. Amended plans to be submitted and then renotified. Not yet received.</i>
<b>Meeting Date</b>	That Local Development Application No. 2012/47 at 958 Victoria Road, West Ryde being LOT 8 DP 819902 be deferred to enable a mediation to occur between the applicant and the Group Manager – Environment and Planning with an outcome in a timeframe that does not unduly delay the development application for the applicant and that the matter be returned to the Planning and Environment Committee for further determination within three months.	<b>Anticipated date</b> 21/05/2013	<i>Amended Plans have still not been received as at March 2013.</i>
<b>Group</b> Environment and Planning		<b>Officer</b> Liz Coad	<i>Amended Plans received on 3 April 2013. Plans forwarded to objector and assessment underway.</i>
			<i>Report to the Planning and Environment Committee on 21 May 2013.</i>
			<i>COMPLETED (To be removed following Council Meeting 28 May 2013).</i>

**ITEM 18 (continued)**

**ATTACHMENT 1**

<p><b>Meeting Type</b> Works and Community</p>	<p><b>Resolution</b> <b>UPDATE ON WOLFE ROAD RESERVE</b></p>	<p><b>Due Date of Report</b> 4/06/2013</p>	<p><b>Comments/Update</b> <i>Further report may need to be generated if this approach fails by May 2013.</i></p>
<p><b>Meeting Date</b> 6/11/2012</p>	<p>(c)Should this approach fail within 6 months, that Council seek legal advice on the issue of encroachment and report the matter back to the Works and Community Committee.</p>	<p><b>Anticipated date</b> 4/06/2013</p>	<p>* Council staff are maintaining the upper and lower part of the reserve. * Bushland contractor engaged to undertake bush regeneration work. * RFS reviewed the fire breaks around the adjoining properties. * Personal items of encroachment to be removed by the end of April 2013.</p>
<p><b>Group</b> Community Life</p>		<p><b>Officer</b> Simon James</p>	<p><i>Report to Council is not necessary due to current management strategy being successful. Council is to be updated on the issue through a CIB during May 2013.</i></p> <p><i>Advice received, and encroachment has been removed. Further report needed to deal with issues of firebreaks as</i></p>

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>MATTER OF URGENCY – REFERENCE TO RYDE COUNCIL IN THE SYDNEY MORNING HERALD</b>	25/06/2013	<i>This matter was reported to Council as an attachment to a Mayoral Minute at Council's Meeting on 12 February 2013. As advised in the report, Council has endorsed completing a full investigation into the two matters by an independent external party. This investigation and report back to Council is anticipated to be completed by 30 June 2013.</i>
<b>Meeting Date</b>	That the General Manager provide a detailed report to Councillors on the allegations made in the Sydney Morning Herald in relation to Ryde Council's association with Direct Health Solutions and any other company operated by the Obeid family. This report should detail the circumstances and approval processes that operated and provide an explanation (if necessary) on why the normal tendering process allegedly did not take place.	<b>Anticipated date</b>	<i>A firm has been appointed to conduct the investigation and report back to Council.</i>
<b>Group</b>		<b>Officer</b>	
General Manager		John Schanz	

*advised by the Rural Fire Service (RFS). Report to Works and Community Committee by early June 2013.*



**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>MAYORAL MINUTE 15/12 - REVIEW OF POLICIES REGARDING VISITING OVERSEAS DELEGATIONS AND SISTER CITY RELATIONSHIPS</b>	<b>Due Date of Report</b> 13/08/2013	<b>Comments/Update</b> <i>Council resolved that a Workshop be conducted to allow Council to reconsider its policy with regard to Visiting Overseas Delegations and all aspects of existing sister city relationships. This Workshop is currently scheduled for 16 July 2013.</i>
<b>Meeting Date</b> 13/11/2012	(b)That the General Manager bring back a report to Council of existing sister city relationships.	<b>Anticipated date</b> 13/08/2013	
<b>Group</b> General Manager		<b>Officer</b> Shane Sullivan	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>PLANNING PROPOSAL - 461 - 495 VICTORIA ROAD, GLADESVILLE</b>	<b>Due Date of Report</b> 27/08/2013	<b>Comments/Update</b> <i>On 13 November 2012 Council resolved to forward the planning proposal to the Minister for a Gateway Determination. This will occur by 14 December 2012.</i>
<b>Meeting Date</b> 13/11/2012	(c)That, in the event of a gateway determination being issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, the proposed be placed on public exhibition and a further report be presented to Council following the completion of the consultation period advising of the outcomes and next steps.	<b>Anticipated date</b> 27/08/2013	<i>Subject to receipt of the Gateway determination from DoPI in February 2013 community consultation will likely commence mid March 2013 and run for at least 28 days to mid April 2013. It is anticipated that a report concerning the outcomes of community consultation will be presented to Council late July / early August 2013.</i>
<b>Group</b> Environment and Planning		<b>Officer</b> Meryl Bishop	<i>Gateway determination received 1 March 2013. Report to Council on 9 April 2013 recommending commencement of community consultation.</i>  <i>Community Consultation, including Community Information Session, planned for June 2013.</i>

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Works and Community	<b>PUBLIC EXHIBITION OF DRAFT PARRAMATTA RIVER ESTUARY COASTAL ZONE MANAGEMENT PLAN - COMPLETED</b>	28/05/2013	<i>Exhibition closed 29 March 2013. Submissions under consideration by the management committee.</i>
<b>Meeting Date</b>	(b)That a further report on the Parramatta River Estuary 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 Parramatta River Estuary Management Committee.	<b>Anticipated date</b>	<i>Matter reported to the Works and Community Committee Meeting on 7 May 2013.</i>
20/11/2012		28/05/2013	
<b>Group</b>		<b>Officer</b>	<i>COMPLETED (To be removed following Council Meeting to be held 28 May 2013).</i>
Environment and Planning		Sam Cappelli	

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	7-9 RUTLEDGE STREET, EASTWOOD, LOT 23 DP 4231 and LOT 24 DP 653568. Local Development		<i>Amended plans and information to be submitted and then renotified. Not yet received.</i>
<b>Meeting Date</b>	<b>Application for a mixed use development, containing 6 retail/commercial tenancies, 79 units &amp; basement parking for 155 cars &amp; strata subdivision. LDA 2011/0612.</b>	<b>Anticipated date</b>	<i>Amended plans not yet received as at March 2013.</i>
27/11/2012	That Local Development Application No. 2011/0612 at 7-9 Rutledge Street, Eastwood, being LOT 23 DP 4231 and LOT 24 DP 653568 be deferred pending receipt of the information required by the deferred commencement conditions including amended plans etc and exhibition of this information with a further report to Council for consideration in 2013.	<b>Officer</b>	<i>Follow-up letter to applicant sent seeking amended plans 3 April 2013.</i>
<b>Group</b>		Liz Coad	<i>Date of Report to be determined upon receipt of amended plans.</i>
Environment and Planning			

