

**Meeting Date:** Tuesday 12 May 2015  
**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. Council Meetings will also be webcast.*

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**1 CONFIRMATION OF MINUTES - Council Meeting held on 28 April 2015**

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**Report prepared by:** Section Manager - Governance**File No.:** CLM/15/1/4/2 - BP15/532

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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 7/15, held on 28 April 2015 be confirmed.

**ATTACHMENTS**

- 1 Minutes - Ordinary Council Meeting - 28 April 2015

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Council Meeting  
MINUTES OF MEETING NO. 7/15**

**Meeting Date:** Tuesday 28 April 2015

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

**Time:** 7.46pm

**Councillors Present:** The Mayor, Councillor Pickering and Councillors Chung, Etmekdjian, Laxale, Li, Maggio, Pendleton, Perram, Simon, Stott and Yedelian OAM.

Note: Councillor Chung left the meeting at 10.49pm and did not return. He was not present for consideration or voting on Items 9 and 10, Precis of Correspondence 1 and 2, Notices of Motion 2, 3, 4 and 5 and Confidential Item 11.

**Apologies:** Councillor Salvestro-Martin.

**Staff Present:** General Manager, Acting Group Manager – Community Life, Group Manager – Corporate Services, Group Manager – Environment and Planning, Group Manager – Public Works, General Counsel, Chief Financial Officer, Manager – Communications and Media, Manager – Urban Planning, Manager – Asset Systems, Team Leader – Strategic Planning, Section Manager – Traffic, Transport and Development, Coordinator Digital Communications, Section Manager – Governance and Governance, Risk and Audit Coordinator.

**PRAYER**

Pastor Stephen Cooper of the Eastwood Baptist Church was present and offered prayer prior to the commencement of the meeting.

**DISCLOSURES OF INTEREST**

Councillor Maggio disclosed a Non-Pecuniary Interest in Item 5 – Planning Proposal – 366-372 Lane Cove Road, 124A, 126 Epping Road and 1 Paul Street North Ryde, for the reason that he has previously met the consultant on site and this meeting has been registered under the Lobbyist Policy.

Councillor Pendleton disclosed a Non-Pecuniary Interest in Item 2 – Minutes of the Planning and Environment Committee Meeting 5/15 held on 21 April 2015, for the reason that she has knowledge of both the proponent and objectors of Item 4 from the meeting (Development Application for 36 Samuel Street Ryde, LOT 27 DP 4826).

**TABLING OF PETITIONS**

No Petitions were tabled.

**ITEM 1 (continued)**

**ATTACHMENT 1**

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

The following persons addressed the Council:-

<b>Name</b>	<b>Topic</b>
Stephen Lowndes (representing Royal Rehab)	<b>Notice of Motion 1</b> – Return2Sport Corporate Cup 2015
Philip Drew (representing Bunnings Group Ltd)	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Scott Mackenzie	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Tina Stearn (representing the Manildra Group)	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Alaine Roff (representing Franpina Developments Pty Ltd)	<b>Item 5</b> – Planning Proposal – 366-372 Lane Cove Road, 124A, 126 Epping Road and 1 Paul Street, North Ryde
Janelle Brooks (representing Anthony and Janelle Brooks)	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Bruce Wilson (representing owners and tenants of 39-41 College Street and 33-37 College Street Factories)	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Lusik Babaian (representing Astrum Smash Repairs)	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Herbert Gattermeier (representing Bavaria Cars)	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Richard Williams	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Kate McFarlane	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Christopher Kearney	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Dominic De Giorgio (representing Franpina Developments Pty Ltd)	<b>Item 5</b> – Planning Proposal – 366-372 Lane Cove Road, 124A, 126 Epping Road and 1 Paul Street, North Ryde
Sarita Beukes	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Lesley Mathews	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)
Justin Kucic	<b>Item 4</b> – Planning Proposal – 461- 495 Victoria Road (Bunnings)

**ITEM 1 (continued)**

**ATTACHMENT 1**

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

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

That the speakers who submitted a Request to Address Council on Item 3(2) – Installation of Defibrillation Units at Council Facilities from the report of the of the Works and Community Committee Meeting 5/15 held on 21 April 2015 and the speaker who submitted a late Request to Address Council on Item 3(2) – Installation of Defibrillation Units at Council Facilities from the report of the of the Works and Community Committee Meeting 5/15 held on 21 April 2015, be allowed to address the meeting, the time being 8.30pm.

**Record of Voting:**

For the Motion: Unanimous

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

The following persons then addressed the Council:-

<b>Name</b>	<b>Topic</b>
Anne Doring (representing Eastwood Ryde Netball Association)	<b>Item 3(2)</b> – Installation of Defibrillation Units at Council Facilities
Dominic De Giorgio	<b>Item 3(2)</b> – Installation of Defibrillation Units at Council Facilities
Kevin McSweeney	<b>Item 3(2)</b> – Installation of Defibrillation Units at Council Facilities
Vince Barbaro	<b>Item 3(2)</b> – Installation of Defibrillation Units at Council Facilities
Warren Price (representing Ryde Rugby)	<b>Item 3(2)</b> – Installation of Defibrillation Units at Council Facilities

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

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

That the speakers who submitted Requests to Address Council after the midday deadline be allowed to address the meeting, the time being 8.37pm.

**Record of Voting:**

For the Motion: Unanimous

**ITEM 1 (continued)**

**ATTACHMENT 1**

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

The following persons then addressed the Council:-

<b>Name</b>	<b>Topic</b>
Alan Kallir	<b>Item 4</b> - Planning Proposal – 461- 495 Victoria Road (Bunnings)
Peter McFarlane	<b>Item 4</b> - Planning Proposal – 461- 495 Victoria Road (Bunnings)

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

The following persons addressed the Council:-

<b>Name</b>	<b>Topic</b>
Jim Harvey	Fees for Dinghy Storage in Ryde
Don McKinnon	Council's Proposed Upgrade of Tennyson Park, Gladesville/Tennyson Point

**ORDER OF BUSINESS**

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

That Council now consider the following Items, the time being 8.53pm:

- Notice of Motion 1 – Return2Sport Corporate Cup 2015
- Item 4 – Planning Proposal – 461 - 495 Victoria Road (Bunnings)
- Item 5 – Planning Proposal – 366-372 Lane Cove Road, 124A, 126 Epping Road and 1 Paul Street, North Ryde
- Item 3(2) – Installation of Defibrillation Units at Council Facilities

**Record of Voting:**

For the Motion: Unanimous

**NOTICE OF MOTION**

- 1 RETURN2SPORT CORPORATE CUP 2015 – Friday, 8 May 2015 at Macquarie University Sports Fields - Deputy Mayor, Councillor Roy Maggio**

Note: Stephen Lowndes (representing Royal Rehab) addressed the meeting in relation to this Item.

**ITEM 1 (continued)**

**ATTACHMENT 1**

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

- (a) That the General Manager seek expressions of interest from Council staff and Councillors who would like to participate in the Return2Sport Corporate Cup 2015.
- (b) That upon receipt of the minimum number of expressions of interest, Council then formally register a team in the Return2Sport Corporate Cup 2015.
- (c) That Council donate half of the registration fee, an amount of \$750.00 to be payable from the Mayor's Budget, with the remainder of the fees to be paid via player contributions.