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>3-5 TRELAWNEY STREET, EASTWOOD, LOTS A and B in DP 401296. Local Development Application for a mixed use development, containing 6 retail /commercial tenancies, 61 units &amp; basement parking for 108 cars &amp; strata subdivision. LDA 2011/0611.</b>	11/06/2013	<i>Amended plans and information to be submitted and then renotified.</i>
<b>Meeting Date</b>	<b>27/11/2012</b>	<b>Anticipated date</b>	<i>Amended Plans have been received and public exhibition closed on 20 February 2013.</i>
<b>Group</b>	That Local Development Application No. 2011/0611 at 3-5 Trelawney Street, Eastwood, being LOTS A and B in DP 401296 be deferred pending receipt of the information required by the deferred commencement conditions including amended plans etc and exhibition of this information with a further report to Council for consideration in 2013.	11/06/2013	<i>Further renotification of amended plans was required and public exhibition closed on 2 April 2013.</i>
Environment and Planning		<b>Officer</b>	<i>Report scheduled to be put to Planning and Environment Committee meeting of 4 June 2013.</i>
		Liz Coad	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<p><b>Meeting Type</b> Works and Community</p>	<p><b>Resolution</b> <b>WATER BOTTLE REFILL STATIONS - UPDATE</b></p>	<p><b>Due Date of Report</b> 18/06/2013</p>	<p><b>Comments/Update</b> <i>Refill station to be installed during February 2013 for a three month trial.</i></p>
<p><b>Meeting Date</b> 4/12/2012</p>	<p>(b)That a report be submitted to Council on the outcomes of the trial with consideration of wider installation of water refill station across the City's open spaces.</p>	<p><b>Anticipated date</b> 18/06/2013</p>	<p><i>Matter to be reported to the Works and Community Committee in June 2013.</i></p>
<p><b>Group</b> Community Life</p>		<p><b>Officer</b> Simon James</p>	
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<p><b>Meeting Type</b> Council</p>	<p><b>Resolution</b> <b>BOARDING HOUSES POLICY - Draft Enforcement Policy and Draft Development Control Plan</b></p>	<p><b>Due Date of Report</b> 13/08/2013</p>	<p><b>Comments/Update</b> <i>Draft policy to be exhibited in April 2013.</i></p>
<p><b>Meeting Date</b> 11/12/2012</p>	<p>(c)That Council receive a further report on the outcomes of the exhibition of draft Boarding Houses Policy comprising:</p>	<p><b>Anticipated date</b> 13/08/2013</p>	<p><i>Draft Policy on Exhibition, submissions close 20 May 2013.</i></p>
<p><b>Group</b> Environment and Planning</p>	<p>1. Draft Enforcement Policy: Boarding Houses 2. City of Ryde Draft Amending Development Control Plan - Boarding Houses.</p>	<p><b>Officer</b> Scott Cox</p>	
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**ITEM 18 (continued)**

**ATTACHMENT 1**

<p><b>Meeting Type</b> Council</p>	<p><b>Resolution</b> CITY OF RYDE TENNIS COURTS</p>	<p><b>Due Date of Report</b> 11/06/2013</p>	<p><b>Comments/Update</b> <i>Expression of Interest/Requests for proposal to be advertised in early February 2013. Anticipated closing date April 2013. To be reported to Council early June 2013.</i></p>
<p><b>Meeting Date</b> 11/12/2012</p>	<p>(f) That a further report be submitted to Council following an Expression of Interest/Requests for Proposals process.</p>	<p><b>Anticipated date</b> 11/06/2013</p>	
<p><b>Group</b> Community Life</p>		<p><b>Officer</b> Simon James</p>	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>RYDE RIVER WALK - PUBLIC EXHIBITION OF DESIGN AND STATEMENT OF ENVIRONMENTAL EFFECTS - COMPLETED</b>	<b>Due Date of Report</b> 28/05/2013	<b>Comments/Update</b> <i>Update 14 February 2013: Public Exhibition period commenced Friday 18 January 2013 and closes on Friday 19 April 2013.</i>
<b>Meeting Date</b> 11/12/2012	(b) That a further report be submitted to Council following the Public Exhibition period.	<b>Anticipated date</b> 28/05/2013	<i>Update 14 May 2013: Referred to Open Space. Open Space will be responsible for writing the report to Council.</i>
<b>Group</b> Community Life		<b>Officer</b> Sean Brasier/Simon James	<i>Report to Council on 28 May 2013.</i>  <i>COMPLETED (To be removed following the Council Meeting on 28 May 2013).</i>

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<p><b>Meeting Type</b> Council</p>	<p><b>Resolution</b> <b>GLADESVILLE RSL DEVELOPMENT PROPOSAL</b></p>	<p><b>Due Date of Report</b> 23/07/2013</p>	<p><b>Comments/Update</b> <i>Council has met with proponents to view draft community consultation plan. Date for report to be determined as a result of outcomes.</i></p>
<p><b>Meeting Date</b> 11/12/2012</p>	<p>(b) Following the community consultation, including key stakeholders, that a further report be provided to Council by the Gladesville RSL Club including details of the following:</p>	<p><b>Anticipated date</b> 23/07/2013</p>	<p><i>The RSL Club has scheduled consultation events throughout March 2013 - the date of the report is to be confirmed pending the results of the consultation.</i></p>
<p><b>Group</b> Environment and Planning</p>	<p>(i) Indicative built form and uses; (ii) Parking management (particularly during the construction phase); and (iii) Results of the community consultation process.</p>	<p><b>Officer</b> Dominic Johnson</p>	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Works and Community	<b>TRAFFIC AND PARKING MATTERS PRESENTED TO RYDE LOCAL TRAFFIC COMMITTEE MEETING held on 22 November 2012 - MIRIAM ROAD, WEST RYDE - No Parking (Kiss and Ride)</b>	16/07/2013	<i>Updated: 14 February 2013 Report will be tabled at Traffic Committee meeting to be held on 23 May 2013. The Traffic Committee's recommendations will be put to the Works and Community Committee on 2 July 2013.</i>
5/02/2013	That Council undertake a six (6) month trial in relation to the provision of a single 'No Parking' space along the side frontage (Miriam Road) of No.52 West Parade and that a follow up report be submitted to the Committee following the completion of the trial period confirming its use and whether the installation should be supported permanently.	<b>Anticipated date</b> 16/07/2013	<i>Updated: 11 April 2013 Due to mid-year recess, Traffic Committee's recommendations will be put to the Works and Community Committee on 16 July 2013.</i>
<b>Group</b>		<b>Officer</b>	
Public Works		Harry Muker	