**Record of Voting:**

For the Motion: Unanimous

**COUNCIL REPORTS**

**4 PLANNING PROPOSAL 461- 495 VICTORIA ROAD (BUNNINGS)**

Note: Philip Drew (representing Bunnings Group Ltd), Scott Mackenzie, Tina Stearn (representing the Manildra Group), Janelle Brooks (representing Anthony and Janelle Brooks), Bruce Wilson (representing owners and tenants of 39-41 College Street and 33-37 College Street Factories), Lusik Babaian (representing Astrum Smash Repairs), Herbert Gattermeier (representing Bavaria Cars), Richard Williams, Kate McFarlane, Christopher Kearney, Sarita Beukes, Lesley Mathews, Justin Kucic, Alan Kallir and Peter McFarlane addressed the meeting in relation to this Item.

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

- (a) That Council exercise the delegation issued by the Minister for Planning and Infrastructure to make the planning proposal to amend the land use zone applicable to 461-495 Victoria Road from IN2 Light Industrial to B5 Business Development and the permissible height under Ryde Local Environmental Plan (LEP) 2014 applicable to the site from 10m to RL63, RL52 and RL 42 (stepping down from 12-15m on Victoria Road to approximately 7-17m on College Street).
- (b) That in making the LEP amendment Council will adjust the exhibited map site boundaries to reflect the Victoria Road widening in accordance with recent subdivision approval to create LOT 300 DP 1194688, 461-495 Victoria Road, Gladesville.

**ITEM 1 (continued)**

**ATTACHMENT 1**

- (c) That Council adopt the following for inclusion in the Bunnings Gladesville Traffic and Parking Study:
- i. Trial full closure of College St to be implemented prior to Bunnings commencing construction (at no cost to council by Bunnings). The trial shall be reviewed after 12 months of operation of the Bunnings store and the results reported back to Council at that time. The applicant shall cover the full cost of the traffic review, surveys and any supporting technical studies
  - ii. Cressy Rd carriageway widening to be implemented prior to Bunnings commencing operations (at no cost to council by Bunnings)
  - iii. Cressy Rd (eastern side) full width footpath and safety fence from Victoria Rd corner to Holy Cross College entry to be implemented prior to Bunnings commencing operations (at no cost to council by Bunnings)
  - iv. Tennyson Road and Frank Street site access to be implemented at stage 1 and operable on commencement of Bunnings operations (at no cost to council by Bunnings)
  - v. Traffic signals changes and site access at Tennyson Rd to be implemented prior to Bunnings commencing operations (at no cost to council by Bunnings)
  - vi. Pedestrian and road safety audit and management plan be prepared that considers the high probability that parents will park at Bunnings to pick up school children or for access to sporting fields (at no cost to council by Bunnings) and also to consider the impact of the two proposed child care centres in that location
  - vii. A parking optimisation plan for Frank Street and College Street between Frank Street and Orient Street be prepared to counteract any loss of parking due to the Bunnings development and implemented (at no cost to council by Bunnings)
  - viii. Roundabout at Monash/Buffalo Road intersection.
  - ix. Detailed study into the impacts of a right hand turn at Westminster Street and a right hand turn ban during the evening peak at Jordan Street from Victoria Road (at no cost to council - developer funded)
  - x. Detailed study into the traffic and parking impacts be undertaken for any proposed rezoning that includes land use changes and increased densities for sites adjoining Tennyson Road. The aforementioned traffic and parking impact study is to be modelled on the Bunnings Gladesville Traffic and Parking Impact Study in terms of its scope and deliverables. (at no cost to Council – developer funded).



**ITEM 1 (continued)**

**ATTACHMENT 1**

- xi. An additional traffic and parking study, as detailed in part (x) above, be undertaken for the area bounded by Pittwater Road to Monash Road and Ryde Road to Victoria Road. (at no cost to Council – developer funded).
- (d) That a Roundabout at Monash/Buffalo Road intersection be included in the 2016/2017 City of Ryde Delivery Plan with the funds drawn from the Section 94 reserve.
- (e) That Council refer the following matters to the Traffic Committee for consideration:
  - i. Speed management for the area bounded by Cressy, Pittwater, Higginbotham and Victoria Roads
  - ii. Parking optimisation for Eltham Street
- (f) That Council adopt a site specific Development Control Plan for 461-495 Victoria Road Gladesville amended in accordance with the above changes in the Bunnings Gladesville Traffic and Parking Study.
- (g) That Council delegate the General Manager to make amendment to the site specific Development Control Plan for 461-495 Victoria Road Gladesville to implement Council's resolutions prior to notifying the plan in accordance with the Environmental Planning and Assessment Act.
- (h) That Council notify all community members who made a submission regarding the planning proposal of the outcomes and thank them for taking the time to become involved in local planning.

**Record of Voting:**

For the Motion: Unanimous

**5 PLANNING PROPOSAL - 366 - 372 LANE COVE ROAD, 124A, 126 EPPING ROAD AND 1 PAUL STREET, NORTH RYDE**

Note: Alaine Roff (representing Franpina Developments Pty Ltd) and Dominic De Giorgio (representing Franpina Developments Pty Ltd) addressed the meeting in relation to this Item.

Note: Councillor Maggio disclosed a Non-Pecuniary Interest in this Item, for the reason that he has previously met the consultant on site and this meeting has been registered under the Lobbyist Policy.

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

That Council does not support the Planning Proposal for 366 – 372 Lane Cove Road , 124A and 126 Epping Road and 1 Paul Street, North Ryde proceeding to a Gateway determination on the grounds that:

**ITEM 1 (continued)**

**ATTACHMENT 1**

- i. The planning proposal will result in the intensification of development on the land at the scale proposed would significantly exacerbate existing traffic safety and amenity concerns in Lane Cove Road, in the Epping Road westbound on-ramp and in Paul Street.
- ii. The proposal would give rise to traffic generation and access constraints that would detrimentally impact on existing and future resident and the local road network
- iii. The proposal pre-empts the development of a North Subregional Plan required under the State Governments *A Plan for Growing Sydney*. The longer term future for Macquarie Park should be guided by A Plan for Growing Sydney and a subregional growth and infrastructure plan developed in consultation with the community, State agencies and Council.
- iv. The PP does not represent the orderly development of land in the area as no consideration has been made as to how the area as a whole is to be developed and what are appropriate controls to ensure consistent and appropriate interface with adjoining land.
- v. The PP would represent an adhoc rezoning resulting in a precedent being set, where there has been an increase in density without a comprehensive assessment and delivery of the necessary infrastructure e.g. schools, open space, road network.
- vi. The proposal is inconsistent with strategic direction of the Ryde LEP 2014 which zones the site and adjoining land for low density residential development.
- vii. The proposed development would be incompatible with Ryde Local Environmental Plan 2014 R2 Residential Low Density objectives and out of character with the surrounding residential area
- viii. The proposed density of development and built form controls are not appropriate in the locality i.e. a low density residential area due to the amenity impacts on the adjoining low density residential areas as a result of noise and disturbance, overlooking and visual intrusion.

**AMENDMENT:** (Moved by Councillors Maggio and Stott)

Despite Council's refusal of the planning proposal, Council recognises the merits of the implementation of a development along the lines of the concept design submitted with the planning proposal, but Council does not believe that it has a mandate from the community to approve the planning proposal at this time.

On being put to the Meeting, the voting on the Amendment was three (3) For and eight (8) Against. The Amendment was **LOST**. The Motion was then put and **CARRIED**.

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

For the Amendment: Councillors Etmekdjian, Maggio and Stott

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

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

That Council does not support the Planning Proposal for 366 – 372 Lane Cove Road , 124A and 126 Epping Road and 1 Paul Street, North Ryde proceeding to a Gateway determination on the grounds that:

- i. The planning proposal will result in the intensification of development on the land at the scale proposed would significantly exacerbate existing traffic safety and amenity concerns in Lane Cove Road, in the Epping Road westbound on-ramp and in Paul Street.
- ii. The proposal would give rise to traffic generation and access constraints that would detrimentally impact on existing and future resident and the local road network
- iii. The proposal pre-empts the development of a North Subregional Plan required under the State Governments *A Plan for Growing Sydney*. The longer term future for Macquarie Park should be guided by A Plan for Growing Sydney and a subregional growth and infrastructure plan developed in consultation with the community, State agencies and Council.
- iv. The PP does not represent the orderly development of land in the area as no consideration has been made as to how the area as a whole is to be developed and what are appropriate controls to ensure consistent and appropriate interface with adjoining land.
- v. The PP would represent an adhoc rezoning resulting in a precedent being set, where there has been an increase in density without a comprehensive assessment and delivery of the necessary infrastructure e.g. schools, open space, road network.
- vi. The proposal is inconsistent with strategic direction of the Ryde LEP 2014 which zones the site and adjoining land for low density residential development.
- vii. The proposed development would be incompatible with Ryde Local Environmental Plan 2014 R2 Residential Low Density objectives and out of character with the surrounding residential area
- viii. The proposed density of development and built form controls are not appropriate in the locality i.e. a low density residential area due to the amenity impacts on the adjoining low density residential areas as a result of noise and disturbance, overlooking and visual intrusion.

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

For the Motion: Unanimous

**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 5/15 held on 21 April 2015**

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

That Council determine Item 2 of the Works and Community Committee report 5/15, held on 21 April 2015 noting that Items 1, 3, 4, 5 and 6 were dealt with by the Committee within its delegated powers.

**Record of Voting:**

For the Motion: Unanimous

**2 INSTALLATION OF DEFIBRILLATION UNITS AT COUNCIL FACILITIES**

Note: Anne Doring (representing Eastwood Ryde Netball Association), Dominic De Giorgio, Kevin McSweeney, Vince Barbaro and Warren Price (representing Ryde Rugby) addressed the meeting in relation to this Item.

Note: A submission received from Elizabeth Lawrence (representing the NWSWF Committee) was tabled in relation to this Item and a copy is ON FILE.

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

- (a) That the City of Ryde endorse the donation of 5 defibrillator units and request Remember Mike and Save a life install them in the following locations:
- Meadowbank Park – ERNA
  - Morrison Bay Canteen – Sharks/Putney Rangers
  - Ryde Park – Ryde Rugby
  - ELS Hall Canteen – Panthers and Koalas
  - Christie Park – GHFA
- (b) That Council thank the “Remember Mike and Save a Life” Committee for its offer.
- (c) That Council facilitate the use of these AEDs under the current hire agreement, license or lease, where the responsibility of the AEDs becomes that of the user group.

**ITEM 1 (continued)**

**ATTACHMENT 1**

- (d) That Council facilitate the further roll out of defibrillators with community and sporting groups in conjunction with “Remember Mike and Save a Life” to realise the potential for wider access to these units at these and other locations.
- (e) That a face to face training program be facilitated by Remember Mike and Save a Life for sporting groups in Ryde.

**Record of Voting:**

For the Motion: Unanimous

**MAYORAL MINUTES**

**MM3/15 100<sup>th</sup> CENTENARY – ANZAC DAY TRIBUTE – The Mayor, Councillor Bill Pickering**

**RESOLUTION:** (Moved by The Mayor, Councillor Pickering and Councillor Yedelian OAM)

That Council endorse the Mayor providing a letter of thanks to the relevant Council officers and members of the Centenary of ANZAC and Commemoration of World War 1 Committee involved in making the Centenary of ANZAC program of events a success.

**Record of Voting:**

For the Motion: Unanimous

**MATTER OF URGENCY**

Councillor Perram advised that he wished to raise a Matter of Urgency regarding the maintenance of Eastwood Plaza.

Note: The Mayor, Councillor Pickering accepted this Item as an Urgent Item.

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

That Council consider a Matter of Urgency regarding the maintenance of Eastwood Plaza, the time being 9.45pm.

**Record of Voting:**

For the Motion: Unanimous

**ITEM 1 (continued)**

**ATTACHMENT 1**

**MATTER OF URGENCY – MAINTENANCE OF EASTWOOD PLAZA**

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

That Council replace the two box elder maple trees (with trees of the same species) that have died and been removed from Eastwood Plaza, one at the eastern end and one at the western end.

**Record of Voting:**

For the Motion: Unanimous

**MATTER OF URGENCY**

Councillor Maggio advised that he wished to raise a Matter of Urgency regarding dangerous trees.

Note: The Mayor, Councillor Pickering accepted this Item as an Urgent Item.

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

That Council consider a Matter of Urgency regarding dangerous trees, the time being 9.50pm.

**Record of Voting:**

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

Against the Motion: Councillor Li

**MATTER OF URGENCY – DANGEROUS TREES**

**MOTION:** (Moved by Councillors Maggio and Yedelian OAM)

- (a) That as a result of the recent storms and the significant damaged caused by the fallen trees, Council are urged to prepare a report which detailed properties and public land spaces where there has been a reported case of a fallen tree.
- (b) That the report identifies any severe damage and relevant history where tree removal has been refused by Council officers.
- (c) That Council note the recent weather patterns and ensure that the current review simplifies the tree application process requirements for residents and minimise the 'red tape' in the interest of upholding safety. This includes a modification of the 4 stage process in favour of a more streamlined process for the removal of dangerous trees.

**ITEM 1 (continued)**

**ATTACHMENT 1**

- (d) That Council develop a risk-based policy to mitigate harm to property and life. This includes incorporating an exemption distance of greater than 3m where there is an obvious potential risk to property damage and human safety, which will minimise Council's exposure of litigation in relation to tree matters.
- (e) That Council request a summary of tree incidents from the SES during the recent weather to gain an accurate scope of issues pertaining to dangerous trees which will provide the basis to the necessary policy amendments.

On being put to the Meeting, the voting on the Motion was three (3) For and eight (8) Against. The Motion was **LOST**.

**Record of Voting:**

For the Motion: Councillors Laxale, Maggio and Perram

Against the Motion: The Mayor, Councillor Pickering and Councillors Chung, Etmekdjian, Li, Pendleton, Simon, Stott and Yedelian OAM,

**MATTER OF URGENCY**

Councillor Maggio advised that he wished to raise a Matter of Urgency regarding Parking and Access at Sager Place, East Ryde.

Note: The Mayor, Councillor Pickering accepted this Item as an Urgent Item.

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

That Council consider a Matter of Urgency regarding Parking and Access at Sager Place, East Ryde, the time being 10.09pm.