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Works and Community	<b>RIGHT OF CARRIAGEWAY OVER 36A STATION STREET WEST RYDE- NEWQUEST PROJECTS PTY LTD ON BEHALF OWNERS OF 29-31 GAZA ROAD WEST RYDE - COMPLETED</b>	18/06/2013	<i>Update 14 May 2013: A CIB regarding this matter was distributed on 2 May 2013. No further report is necessary.</i>
<b>Meeting Date</b>	(c) That a further report be provided following the finalisation of negotiations in respect of the level of compensation payable to Council in granting the right of carriageway over 36A Station Street West Ryde to the owners of 29-31 Gaza Road West Ryde.	<b>Anticipated date</b>	<i>COMPLETED (To be removed following Council meeting on 28 May 2013).</i>
5/02/2013		18/06/2013	
<b>Group</b>		<b>Officer</b>	
Public Works		Rod Drummond	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>RYDE CITY BOWLING CLUB UPDATE</b>	26/11/2013	<i>(c) Subject to arbitration regarding fixtures, due improvements to commence shortly. Anticipated completion date late March - early April.</i>
<b>Meeting Date</b> 12/02/2013	(c) That Council proceed with an EOI/Tender process for the site, once the issues outlined in the body of this report are resolved.	<b>Anticipated date</b> 26/11/2013	<i>(d) Later in the year - report to Council October/November.</i>
<b>Group</b> Community Life	(d) That Council note that the further report considering the future of the Ryde Park including the Ryde City Bowling Club and Argyle Centre sites as to the future development, use and management will proceed following progress of Part (c) above.	<b>Officer</b> Tatjana Domazet	<i>Awaiting the outcome of the arbitration before proceeding to the EOI/Tender process. Matter is with the Golden Goal solicitors.</i>

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>NOTICE OF MOTION - SUPPLY AND DEMAND OF CRICKET PRACTICE FACILITIES ACROSS THE LGA - COMPLETED</b>	21/05/2013	<i>Report to be prepared for Works and Community Committee in May 2013.</i>
<b>Meeting Date</b>	That Council prepares a report regarding the supply and demand of cricket practice facilities across the LGA. As part of preparing this report discussions should be facilitated by Council with the governing Cricket Associations, Local Cricket Clubs and Cricket NSW regarding contribution towards the program (60/40) and the cost/access sharing arrangements for the future management and maintenance options for these facilities.	<b>Anticipated date</b>	<i>Matter reported to the Works and Community Committee on 21 May 2013.</i>
12/02/2013	Implementation of this proposal will ensure that the management of teams and their training requirements can be met in a more suitable manner.	21/05/2013	<i>COMPLETED (To be removed following Council Meeting on 28 May 2013).</i>
<b>Group</b>	The report is to be tabled with Council prior to the adoption of the 13/14 Delivery Plan.	<b>Officer</b>	
Community Life		Simon James	

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>NOTICE OF MOTION - GRAFFITI VANDALISM AND THE CITY OF RYDE</b>	25/06/2013	<i>5 March 2013 NOM directed to Derek McCarthy – Service Unit Manager for Community &amp; Events in Community Life</i>
<b>Meeting Date</b>	<p>(b) That a report on this matter, include, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. The establishment of key area ‘watch’ programs involving local residents, community groups, police and staff to identify at-risk locations and perpetrators.</li> <li>2. Methods of communication to assist awareness of measures to reduce graffiti vandalism in key areas.</li> <li>3. Promotion of anti-graffiti messages and penalties against culprits.</li> <li>4. Detailing the rising cost of graffiti removal in the City of Ryde.</li> <li>5. That Council look at further initiatives to engage with the youth including the Ryde Youth Council in order to address this issue.</li> </ol>	<b>Anticipated date</b>	<i>Gathering information and responsibilities for the report to Council on 21 May 2013.</i>
<b>Group</b>	<p>(c) That the report indicate the process and the timeframe to develop the above into a Graffiti Action Plan.</p>	<b>Officer</b>	<i>Working on information required and responsibilities.</i>
Community Life		Derek McCarthy	<i>Internal working group organised to delivery on aspects of this request and to report back to Council by late June 2013.</i>



**ITEM 18 (continued)**

**ATTACHMENT 1**

<p><b>Meeting Type</b> Council</p>	<p><b>Resolution</b> <b>COMMERCIAL RECREATIONAL VENTURES WITHIN THE PORTERS CREEK SITE - COMPLETED</b></p>	<p><b>Due Date of Report</b> 21/05/2013</p>	<p><b>Comments/Update</b> <i>Resolution referred to Public Works.</i></p>
<p><b>Meeting Date</b> 26/02/2013</p>	<p>That the Acting General Manager conducts a feasibility study on any future opportunities for commercial recreational ventures within the Porters Creek site. Should these opportunities exist, Council to proceed to an EOI process for this part of the site and the future of this EOI process is reported back to Council for consideration.</p>	<p><b>Anticipated date</b> 21/05/2013</p>	<p><i>Update 9 April 2013: To be reported to Works and Community Committee on 21 May 2013.</i></p>
<p><b>Group</b> Public Works</p>		<p><b>Officer</b> Julius Pucci</p>	<p><i>Update 20 May 2013: Matter reported to the Works and Community Committee Meeting on 21 May 2013.</i></p> <p><i>COMPLETED (To be removed following Council meeting on 28 May 2013).</i></p>



**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>FITNESS EQUIPMENT WITHIN THE CITY OF RYDE</b>	<b>Due Date of Report</b> 23/07/2013	<b>Comments/Update</b> <i>Due to current workload the matter will be reported to Council by late July 2013.</i>
<b>Meeting Date</b> 26/02/2013	That the Acting General Manager reviews the provision of fitness equipment within the City of Ryde and in particular at Kissing Point Foreshore Park Putney and report back to Council on the community needs for this type of equipment in our parks. The review to include any partnerships with private sector organisations or sponsorship opportunities.	<b>Anticipated date</b> 23/07/2013	
<b>Group</b> Community Life		<b>Officer</b> Simon James	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>SPORTING FACILITIES</b>	<b>Due Date of Report</b> 27/08/2013	<b>Comments/Update</b> <i>Due to the current workload the matter will be reported to Council by the end of August 2013.</i>
<b>Meeting Date</b> 26/02/2013	That Council receive a report that lists all works Council officers have planned or are proposed for future works within the City on sporting facilities and related amenities blocks.	<b>Anticipated date</b> 27/08/2013	
<b>Group</b> Community Life	The report also to outline ways the officers seem to prioritise works to be done on these planned works and/or proposed works including if known the funding or proposed funding for such works. The report to be returned before the end of the calendar year, and if this cannot be achieved, Councillors to be advised in the CIB of a future reporting date	<b>Officer</b> Simon James	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>ILLEGAL DUMPING - COMPLETED</b>	21/05/2013	<i>Updated 14 May 2013: Report on Illegal Dumping was presented to the Works and Community Committee on 7 May 2013.</i>
<b>Meeting Date</b>	That the Acting General Manager prepare a report outlining:	<b>Anticipated date</b>	
26/02/2013		21/05/2013	<i>COMPLETED (To be removed following Council meeting on 28 May 2013).</i>
<b>Group</b>	<ul style="list-style-type: none"> <li>• the extent of illegally dumped rubbish in the City of Ryde;</li> <li>• the current approach to managing and responding to the issue;</li> <li>• strategies for better managing and responding to illegally dumped rubbish in the City of Ryde.</li> </ul>	<b>Officer</b>	
Public Works		Jude Colechin	
	The report be presented to the Works Community Committee – May meeting if possible.		