**Record of Voting:**

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

Against the Motion: Councillor Li

**MATTER OF URGENCY – PARKING AND ACCESS AT SAGER PLACE, EAST RYDE**

**MOTION:** (Moved by Councillors Maggio and Yedelian OAM)

That the General Manager facilitate an urgent meeting with business owners at Sager Place, East Ryde to explore options to resolve access and parking issues (arising from the town centre upgrade works) that are impacting on local businesses and the community.

**ITEM 1 (continued)**

**ATTACHMENT 1**

On being put to the Meeting, the voting on the Motion was one (1) For and ten (10) Against. The Motion was **LOST**.

**Record of Voting:**

For the Motion: Councillor Maggio

Against the Motion: The Mayor, Councillor Pickering and Councillors Chung, Etmekdjian, Laxale, Li, Pendleton, Perram, Simon, Stott and Yedelian OAM

**COUNCIL REPORTS**

**1 CONFIRMATION OF MINUTES - Council Meeting held on 14 April 2015**

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

That the Minutes of the Council Meeting 6/15, held on 14 April 2015 be confirmed.

**Record of Voting:**

For the Motion: Unanimous

**2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING 5/15 held on 21 April 2015**

Note: Councillor Pendleton disclosed a Non-Pecuniary Interest in this Item – Minutes of the Planning and Environment Committee Meeting 5/15 held on 21 April 2015, for the reason that she has knowledge of both the proponent and objectors of Item 4 from the meeting (Development Application for 36 Samuel Street Ryde, LOT 27 DP 4826).

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

That Council note that all Items of the Planning and Environment Committee Meeting 5/15 held on 21 April 2015 were dealt with by the Committee within its delegated powers.

**Record of Voting:**

For the Motion: Unanimous

**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 5/15 held on 21 April 2015**

Note: This matter was dealt with earlier in the meeting as outlined in these Minutes.



**ITEM 1 (continued)**

**ATTACHMENT 1**

**4 PLANNING PROPOSAL 461- 495 VICTORIA ROAD (BUNNINGS)**

Note: This matter was dealt with earlier in the meeting as outlined in these Minutes.

**5 PLANNING PROPOSAL - 366 - 372 LANE COVE ROAD, 124A, 126 EPPING ROAD AND 1 PAUL STREET, NORTH RYDE**

Note: This matter was dealt with earlier in the meeting as outlined in these Minutes.

**6 TOP RYDER COMMUNITY BUS**

Note: A Memorandum from the Manager – Environment, Health and Building dated 28 April 2015 was tabled in relation to this Item and a copy is ON FILE.

**MOTION:** (Moved by Councillors Yedelian and Li)

- (a) That Council continue the current operating level (4 days per week) of the Top Ryder Community Bus Service for a further 12 months to 30 June 2016 at the cost of \$150,000 (subject to indexation).
- (b) That funding be provided using \$75,000 from Council's Domestic Waste Levy and \$75,000 from general revenue to deliver the service in 2015/16.
- (c) That in the event additional funding is received from external sources (either sponsorship, advertising, or fee for service), the funding required from General Revenue be decreased for the 2015/16 year accordingly.
- (d) That the name of the Top Ryder Community Bus Service be changed to the Shop Ryder Community Bus for the 2015/16 operating year.

**AMENDMENT:** (Moved by Councillors Laxale and Simon)

- (a) That Council restore the previous operating level (6 days per week) of the Top Ryder Community Bus Service for a further 24 months to 30 June 2016 at the cost of \$300,000 (subject to indexation).
- (b) That funding be provided using \$150,000 from Council's Domestic Waste Levy and \$150,000 from general revenue to deliver the service in 2015/16.
- (c) That in the event additional funding is received from external sources (either sponsorship, advertising, or fee for service), the funding required from General Revenue be decreased for the 2015/16 year accordingly.
- (d) That the name of the Top Ryder Community Bus Service be changed to the Shop Ryder Community Bus for the 2015/16 operating year.

**ITEM 1 (continued)**

**ATTACHMENT 1**

- (e) That in lieu of the new Executive Officer position outlined in Item 7, the General Manager use the \$100,000 to restore the Top Ryder to a 6 day a week service for the next 2 financial years.

On being put to the Meeting, the voting on the Amendment was two (2) For and nine (9) Against. The Amendment was **LOST**. The Motion was then put and **CARRIED**.

**Record of Voting:**

For the Amendment: Councillors Laxale and Simon

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

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

- (a) That Council continue the current operating level (4 days per week) of the Top Ryder Community Bus Service for a further 12 months to 30 June 2016 at the cost of \$150,000 (subject to indexation).
- (b) That funding be provided using \$75,000 from Council's Domestic Waste Levy and \$75,000 from general revenue to deliver the service in 2015/16.
- (c) That in the event additional funding is received from external sources (either sponsorship, advertising, or fee for service), the funding required from General Revenue be decreased for the 2015/16 year accordingly.
- (d) That the name of the Top Ryder Community Bus Service be changed to the Shop Ryder Community Bus for the 2015/16 operating year

**Record of Voting:**

For the Motion: The Mayor, Councillor Pickering and Councillors Chung, Etmekdjian, Laxale, Li, Maggio, Simon, Stott and Yedelian OAM

Against the Motion: Councillors Pendleton and Perram

**ITEM 1 (continued)**

**ATTACHMENT 1**

**7 DRAFT FOUR YEAR DELIVERY PLAN 2015/2019 INCLUDING ONE YEAR OPERATIONAL PLAN 2015/2016**

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

- (a) That Council, pursuant to Section 404 & 405 of the Local Government Act 1993, endorse the document titled "Draft Four-Year Delivery Plan 2015/2019 including One-Year Operational Plan 2015/2016", inclusive of the 2015/2016 Draft Budget, Fees and Charges and Capital Works Program, as its Draft Four-Year Delivery Plan 2015/2019 including One-Year Operational Plan 2015/2016 of the City of Ryde and as amended, as detailed in this report.
- (b) That the Draft Four-Year Delivery Plan 2015/2019 including One-Year Operational Plan 2015/2016 be publicly exhibited for a period of not less than 28 days from 6 May 2015 to 3 June 2015.
- (c) That following the public exhibition period detailed in part (b), Council consider all public submissions at its meeting to be held on Tuesday, 9 June 2015 prior to formally adopting its Four-Year Delivery Plan 2015/2019 including the One-Year Operational Plan 2015/2016.
- (d) That Council endorse the inclusion of the additional expenditure of \$519,000, arising from Council's requests, as detailed in this report.

**Record of Voting:**

For the Motion: The Mayor, Councillor Pickering and Councillors Chung, Etmekdjian, Li, Maggio, Stott and Yedelian OAM

Against the Motion: Councillors Laxale, Pendleton, Perram and Simon

**8 INVESTMENT REPORT - March 2015**

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

That Council endorse the report of the Chief Financial Officer dated 7 April 2015 on Investment Report – March 2015.

**Record of Voting:**

For the Motion: The Mayor, Councillor Pickering and Councillors Chung, Etmekdjian, Laxale, Li, Maggio, Perram, Simon, Stott and Yedelian OAM

Against the Motion: Councillor Pendleton

Note: Councillor Chung left the meeting at 10.49pm and did not return.

**ITEM 1 (continued)**

**ATTACHMENT 1**

**9 VOLUNTARY PLANNING AGREEMENT POLICY REVIEW**

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

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

- (a) That Council endorse the City of Ryde draft Voluntary Planning Agreements Policy and relevant attachments for public exhibition for a period of 28 days.
- (b) That the outcomes of the public exhibition of the City of Ryde draft Voluntary Planning Agreements Policy be reported to Council.

**Record of Voting:**

For the Motion: Unanimous

**10 REPORTS DUE TO COUNCIL**

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

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

That the report on Outstanding Council Reports be endorsed.

**Record of Voting:**

For the Motion: Unanimous

**PRECIS OF CORRESPONDENCE FOR CONSIDERATION**

**1 PROPOSAL DEVELOPMENT FOR GLADESVILLE SHOPPING VILLAGE - BRIEFING BY HUNTER'S HILL COUNCIL**

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

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

That the correspondence be received and noted.

**Record of Voting:**

For the Motion: Unanimous

**ITEM 1 (continued)**

**ATTACHMENT 1**

**LATE PRECIS OF CORRESPONDENCE FOR CONSIDERATION**

**2 DELIVERING LOCAL GOVERNMENT REFORM**

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

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

That the correspondence be received and noted.

**Record of Voting:**

For the Motion: Unanimous

**NOTICES OF MOTION**

**1 RETURN2SPORT CORPORATE CUP 2015 – Friday, 8 May 2015 at Macquarie University Sports Fields - Deputy Mayor, Councillor Roy Maggio**

Note: This matter was dealt with earlier in the meeting as outlined in these Minutes.

**2 EASTWOOD RYDE NETBALL ASSOCIATION (ERNA) - State Age Division 2 Championships - June 2015 - Deputy Mayor, Councillor Roy Maggio**

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

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

As previously reported to Council, the Eastwood Ryde Netball Association (ERNA) is hosting this year's State Age Division 2 Championships in June 2015. The event is organised by Netball NSW and is open to all NSW Netball Associations representative teams. The Mayor and Councillors will be invited to the official opening of the event.

Council is working closely with ERNA and Netball NSW on this event including upgrades and maintenance on the building and grounds. In recognition of Council's relationship with the Association (including previous and ongoing financial assistance) I move:

- (a) That Council contribute from the Mayor's Budget towards the cost of hosting the official morning tea and welcome to delegates; and
- (b) That Council provide the Association with appropriate City of Ryde banners to be erected and displayed at the grounds during the 3 days of the Championships.

**ITEM 1 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

For the Motion: Unanimous

**3 EASTWOOD MURAL - Deputy Mayor, Councillor Roy Maggio**

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

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

- (a) That the General Manager, through the Eastwood and West Ryde Events and Promotions Committee, facilitate a meeting with the Ryde Community Forum to explore the options for the creation of a Community Mural on the Eastwood Library wall as part of Moon Festival in September 2015.
- (b) That the recommendations of the meeting be reported to Council prior to any action being taken in respect to creation of any mural.

**Record of Voting:**

For the Motion: Unanimous

**4 MONASH PARK SHADE SAIL - Deputy Mayor, Councillor Roy Maggio**

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

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

- (a) That Council note the urgent need to install a shade sail at Monash Park at the intersection of Monash and Ryde Roads.
- (b) That Council note that a grant application has been lodged with the Cancer Institute of NSW for the provision of \$25,000 in funding to cover the costs of fabrication and installation of a shade sail at the Park.

**Record of Voting:**

For the Motion: Unanimous

**ITEM 1 (continued)**

**ATTACHMENT 1**

**5 MEMBERSHIP FOR THE SPORT AND RECREATION WHEELED SPORTS ADVISORY COMMITTEE - Deputy Mayor, Councillor Roy Maggio**

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

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

That Council accept Jason Cowland to be a member on the Ryde Council Sports Advisory Committee.

Jason is a local resident and has extensive knowledge in sports management and as a volunteer his involvement includes:-

- A vast sporting history as a participant in many sports and on multiple committees over a number of years.
- The Australian President of the sport called Floorball, a large European participation sport with world championships and full IOC recognition.
- Developed and documented the Australian Strategy, called Power Play 2024, which received international endorsement.
- Worked collaboratively with all the States and international countries.
- Worked extensively with clubs on building strategic plans and models for sustainable grow and budget management.
- Proactively worked with a committee and guidance from the ASC to model the strategic plan with implementation over the last 12 months with great success and goals aligned to the ASC.
- Initiated the first true corporate partner to sport.
- A wealth of knowledge in Sports strategic management.
- Has interest in facilitating in a sports development strategic plan.
- Has a sound understanding of strategic partnerships.
- Has a sound understanding of property transactions and commitments on property facilities, including sporting venues.

**Record of Voting:**

For the Motion: Unanimous

**ITEM 1 (continued)**

**ATTACHMENT 1**

**CLOSED SESSION**

**ITEM 11 - ADVICE ON COURT ACTIONS**

**Confidential**

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

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

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

That the Council resolve into Closed Session to consider the above matters.

**Record of Voting:**

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

Against the Motion: Councillor Yedelian OAM

Note: The Council closed the meeting at 10.59pm. The public and media left the chamber.

**11 ADVICE ON COURT ACTIONS**

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

**RECOMMENDATION:** (Moved by Councillors Stott and Perram)

That the report of the General Counsel be received.

**Record of Voting:**

For the Motion: The Mayor, Councillor Pickering and Councillors Etmekdjian, Laxale, Li, Pendleton, Perram, Simon, Stott and Yedelian OAM

Against the Motion: Councillor Maggio



**ITEM 1 (continued)**

**ATTACHMENT 1**

**OPEN SESSION**

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

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

That Council resolve itself into open Council.

**Record of Voting:**

For the Motion: Unanimous

Note: Open Council resumed at 11.05pm.

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

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

That the recommendations of Items considered in Closed Session be received and adopted as resolutions of Council without any alteration or amendment thereto.

**Record of Voting:**

For the Motion: Unanimous

**NATIONAL ANTHEM**

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

The meeting closed at 11.08pm.

CONFIRMED THIS 12TH DAY OF MAY 2015

Chairperson

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**2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING  
6/15 held on 5 May 2015**

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**Report prepared by:** Section Manager - Governance  
**File No.:** CLM/15/1/4/2 - BP15/533

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**REPORT SUMMARY**

The Minutes of the Planning and Environment Committee Meeting 6/15 held on 5 May 2015 are to be circulated on Thursday, 7 May 2015 after the meeting has been conducted. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

A report detailing Items which were dealt with by the Committee within its delegated powers, together with any Committee recommendations will be circulated at the same time as the Minutes on Thursday, 7 May 2015.

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**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 6/15  
held on 5 May 2015**

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**Report prepared by:** Section Manager - Governance  
**File No.:** CLM/15/1/4/2 - BP15/534

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**REPORT SUMMARY**

The Minutes of the Works and Community Committee Meeting 6/15 held on 5 May 2015 are to be circulated on Thursday, 7 May 2015 after the meeting has been conducted. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

A report detailing Items which were dealt with by the Committee within its delegated powers, together with any Committee recommendations will be circulated at the same time as the Minutes on Thursday, 7 May 2015.

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#### 4 ARGYLE CENTRE AND BOWLING CLUB SITES - COMMUNITY CONSULTATION OUTCOMES AND NEXT STEPS

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**Report prepared by:** Manager - Communications and Media  
**File No.:** GRP/09/7/2/5 - BP15/541

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#### REPORT SUMMARY

The purpose of this report is to provide Council with the outcomes of the community consultation session and community survey in relation to the proposals for both the Argyle Centre and Ryde Bowling Club sites.