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>APPOINTMENT OF DELEGATES TO THE RYDE YOUTH COUNCIL ADVISORY COMMITTEE</b>	<b>Due Date of Report</b> 22/10/2013	<b>Comments/Update</b> <i>Report back to Council in October 2013.</i>
<b>Meeting Date</b> 12/03/2013	(b) That the Ryde Youth Council Advisory Committee be requested to review their Terms of Reference at their first meeting and report back to Council for confirmation on this matter.	<b>Anticipated date</b> 22/10/2013	
<b>Group</b> Community Life		<b>Officer</b> Baharak Sahebekhtiari	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>MATTER OF URGENCY - PLANNING ASSESSMENT COMMISSION (PAC) DETERMINATION OF MEADOWBANK SHEPHERDS BAY - COMPLETED</b>	14/05/2013	<i>Awaiting advice from Council's legal consultant.</i>
<b>Meeting Date</b>	(a) That the Acting General Manager prepare a report on Council's options to challenge the Planning Assessment Commission (PAC) determination including a legal opinion of Meadowbank Shepherds Bay.	<b>Anticipated date</b>	<i>Report to Council pending provision of the above advise.</i>
12/03/2013	(b) That the report be provided to Council within seven (7) days for further consideration.	14/05/2013	<i>Reported to Council Meeting on 14 May 2013.</i>
<b>Group</b>		<b>Officer</b>	<i>COMPLETED (To be removed following Council Meeting on 28 May 2013).</i>
Environment and Planning		Dominic Johnson	

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>DRAFT RYDE LEP 2011- AMENDING PLANNING PROPOSAL</b>	<b>Due Date of Report</b> 27/08/2013	<b>Comments/Update</b> <i>Open Community Workshop anticipated July 2013.</i>
<b>Meeting Date</b> 12/03/2013	(c) That a Planning Proposal be prepared to amend Draft LEP 2011 in accordance with Table 2 Planning Proposal Amendments to DLEP 2011 attached to this report and be supported by a consultation programme prepared by Council's Media and Communications Group and reported back to Council for further discussion and endorsement.	<b>Anticipated date</b> 27/08/2013	
<b>Group</b> Environment and Planning		<b>Officer</b> Meryl Bishop	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<p><b>Meeting Type</b> Council</p>	<p><b>Resolution</b> <b>NOTICE OF MOTION - OMBUDSMAN SYSTEM</b></p>	<p><b>Due Date of Report</b> 25/06/2013</p>	<p><b>Comments/Update</b> <i>This report will be provided to Council at its meeting on 25 June 2013.</i></p>
<p><b>Meeting Date</b> 12/03/2013</p>	<p>That a report for Council be prepared with options for an Ombudsman system that ensures citizens' complaints are dealt with fairly and impartially, that assists staff to focus on policies, guidelines and controls and which addresses systemic issues relating to poor administration, weak internal controls or unethical conduct within the Council.</p>	<p><b>Anticipated date</b> 25/06/2013</p>	
<p><b>Group</b> Corporate Services</p>	<p>The report should include consideration of the effective management of complaints and in particular how an Ombudsman system might be implemented by Ryde Council to:</p> <ul style="list-style-type: none"> <li>• impartially investigate complaints by citizens about poor administration, maladministration or misconduct by council staff or councillors (in an administrative capacity).</li> <li>• reach resolutions that are fair and reasonable.</li> <li>• if a resolution can't be reached, the Ombudsman provides advice to Council to facilitate a final decision.</li> <li>• to provide guidance and education for staff and councillors about ethical decision-making, proper conduct, council policies.</li> </ul>	<p><b>Officer</b> Shane Sullivan</p>	



**ITEM 18 (continued)**

**ATTACHMENT 1**

- ensure learnings from complaints and feedback are utilised for continuous improvement in Council systems and processes.

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>UNAUTHORISED DEVELOPMENT 29 VIMIERA ROAD EASTWOOD</b>	11/06/2013	<i>Report to Council following the proceedings currently underway.</i>
<b>Meeting Date</b> 12/03/2013	(c) That a further report be forwarded to Council for consideration on the merits of the building certificate application for the unauthorised work.	<b>Anticipated date</b> 11/06/2013	
<b>Group</b> Environment and Planning		<b>Officer</b> Scott Cox	

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>77 WHARF ROAD, GLADESVILLE – LOT 2 DP 536882. Development Application for alterations to the existing dwelling, including a new front fence and gates. LDA2012/0272</b>	4/06/2013	<i>Applicatn requested preliminary meeting to discuss the issues 0-held in May 2013.</i>
<b>Meeting Date</b>	(a) That LDA2012/272 at 77 Wharf Road, Gladesville being LOT 2 DP 536882 be deferred for a mediation meeting to be undertaken by the Group Manager Environment and Planning with the applicant and the objectors to address issues relating to bulk, scale, habitable areas and streetscape presentation. That a further report be referred to Planning and Environment Committee within three months.	<b>Anticipated date</b>	<i>Mediation meeting expected in June 2013.</i>
12/03/2013		16/07/2013	
<b>Group</b>		<b>Officer</b>	
Environment and Planning		Liz Coad	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>NOTICE OF MOTION - REVIEW OF COUNCIL'S EXISTING PREFERRED SUPPLIER LIST - COMPLETED</b>	<b>Due Date of Report</b> 14/05/2013	<b>Comments/Update</b> <i>Report provided to the Council Meeting on 14 May 2013.</i>
<b>Meeting Date</b> 12/03/2013	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.	<b>Anticipated date</b> 14/05/2013	<i>COMPLETED (To be removed following the Council Meeting on 28 May 2013).</i>
<b>Group</b> General Manager		<b>Officer</b> John Schanz	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>NOTICE OF MOTION - LOGISTICAL AND ORGANISATIONAL CAPACITY FOR COUNCIL CUSTOMER SERVICE CENTRE AT TOP RYDE CITY</b>	25/06/2013	<i>This report will be provided to Council on 25 June 2013.</i>
<b>Meeting Date</b>		<b>Anticipated date</b>	
12/03/2013	That the Acting General Manager prepare a report detailing the logistical and organisational capacity to convert the existing Planning Service Centre at Top Ryde City to a Council Customer Service Centre including:	25/06/2013	
<b>Group</b>		<b>Officer</b>	
Corporate Services	<ol style="list-style-type: none"><li>1. Costs associated with such a change with no additional staff employment</li><li>2. Workspace capacity to move some planning staff back to the Civic Centre</li><li>3. IT capacity to offer the full range of services offered at the Civic Centre</li><li>4. The community benefits to such a change</li><li>5. Any other relevant matter associated with such a change</li></ol>	Shane Sullivan	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<p><b>Meeting Type</b> Council</p>	<p><b>Resolution</b> <b>NOTICE OF MOTION - CUSTOMER SERVICE CENTRES</b></p>	<p><b>Due Date of Report</b> 25/06/2013</p>	<p><b>Comments/Update</b> <i>This report will be provided to Council on 25 June 2013</i></p>
<p><b>Meeting Date</b> 12/03/2013</p>	<p>That the Acting General Manager prepare a report identifying:</p>	<p><b>Anticipated date</b> 25/06/2013</p>	
<p><b>Group</b> General Manager</p>	<ol style="list-style-type: none"> <li>1. Existing public interface locations that can be utilised as Customer Service Centres</li> <li>2. Costs associated with converting existing locations to Customer Service Centres</li> <li>3. Organisational impediments to such changes</li> <li>4. Community benefits of such changes</li> <li>5. Any other relevant information associated with such a change</li> </ol>	<p><b>Officer</b> Shane Sullivan</p>	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>NOTICE OF MOTION - OPTION TO RECEIVE RATES NOTICES ELECTRONICALLY (E-NOTICE) - COMPLETED</b>	11/06/2013	<i>Report provided to Council on 28 May 2013.</i>
<b>Meeting Date</b>	That the Acting General Manager investigate and provide a report back to Council in providing City of Ryde ratepayers with the option to receive their rate notices electronically (e-notice) and to encourage the ratepayers to receive their notices electronically in lieu of paper-based rates notices., therefore further enhancing City of Ryde's sustainability credentials.	<b>Anticipated date</b>	<i>COMPLETED (To be removed following Council Meeting on 28 May 2013).</i>
12/03/2013	This report should include :	11/06/2013	
<b>Group</b>	<ul style="list-style-type: none"> <li>• Financial impact of this proposal including initial set up costs as well as cost savings with providing paperless rates notices</li> <li>• Environmental benefits of such a proposal</li> <li>• The benefits to ratepayers and the City of Ryde in rates notices being delivered electronically</li> <li>• A communication plan to inform and encourage ratepayers to receive rate notices electronically</li> </ul>	<b>Officer</b>	
Corporate Services		John Todd	

**ITEM 18 (continued)**

**ATTACHMENT 1**

- Any other matters which may inform the Council better about the provision of e-notices being utilized throughout the organisation

Meeting Type	Resolution	Due Date of Report	Comments/Update
Council	<b>NOTICE OF MOTION - BOOM GATES AT COUNCIL CAR PARKS - COMPLETED</b>	28/05/2013	<i>Reported to Council Meeting on 28 May 2013.</i>
<b>Meeting Date</b> 12/03/2013	To incentivise self-regulated turnover of parking spots, Council investigates and consults with the local community and businesses on the merits and feasibility of installing boom gates at major/busy Council car parking lots which will preserve all existing free parking hours but will collect a fee for parking additional hours. The report is to consider the benefits of alleviating the need for Rangers to enforce parking time limits if such boom gates are installed, and redeploy those resources to other areas (eg illegal dumping).	<b>Anticipated date</b> 28/05/2013	<i>COMPLETED (To be removed following Council Meeting on 28 May 2013).</i>
<b>Group</b> Environment and Planning		<b>Officer</b> Leon Marskell	



**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>PUBLIC EXHIBITION OF MACQUARIE PARK PEDESTRIAN ACCESSIBILITY AND MOBILITY PLAN</b>	25/06/2013	<i>Exhibition closed on 23 April 2013.</i>
<b>Meeting Date</b>	(b) That a further report on the Macquarie Park Pedestrian Accessibility and Mobility Plan be presented for Council's consideration and determination after the public exhibition period has finished an all submissions have been considered.	<b>Anticipated date</b>	
12/03/2013		25/06/2013	
<b>Group</b>		<b>Officer</b>	
Environment and Planning		Sam Cappelli	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>DEFERRED REPORT: POLICY ON THE PAYMENT OF EXPENSES AND PROVISION OF FACILITIES FOR THE MAYOR AND OTHER COUNCILLORS</b>	11/06/2013	<i>This report will be provided to Council following the end of the exhibition period.</i>
<b>Meeting Date</b>	(d)That after the exhibition period of the draft policy, a further report be provided to Council seeking the adoption of the draft Payment of Expenses and Provision of Facilities for the Mayor and Other Councillors Policy and detailing any submissions received.	<b>Anticipated date</b>	<i>It is noted that to meet statutory deadlines that a further report will be provided in August to consider this Policy as part of the annual review process.</i>
26/03/2013		11/06/2013	
<b>Group</b>		<b>Officer</b>	
Corporate Services		Shane Sullivan	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>MATTER OF URGENCY - BUDGET FOR 2013/14</b>	<b>Due Date of Report</b> 10/12/2013	<b>Comments/Update</b> <i>Scoping of strategy development commenced. Budget changes as requested by Council will be incorporated in draft Delivery Plan for 2013/14.</i>
<b>Meeting Date</b> 26/03/2013	2. Council note the above in relation to the development of a Communications Strategy resolved by Council on 12 March 2013 and to provide an extension for the report back of the draft strategy to Council no later than December 2013.	<b>Anticipated date</b> 10/12/2013	
<b>Group</b> General Manager		<b>Officer</b> Angela Jones-Blayney	
<hr/>			
<b>Meeting Type</b> Council	<b>Resolution</b> <b>MONTHLY REPORTING TO COUNCIL</b>	<b>Due Date of Report</b> 13/08/2013	<b>Comments/Update</b>
<b>Meeting Date</b> 26/03/2013	That a highlights monthly report be developed in conjunction with the Councillors covering key management items including: human resources (sick leave, recreation leave in excess of 20 and 30 days); OH&S; complaints; organisational risk issues; legal actions.	<b>Anticipated date</b> 13/08/2013	
<b>Group</b> Corporate Services		<b>Officer</b> Roy Newsome	
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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>NOTICE OF MOTION - NATIONAL DISABILITY STRATEGY: NSW IMPLEMENTATION PLAN 2012-2014</b>	<b>Due Date of Report</b> 23/07/2013	<b>Comments/Update</b> <i>Report back to Council by late July 2013.</i>
<b>Meeting Date</b> 26/03/2013	That Council receive a report that: - provides an initial assessment of the areas of action required by Councils, as identified in the plan.	<b>Anticipated date</b> 23/07/2013	
<b>Group</b> Community Life	- identifies the anticipated resourcing issues. - outlines the proposed management mechanism/s to plan and coordinate the implementation of the required actions.	<b>Officer</b> Baharak Sahebekhtiari	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>COXS ROAD MASTER PLAN STUDY - OUTCOMES OF COMMUNITY CONSULTATION - COMPLETED</b>	<b>Due Date of Report</b> 28/05/2013	<b>Comments/Update</b> <i>Workshop held on 23 April 2013.</i>
<b>Meeting Date</b> 26/03/2013	(b) That a Councillor Workshop be scheduled as soon as possible to discuss this matter prior to it being reported back to Council.	<b>Anticipated date</b> 28/05/2013	<i>COMPLETED (To be removed following Council Meeting on 28 May 2013).</i>
<b>Group</b> Environment and Planning		<b>Officer</b> Mery Bishop	
<b>Meeting Type</b> Council	<b>Resolution</b> <b>DEVLIN STREET PEDESTRIAN BRIDGES</b>	<b>Due Date of Report</b> 25/06/2013	<b>Comments/Update</b>
<b>Meeting Date</b> 26/03/2013	(e) That Council receive a full report on the lift's performance including instance duration when they are out of action and a report that also includes passengers trapped, number and duration.	<b>Anticipated date</b> 25/06/2013	
<b>Group</b> Public Works		<b>Officer</b> Austin Morris	
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**ITEM 18 (continued)**