At its meeting of 11 November 2014 Council resolved the following:

- (a) *That Council consult the community to ascertain their preferences for the future use of the Argyle Centre.*
- (b) *That Council consult the community to ascertain their preferences for the future use of the Ryde Bowling Club site before seeking expressions of interest for this property.*
- (c) *That in relation to the Ryde Bowling Club site, the consultation document is to enable respondents to provide a response to at least the following concepts or questions:-*
  - 1. *Should the Bowling Club site remain part of Ryde Park.*
  - 2. *Should the land be used primarily for recreational purposes and remain zoned for recreation.*
  - 3. *Should the use provide for public access to the site at all times when the facility is open or in use.*
  - 4. *Are commercial or community uses acceptable provided the above three conditions are met.*

The results of the community consultation process supports Council proceeding to an EOI process for the Ryde Bowling Club site and to the next stage of the project for the Argyle Centre site which includes a mix of residential, commercial and key worker housing.

Therefore, this report recommends Council endorsing Option 4 in proceeding to an EOI process in respect of the Ryde Bowling Club site and Option 2 in respect of the Argyle Centre site.

#### RECOMMENDATION:

- (a) That Council endorses proceeding to an EOI process in respect of the Ryde Bowling Club as detailed in Option 4 in the report, for the long term use of the community facility known as the Ryde Bowling Club, seeking to accommodate a mix of community and recreational uses that are permissible under the current zoning.

**ITEM 4 (continued)**

- (b) That Council notes the outcomes of the community consultation regarding 33-41 Blaxland Road Ryde and endorses proceeding with Option 2 as detailed in the report, to the next stage of the project which is to provide a detailed report to the Office of Local Government and report any assessment details provided back to Council.
  
- (c) That Council note and endorse the outcome of the Community consultation process.

**ATTACHMENTS**

There are no attachments for this report.

Report Prepared By:

**Angela Jones-Blayney**  
**Manager - Communications and Media**

Report Approved By:

**George Dedes**  
**Group Manager - Public Works**

**Tatjana Domazet**  
**Acting Group Manager - Community Life**

**Gail Connolly**  
**General Manager**

**ITEM 4 (continued)****DISCUSSION**

At its meeting of 11 November 2014, Council resolved to consult the community to ascertain their preferences for both the Argyle Centre and Ryde Bowling Club sites.

Given the sites close proximity to one another and the complementary nature of the two developments it was determined that the best approach in relation to the consultation strategy was to consult on both sites simultaneously.

This approach provided residents and interested community members with a holistic understanding of Council's vision for the area and enabled the community to consider and comment on each site, having consideration for the overall strategic aims of both sites.

Whilst the intent for each site is quite different, together they complement one another in meeting both community and Council's needs.

The intent for the Argyle site is to pursue an ongoing income opportunity through a mixed use development. Should this proceed, it will assist Council with addressing its promise to the community of creating additional sources of revenue in addition to rates and deliver ongoing financial sustainability to assist the long term financial position of Council.

The intent for the Ryde Bowling Club site is to address the potential loss of community and recreational facilities that will occur as a result of both the Argyle Centre and Bowling Club sites being redeveloped.

**HISTORY****Argyle Centre site**

The Argyle Centre site is situated on 33-35 Blaxland Road and has been owned by Council since 1972. Council purchased the building for \$160,000 and committed an additional \$40,000 towards its refurbishment.

In January 1977 Council resolved that the first floor of the community centre would be available for hire from 1<sup>st</sup> February 1977 and at that point in time the first floor became known as the Argyle Theatre.

Safety issues associated with the public spaces saw the Argyle Theatre extensively renovated in the 1980's.

In 1994 the upstairs theatre area was refurbished and re-opened and used by theatre groups and other community events. The ground floor office space was utilised by Council to alleviate pressure on the Civic Centre. In 2004 the theatre was closed due to licencing issues associated with the operations of the upper level of the Argyle as a public theatre.

**ITEM 4 (continued)**

In April 2012 a detailed building condition and Work Health and Safety (WHS) report, identified serious safety issues affecting the work environment within the Argyle Centre and the building was deemed as non-habitable. This assessment recommended that all staff and use of the Argyle Centre building (offices and hall) cease.

The Argyle Centre was permanently closed from August 2012 and staff were relocated to 1A Pope Street.

Council resolved at its meeting of 26 November 2013 to include the Argyle Centre in the investment property portfolio.

In accordance with Office of Local Government (OLG) reporting guidelines and requirements, the office must be notified if a project is in excess of 10% of Council's annual ordinary rate revenue. As reported to Council at its meeting of 9 December 2014, Council's total revenue for 2013/14 year was approximately \$46M. Consequently, projects in excess of \$4.6M would need to adhere to the OLG guidelines.

As a result of this, Council was presented with a number of options for the site at its meeting of 9 December 2014 and resolved to develop the site with a mixed use of commercial, residential and retail.

Council also resolved that community consultation should be undertaken to ascertain community preferences for the future use of the Argyle site and report the community feedback back to Council prior to making a submission to the OLG.

**Ryde Bowling Club Site**

The Ryde Bowling Club is a recreation facility located mostly on Crown Land.

The Bowling Club is a part of the Ryde Park that was established in 1908, the same year the Bowling Club was opened. In 1954 the land was reserved by the Minister and zoned as Public Recreation.

In 2006, Council adopted the Plan of Management for Ryde Park which expressly authorised the uses of the site by the Ryde Bowling Club Co-op.

When Ryde Bowling Club Co-op went into administration in 2010, the lease was re-assigned to the Camperdown Bowling Club, subject to the conditions of assignment agreed to by the liquidators, club and the Minister for Lands. At the time, the proposed assignment was the best outcome available to Council as the lease to the Camperdown Bowling Club provided certainty as to the future use of the Ryde City Bowling Club premises and allowed for continuation of the club, albeit as a different entity.

**ITEM 4 (continued)**

In November 2012, Council was informed that the the Camperdown Bowling Club had been placed in liquidation by Order of the Supreme Court and that the secured creditor had sought ASIC intervention and had appointed a receiver to protect their interests.

At the time that the Camperdown Bowling Club went into liquidation, Council became aware of the management arrangements between the Club and Golden Goal, the operator of the futsal courts on the site and the club facilities. Over the ensuing 18 months, Council attempted to resolve the issue of Golden Goal occupation of the site, with a view to proceed to an EOI process for a long term use of the site once these issues had been resolved.

In early 2014, Golden Goal vacated the site however, at the time, the legal issues were not resolved, therefore Council could not proceed to an EOI.

As a result, Council, at its meeting of 11 November 2014, resolved to consult with the community “to ascertain their preferences for the future use of the Ryde Bowling Club site before seeking expressions of interest for this property.”

**CONTEXT****The Argyle Centre**

The Argyle Centre site presents Council with a significant development opportunity and means to generate a substantial ongoing revenue stream to complement initiatives for Fit for the Future. The proposal for the site will see an ongoing income revenue stream generated and a return on Council’s investment, superior to what can be attained through cash investments.

The Argyle Centre is zoned B4 – mixed use and comprises of a site area some 1220 square metres. The prevailing development controls provide for maximum height of 21.4 metres (approximately 6 storeys).