**ATTACHMENT 1**

<p><b>Meeting Type</b> Council</p>	<p><b>Resolution</b> <b>TRAFFIC ISSUES RELATED TO ELTHAM STREET, GLADESVILLE - COMPLETED</b></p>	<p><b>Due Date of Report</b> 7/05/2013</p>	<p><b>Comments/Update</b> <i>Update 18 April 2013 Due to the traffic monitoring and investigation not being completed until 19 April 2013 as per resolution item (b) and the analysis of this data, a suitable report cannot be presented to Council until the Council meeting 14 May 2013. Councillors have been advised for their consideration via Deskhelph on 18 April 2013.</i></p>
<p><b>Meeting Date</b> 26/03/2013</p>	<p>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.</p>	<p><b>Anticipated date</b> 14/05/2013</p>	<p><i>Update 20 May 2013:  Matter reported to the Council Meeting on 14 May 2013.</i></p>
<p><b>Group</b> Public Works</p>		<p><b>Officer</b> Austin Morris</p>	<p><i>COMPLETED (To be removed following Council meeting on 28 May 2013).</i></p>

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>NOTICE OF MOTION - SUPPORTING LOCAL BUSINESS LEASING COUNCIL PROPERTIES</b>	21/05/2013	<i>Update 15 May 2013: Report deferred to 19 November 2013 Works and Community Committee to enable additional stakeholder consultation to be undertaken. Results of consultation to be incorporated into report.</i>
<b>Meeting Date</b>	(a)~That the Acting General Manager provide a report including recommendations on improving relations and feedback from small business operators who are leasing properties from the City of Ryde.	<b>Anticipated date</b>	
26/03/2013		19/11/2013	
<b>Group</b>	(b)~That this report include matters pertaining (but not limited) to: ~~Possible consultation frameworks; ~~Improving commercial leasing terms including 'options' to extend a lease after expiry; and ~~Feedback channels for suggestions that include improvements or ~enhancements to council properties.	<b>Officer</b>	
Public Works		Gerald Lore	



**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>BEST VALUE REVIEW - SPORTSGROUND ALLOCATION AND MANAGEMENT</b>	<b>Due Date of Report</b> 25/06/2013	<b>Comments/Update</b> <i>Report to Council on the adoption of sportsground allocation, and sportsground pricing and contribution policy by late June 2013.</i>
<b>Meeting Date</b> 2/04/2013	(b) Following the public exhibition process, a further report be submitted to Council on the feedback received during the process and any proposed changes to the draft policies.	<b>Anticipated date</b> 25/06/2013	
<b>Group</b> Community Life		<b>Officer</b> Simon James	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>NOTICE OF MOTION: CENTENARY OF ANZAC AND COMMEMORATION OF WORLD WAR 1 COMMITTEE - COMPLETED</b>	<b>Due Date of Report</b> 28/05/2013	<b>Comments/Update</b> <i>EOI for community membership advertised with seven (7) nominations received (4 from organisations).</i>
<b>Meeting Date</b> 9/04/2013	4. That Ryde Council prepare a report which explores ways of commemorating the Centenary of Anzac and World War 1 by:	<b>Anticipated date</b> 28/05/2013	<i>Terms of Reference drafted and matter reported to Council on 28 May 2013.</i>
<b>Group</b> Community Life	(a) the possible erection of memorial site and/or upgrades of existing memorial sites  (b) holding other activities such as ceremonial celebrations and educational events that the City may wish to develop to mark the commemoration	<b>Officer</b> Derek McCarthy	<i>COMPLETED (To be removed following Council Meeting on 28 May 2013).</i>

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>COMMUNITY GRANTS PROGRAM- Allocation of Funds 2012-13</b>	<b>Due Date of Report</b> 27/08/2013	<b>Comments/Update</b> <i>Councillors workshop scheduled for 21 May 2013.</i>
<b>Meeting Date</b> 9/04/2013	(e) That a Councillors working party of all interested Councillors be established to provide input into the proposed review the Community Grants Policy including providing key parameters for the draft and the matter be reported back with recommendations by August 2013 to allow the new policy to be in place prior to the commencement of the advertising for the 2013 Grants Program.	<b>Anticipated date</b> 27/08/2013	
<b>Group</b> Community Life		<b>Officer</b> Baharak Sahebekhtiari	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>REQUEST FOR TENDER - COR-RFT-25/12 - Courier Service Tender - COMPLETED</b>	<b>Due Date of Report</b> 28/05/2013	<b>Comments/Update</b> <i>Report to Council by May 2013.</i>
<b>Meeting Date</b> 9/04/2013	That Council defer the consideration of this matter and report back to Council on the cost benefit of moving this service in house to be undertaken by Council staff.	<b>Anticipated date</b> 28/05/2013	<i>Report prepared for Council meeting on 28 May 2013.</i>
<b>Group</b> Community Life		<b>Officer</b> Jill Webb	<i>COMPLETED (To be removed following Council Meeting on 28 May 2013).</i>

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>NOTICE OF MOTION: REHABILITATION/RESURFACING PROGRAM IN THE CAPITAL WORKS PROGRAM</b>	<b>Due Date of Report</b> 22/10/2013	<b>Comments/Update</b> <i>Report to Works and Community Committee early June 2013.</i>
<b>Meeting Date</b> 9/04/2013	That the Acting General Manager and Senior Council Officers provide Council a report to a future Council Meeting, on the current actions of the Council towards a Rehabilitation/Resurfacing Program in the Capital Works Program next financial year to formalise and resurface all unformed car park areas in Ryde including any pedestrian links to the sports fields.	<b>Anticipated date</b> 4/06/2013	
<b>Group</b> Community Life		<b>Officer</b> Simon James	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>MACQUARIE PARK REVIEW OF PLANNING CONTROLS (RYDE LEP AMENDMENT 1)</b>	<b>Due Date of Report</b> 10/09/2013	<b>Comments/Update</b> <i>Council changes are being incorporated into exhibition materials. Public exhibition to follow.</i>
<b>Meeting Date</b> 9/04/2013	(b) That the outcomes of community consultation are reported to Council as soon as practicable after the exhibition period.	<b>Anticipated date</b> 10/09/2013	<i>Public Exhibition expected to commence in June 2013 continuing into July 2013.</i>
<b>Group</b> Environment and Planning		<b>Officer</b> Meryl Bishop	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>ESTABLISHMENT OF A MOBILE PLAYGROUP SERVICE- Follow up Report</b>	27/08/2013	<i>Meeting organised with the State Minister for Education.</i>
<b>Meeting Date</b>	(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.	<b>Anticipated date</b>	27/08/2013
<b>Group</b>	(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.	<b>Officer</b>	Baharak Sahebekhtiari



**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>11 FIRST AVENUE, EASTWOOD - Stormwater Drainage</b>	<b>Due Date of Report</b> 30/06/2014	<b>Comments/Update</b> <i>Update 15 May 2013: Report deferred until legal issues raised are worked out with resident.</i>
<b>Meeting Date</b> 23/04/2013	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.	<b>Anticipated date</b> 30/06/2014	
<b>Group</b> Public Works		<b>Officer</b> Anthony Ogle	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> 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	<b>Due Date of Report</b> 5/11/2013	<b>Comments/Update</b> <i>Awaiting response from applicant - date of report to be advised pending applicant's response.</i>
<b>Meeting Date</b> 23/04/2013	(b) That a further report be presented to Planning and Environment Committee within six months.	<b>Anticipated date</b>	
<b>Group</b> Environment and Planning		<b>Officer</b> Liz Coad	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>PEDESTRIAN SAFETY THROUGHOUT THE CITY OF RYDE</b>	<b>Due Date of Report</b> 16/07/2013	<b>Comments/Update</b>
<b>Meeting Date</b> 23/04/2013	(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.	<b>Anticipated date</b> 16/07/2013	
<b>Group</b> Public Works		<b>Officer</b> Austin Morris	
<b>Meeting Type</b> Works and Community	<b>Resolution</b> <b>PUBLIC EXHIBITION OF DRAFT LANE COVE RIVER COASTAL ZONE MANAGEMENT PLAN</b>	<b>Due Date of Report</b> 6/08/2013	<b>Comments/Update</b> <i>The Draft Lane Cove River Coastal Zone Management Plan is on exhibition from 13 May 2013 to 21 June 2013.</i>
<b>Meeting Date</b> 7/05/2013	(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.	<b>Anticipated date</b> 6/08/2013	
<b>Group</b> Environment and Planning		<b>Officer</b> Sam Cappelli	

**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>RYDE 2025 COMMUNITY STRATEGIC PLAN - Draft for Public Exhibition</b>	<b>Due Date of Report</b> 25/06/2013	<b>Comments/Update</b> <i>Draft Ryde 2025 Community Strategic Plan on public exhibition from 22 May to 18 June 2013.</i>
<b>Meeting Date</b> 14/05/2013	(b) That following this period of public exhibition all feedback received will be reported to Council, with any recommended alterations, for final adoption.	<b>Anticipated date</b> 25/06/2013	<i>Further report to be prepared for the Council Meeting on 25 June 2013.</i>
<b>Group</b> General Manager		<b>Officer</b> Juanita Ford	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<p><b>Meeting Type</b> Council</p>	<p><b>Resolution</b>  <b>TRAFFIC ISSUES RELATED TO          ELTHAM STREET, GLADESVILLE -          Monash Road (Traffic Management          Options Paper)</b></p>	<p><b>Due Date of Report</b> 3/09/2013</p>	<p><b>Comments/Update</b>  <i>Update 20 May 2013:          A report will be prepared for          consideration by Ryde Traffic          Committee at its meeting to be          held on 25 July. The RTCs          recommendations will be tabled          at the Works and Community          Committee on 3 September 2013.</i></p>
<p><b>Meeting Date</b> 14/05/2013</p>	<p>(b) That the traffic management options agreed between Council staff and the residents be referred to Ryde Traffic Committee for approval before being presented to Council in a further report.</p>	<p><b>Anticipated date</b> 3/09/2013</p>	
<p><b>Group</b> Public Works</p>		<p><b>Officer</b> Harry Muker</p>	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> <b>NOTICE OF MOTION - AMENDMENT TO VOLUNTARY PLANNING AGREEMENT (VPA) POLICY</b>	<b>Due Date of Report</b> 24/09/2013	<b>Comments/Update</b> <i>Matter to be reported to Council by September.</i>
<b>Meeting Date</b> 14/05/2013	(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.	<b>Anticipated date</b> 24/09/2013	
<b>Group</b> Community Life		<b>Officer</b> Tatjana Domazet	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b> Council	<b>Resolution</b> 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	<b>Due Date of Report</b>	<b>Comments/Update</b> <i>Date of report to be advised pending receipt of amended plans and renotification.</i>
<b>Meeting Date</b>  14/05/2013	(c) A further report will be prepared to the Planning & Environment Committee after the completion of this process.	<b>Anticipated date</b>	
<b>Group</b> Environment and Planning		<b>Officer</b> Liz Coad	

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**ITEM 18 (continued)**

**ATTACHMENT 1**

<b>Meeting Type</b>	<b>Resolution</b>	<b>Due Date of Report</b>	<b>Comments/Update</b>
Council	<b>58 – 60 FALCONER STREET, WEST RYDE. LOT 1 DP 953646 and LOT 2 DP 102049. Development Application for demolition and construction of 10 strata titled town houses under the Affordable Housing State Environmental Planning Policy. LDA2012/0124</b>		<i>Date to be advised - pending amended plans and renotification.</i>
<b>Meeting Date</b>		<b>Anticipated date</b>	
14/05/2013	(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.		
<b>Group</b>		<b>Officer</b>	
Environment and Planning		Liz Coad	

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## **PRECIS OF CORRESPONDENCE**

### **1 FUTURE DIRECTIONS FOR NSW LOCAL GOVERNMENT**

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**Report prepared by:** Executive Assistant to General Manager  
**File No.:** GMG/10/1/2 - BP13/764

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#### **CORRESPONDENCE**

Submitting correspondence from Professor Graham Sansom from the Independent Local Government Review Panel, dated 17 May 2013, regarding Future Directions for NSW Local Government.

#### **RECOMMENDATION:**

That the correspondence be received and noted.