The site would yield some 30-35 residential apartments, depending on the unit mix. The market in this locality is strongest for 1 and 2 bedroom apartments. The forecast return on Council’s outlay is above other investment options and is expected to increase over time. Residential dwellings typically appreciate in value over the long term and as such there exists strong prospects for increased annual rental returns and capital growth over time. Investment and activation of this important site will provide consistent revenue stream back into the Investment Property Reserve, once all loans are repaid. The development will also provide a number of key worker housing units.

The key messages communicated to the community for the site were as follows:

- If the development proceeds it will not be subdivided into strata units or tenancies (i.e. Council will retain ownership)



**ITEM 4 (continued)**

- No sale of any of the parcel of the development
- The entire site will be maintained as ongoing revenue
- Mixed-use development
- Mostly residential floor space
- Ground floor retail and commercial suites
- Net annual rent received will be utilised for community purposes

**Ryde Bowling Club Site**

The Ryde Bowling club site sits mostly on Crown Land. The zoning for the land is RE1 which is recreational use. The permissible uses for the site include:

- Community facilities
- Environmental facilities
- Kiosk
- Recreation facilities (both indoor and outdoor)
- Restaurants and cafes

The objectives for the EOI process is to attract interested parties who:

- Have the ability to meet one of more of the permissible uses for the site;
- Have the capacity to invest and develop the site;
- Are interested in a long term commitment to the community of Ryde and this facility in particular.

These uses could be of community or commercial in nature and should ensure that the community is provided reasonable access to the facility. The community consultation identified a desire for the community to have as much public access to the site as possible (63% requesting access at all times, with the second most popular request being access outside of business hours 23%).

Given the size of the site, multiple uses can be easily accommodated through this process.

**COMMUNITY CONSULTATION**

Council undertook a thorough community consultation process which included:

- Letterbox drop to approximately 5,000 houses surrounding both sites, providing detailed information on the proposal for both sites and an opportunity to provide feedback.
- An online survey which received 212 complete responses with 83% of the respondents identified as living within the LGA.
- A community workshop which had approximately 40 attendees.

**ITEM 4 (continued)****Key findings from the consultation:**Argyle Centre site:

- Initially the survey results demonstrated a level of community uncertainty about the redevelopment of the site with 43% of respondents stating that they did not support the re-development and 28% stated that they were unsure whether or not they supported it. However a significant shift in the results occurred when respondents were asked to demonstrate a level of support for specific uses for the site.
- When respondents were asked to demonstrate a level of support for key worker housing on the Argyle site, the level of support for development increased significantly with 69% of all respondents supporting this initiative.
- This trend continued with an increased support also shown for the inclusion of retail and commercial space with the purposes of providing an ongoing revenue stream for Council. (63.3% of all respondents supported this initiative).
- During the workshop the issue of support for the development of the Argyle site was also discussed and it was clarified that a lack of support or a lack of certainty relating to support was primarily driven by a concern that Council would develop the site and sell it. Once it was clarified that the intention of Council was to keep the site for the purposes of an ongoing revenue stream, support increased.

Ryde Bowling Club:

- There is a strong level of community support (over 85% of survey respondents are very to somewhat supportive) for Council redeveloping the Ryde Bowling club site for the purposes of public recreation.
- The most supported uses of the site from the community suggest that there is strong support for community facilities to be provided, followed by environmental facilities as well as both outdoor and indoor recreation.
- The least supported options for the site included kiosks and restaurants/café's.
- At both the community workshop and through the survey, it became clear that the community's preference is to ensure that the community has maximum use to the site.
- There is a strong level of interest from the community (which came through both the survey comments section and the workshop) that the site include a flexible performance space.

The main concern raised for each site related to parking and traffic implications once both sites are developed.

Overall there is evidence to suggest there is a strong level of community support for developing both sites as per previous recommendations to Council.

**ITEM 4 (continued)****OPTIONS****Argyle Centre site**Option 1: Do Nothing

The Argyle Centre has been condemned and is unsafe to occupy. As such the community has been without these facilities since circa 2005 and the previous benefit community benefit of the Argyle has been lost.

This option is not recommended.

Option 2: Proceed with the proposal

Under this option Council would proceed to the next stage of the project, which is to provide a detailed report to the Office of Local Government and report any assessment details provided back to Council.

The forecast return on Council's outlay is above other investment options and is expected to increase over time. Residential dwellings typically appreciate in value over the long term and as such, there exists a likely prospect for increased annual rental returns and capital growth over time. Investment and activation of this important site will provide consistent revenue stream back into the investment property reserve once all loans are repaid. This development will also provide a number of key worker housing units.

Additionally there is evidence which demonstrates community support for the development proposal as put to Council.

This is the recommended option.

**Ryde Bowling Club site**

Council does not have funds to re-develop the Bowling Club site and as a result, Council must rely on the capacity of the interested parties to invest and develop the site to suit their needs in exchange for a long term lease on the site (subject to approval from the Minister of Lands).

Furthermore, any future use of the site will be market driven though an EOI process and until this process is complete, Council is unable to determine the nature (community/commercial) and type of uses (indoor or outdoor recreation/community/environmental) that could be accommodated on the site.

Option 1: Do Nothing

The community has been without this facility since 2014. Doing nothing will result in a continued ongoing loss of amenity and recreational facility to the community.

**ITEM 4 (continued)**

This option is not recommended.

Option 2: single use of the facility by 1 group, either commercial or community

Whilst the future use will be market driven, a single purpose facility on the site, either commercial or community, may alienate the site from the community.

This option is not recommended.

Option 3 – facility demolished and site returned to park:

The existing topography and level difference between the Bowling Club and Ryde Park makes any future connection between these two parts of the park a very challenging exercise and an expensive option. The cost of demolition is estimated to be over \$200,000 whilst the cost of returning the site back to the park is estimated to be over \$1.5 million. Council does not have any funding allocated for this option.

This option is not recommended.

Option 4 – multipurpose facility that accommodates a range of uses:

Given its size, the facility could accommodate a number of commercial and/or community uses, either recreational, community or environmental nature (for example, futsal courts on lower greens, community meeting rooms in upper floor and community gardens on upper greens).

This option will also incorporate a Councillor workshop post the completion of the EOI, on the preferred uses for the site.

This option is recommended.

**FINANCIAL IMPLICATIONS**Argyle Centre site

Funds have been made available in Council's 2015-2019 Delivery Plan to obtain all the necessary approvals. The project is expected to return to Council a significant annual rental return which will assist Council to be fit for the future. Income projections are being assessed as part of the feasibility study and when the design is finalised. (Current estimates at concept stage are in the range of \$1M - \$1.2M p.a.)

Ryde Bowling Club site

The EOI for the Ryde Bowling Club site will be seeking interested parties who will have the capacity to develop the site to fit their requirements, at their own expense. As such there are no financial impacts to Council in seeking expressions of interest for the site.

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**5 RYDE HOUSING AFFORDABILITY SUMMIT 2014**

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**Report prepared by:** Economic Development Manager  
**File No.:** UPS2008/20 - BP15/418

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**REPORT SUMMARY**

On 26 August 2014 Council resolved:

- (a) *That the General Manager organise an Affordable Housing Summit made up of interested Councillors, representatives from the Salvation Army, relevant State Ministers and Shadow Ministers, and key stakeholders to discuss an Affordable Housing Plan for the City of Ryde.*
- (b) *That the General Manager then schedule a workshop with all Councillors to report back the recommendations from the Summit.*

Housing is considered affordable when it is appropriate for the needs of a range of very low to moderate income households and priced to meet other basic living costs (e.g. food, clothing, transport, medical care and education). A commonly used measure of affordability is if it costs less than 30 percent of gross household income.