#### **ATTACHMENTS**

- 1 Correspondence regarding Future Directions for NSW Local Government

**Precis of Correspondence 1 (continued)**

**ATTACHMENT 1**



Lifestyle and opportunity @ your doorstep

13 May 2013

Professor Graham Sansom  
Chair  
Independent Local Government Review Panel  
C/- Locked Bag 3015  
NOWRA NSW 2541

[info@localgovernmentreview.nsw.gov.au](mailto:info@localgovernmentreview.nsw.gov.au)

Dear Professor Sansom,

**Re: Request for Working Papers and advice regarding Councils position on attendance at proposed Consultation at Parramatta City Council**

The City of Ryde Council has been giving consideration to *Future Directions for NSW Local Government* and is planning to make a detailed submission to the panel.

In order to provide an informed submission, Council has determined that further information is required regarding the background work that has been done in creating the report.

To that end, the City of Ryde is respectfully requesting a copy of the relevant working papers that guided the preliminary recommendations contained in the report. In particular information is requested that details the outcome that was sought in the proposed grouping of Ryde Council with Parramatta, Auburn and Holroyd Council. More generally Council is also interested in information that details the projected potential savings, potential efficiencies and or the Panels view of the optimum size for metropolitan Councils.

As you would appreciate, we would be grateful if this information could be provided as soon as possible so that the City of Ryde can be afforded every opportunity to respond completely to the report within the timeframe allocated.

This is a matter of significant importance to Ryde and we are keen to provide the community, Councillors and Council with adequate information and time to respond.

**Precis of Correspondence 1 (continued)**

**ATTACHMENT 1**



In addition, I would like to take this opportunity to advise you that the City of Ryde resolved the following in relation to the planned Council Workshop at Parramatta;

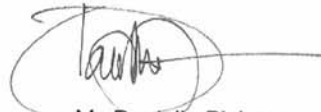
*That Council advise the Independent Local Government Review Panel that while Ryde Council understands the principle of local government boundary adjustments, it does not see a future for the Ryde area as part of an enlarged Parramatta City and that in consequence, Council does not propose to attend 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.*

Thank you in advance for your assistance with this matter. Please contact the Acting General Manager, Ms Danielle Dickson on 9952 8050 should you require further information or clarification.

Yours sincerely,



Clr Ivan Petch  
Mayor, City of Ryde



Ms Danielle Dickson  
Acting General Manager

**Precis of Correspondence 1 (continued)**

**ATTACHMENT 1**

**From:** Vaughan Macdonald [<mailto:vaughan.macdonald@localgovernmentreview.nsw.gov.au>]  
**Sent:** Friday, 17 May 2013 10:56 AM  
**To:** Angela Calabrese  
**Subject:** RE: City of Ryde Letter

Hi Angela

Thanks for forwarding the letter on behalf of the Mayor and A/General Manager. The Panel has noted the letter and Council's decision not to attend the Parramatta Councils Workshop this week. The Panel's Future Directions paper includes a package of options and proposals that it considers may be required to achieve its goal for the future of local government in NSW, which is set out on page 4 of the paper. This paper builds on the Panel's Better, Stronger Local Government: the Case for Sustainable Change paper, which was released in November 2012.

The aim of stage 3 of the review is to continue to consult with councils and the community, as the Panel has been doing since July 2012, to develop a package of options for the Government to consider as required by the Panel's Terms of Reference. With regard to information used to develop these options and proposals, the Panel's previous papers and all research it has undertaken so far is all available on the Panel's website in the Panel Reports section. The Supporting Information section of the website includes an extensive list of references that have been used to inform the review. Information on the consultation process, submissions and feedback received is also available on the website.

If Council has any further queries please let me know. The Panel looks forward to Council representatives joining discussions in Chatswood and making a submission, which is due by 28 June 2013.

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](mailto:vaughan.macdonald@localgovernmentreview.nsw.gov.au)  
w: [www.localgovernmentreview.nsw.gov.au](http://www.localgovernmentreview.nsw.gov.au)  
p: 4428 4179 | m: 0400 455 067



**NOTICES OF MOTION****1 WORKSHOP TO DISCUSS PROPOSAL FOR SISTER CITY WITH CITY OF DONG GUAN, CHINA - Deputy Mayor Justin Li****File Number: CLM/13/1/4/6 - BP13/631**

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**MOTION:**

That the City of Ryde invites representatives from the Australia Dong Guan Business Chamber to attend Council's scheduled upcoming workshop on Sister Cities in order to explore a potential mutually beneficial Sister City relationship with City of Dong Guan, China.

**2 ADVERTISING ON PUBLIC LAND AND AROUND DOG OFF LEASH PARKS - Councillor Roy Maggio****File Number: CLM/13/1/4/6 - BP13/729**

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**MOTION:**

1. That the Acting General Manager provide a report to Council advising of the options for advertisement around the dog off leash parks including proposed fees and terms and conditions for such advertising that are compliant with the requirements of the State Environmental Planning Policy 64.
2. That the Acting General Manager investigate the potential of advertising on public land as an revenue generating option such as advertisement around dog parks, with the expression of interests to be sent to all local vet business and dog food companies, and report back to Council.

**3 FIRE STATION RESPONSE TIMES AND CLOSURES - Councillor Roy Maggio****File Number:** CLM/13/1/4/6 - BP13/741

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**MOTION:**

- (a) That Council, in support the recent resolution of NSROC board on this matter, note that the City of Ryde's contribution in the 2012/13 year is \$1.485 million and that due to recent budget restrictions imposed on Fire and Rescue Services response times by Fire Brigades are being compromised funding cuts to local services.
- (b) That Council reinforces its position that it is unacceptable for Ryde and Eastwood Fire Stations not to be fully operational 24 hours a day; and that Council is especially concerned that the increased response times, resulting from fire apparatus having to travel from other suburbs, pose an unacceptable safety risk for our residents. It is imperative that such a dense urban area, with many boarding houses, halfway houses, high care nursing homes, retirement villages, highly developed apartments, shopping centres, schools and hospital facilities, has a permanently operational fire station; and
- (c) That Council write to the Hon Barry O'Farrell, Premier of NSW Services expressing its grave concern over fire station closures and increased local response times, with copies to the Hon Michael Gallacher MP, Minister for Police and Emergency Services, and the Hon Victor Dominello MP, Member for Ryde.
- (d) That the Acting General Manager make urgent representation to both the Commissioner of Fire and Rescue NSW and the Minister for Police and Emergency Services, to receive assurances that as Local Government make significant contributions to support the delivery of these services, Beecroft and Hornsby Stations will be fully serviced to reduce the regular backup of services from surrounding Brigades.
- (e) That Council seek a report from the Department of Emergency Services detailing to the dates of the closures of the local fire stations due to staffing shortages or any other reasons and that the Acting General Manager report the response to Council through the CIB.