Affordable housing is a class of social housing that is open to households from low to moderate incomes that meet the eligibility criteria (i.e. key workers). It is usually developed with some level of government involvement and managed by a community housing provider.

The Ryde Housing Affordability Summit was held on 6 November 2014 with approximately 100 people in attendance. The program consisted of three guest speakers, a panel discussion and a consultation workshop exercise.

The consultation exercise was facilitated by Council's Community Engagement Team. Each table discussed two questions with a summary of the results provided below:

*Q1. What do you see are the issues facing Ryde in relation to affordable housing?*

Summary of feedback:

- a) Public perceptions of Affordable Housing/lack of community understanding and education on the issue;
- b) Insufficient housing stock and increasing land value; and
- c) Lack of housing options to meet diverse needs (eg. low income and student housing.)

*Q2. Given the issues identified and the areas you believe should be focused on, list some practical solutions the City of Ryde could consider implementing.*

**ITEM 5 (continued)**

Summary of feedback:

- a) Ongoing workshops/community consultations to engage and educate community; and
- b) Work with other affordable housing providers and State/Local Government to deliver improvements/uplift new developments for affordable housing.

Feedback from the Ryde Housing Affordability Summit demonstrates there is support for Council to become more proactive on this issue.

A Councillor workshop was held on 17 March to report on the outcomes of the Summit. A range of policy options to address the issue of housing affordability were presented to Council including advocacy, planning and direct provision.

The recommendations of this report endorse the findings of the Summit and supports the General Manager's Performance Agreement to develop an Affordable Housing Policy.

**RECOMMENDATION:**

- (a) That Council endorse the findings of the Affordable Housing Summit held on 6 November 2015;
- (b) That Council endorse the preparation of a Ryde Affordable Housing Policy to guide and facilitate the delivery of affordable housing in the City of Ryde.

**ATTACHMENTS**

There are no attachments for this report.

Report Prepared By:

**Nathan Pratt**  
**Economic Development Manager**

Report Approved By:

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

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

**ITEM 5 (continued)****Background**

On 26 August 2014 Council resolved:

- (a) *That the General Manager organise an Affordable Housing Summit made up of interested Councillors, representatives from the Salvation Army, relevant State Ministers and Shadow Ministers, and key stakeholders to discuss an Affordable Housing Plan for the City of Ryde.*
- (b) *That the General Manager then schedule a workshop with all Councillors to report back the recommendations from the Summit.*

**Ryde Housing Affordability Summit 2014**

The Ryde Housing Affordability Summit was held 9am – 12pm on 6 November 2014 with approximately 100 people in attendance. The program consisted of three guest speakers, a panel discussion and a workshop exercise.

One of the many findings from holding the Summit was the lack of understanding regarding key terms used when discussing affordable housing and housing affordability. It is therefore important to clarify some key terms such as the types of housing, 'housing affordability', 'social housing', 'affordable housing', 'key workers' and 'income levels' as outlined below.

*Types of Housing Ownership*

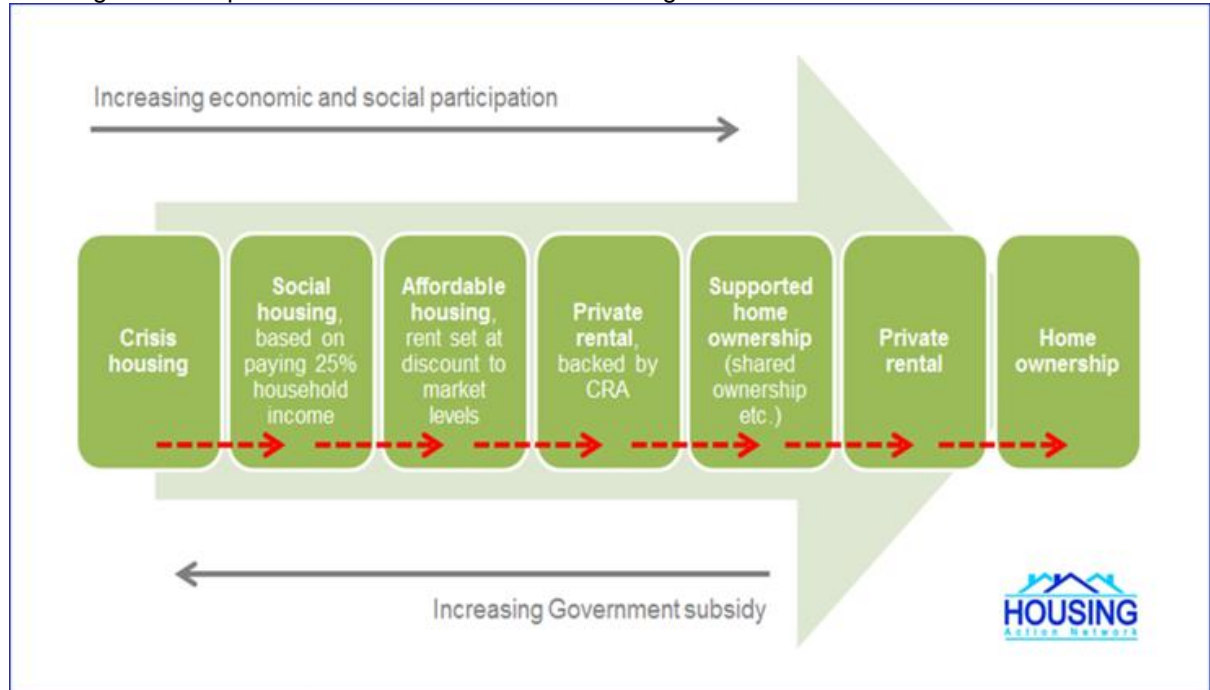
There are various types of housing for people in different situations. 'Affordable Housing' is a special category that exists within the broader class of 'Community Housing'. The different types of housing ownership include:

- a) Crisis Housing
- b) Boarding Houses
- c) General/Social Housing
- d) Affordable Housing**
- e) Supported Private Rental
- f) Supported Home Ownership
- g) Private Rental
- h) (Private) Home Ownership

As demonstrated by Figure 1.0 below, there is a spectrum of home ownership from crisis and social housing right through to home ownership. Affordable housing operates in a very similar way to private rental at slightly below market rates.

## ITEM 5 (continued)

Housing Ownership and Social Inclusion Flowchart – Figure 1.0:



Source: Dr. Tony Gilmour, Housing Action Network 2014

The purpose of the Ryde Housing Affordability Summit was to specifically concentrate on affordable housing for 'key workers' rather than the other types of housing (e.g. crisis housing or social housing etc.).

### *Housing Affordability*

Housing is considered affordable when it is appropriate for the needs of a range of very low to moderate income households and priced to meet other basic living costs (e.g. food, clothing, transport, medical care and education). A commonly used measure of affordability is if it costs less than 30 percent of gross household income.

### *Community Housing*

Community Housing is all housing that is owned (or partially owned) by the government. It includes general/social housing and affordable housing.

### *General/Social Housing*

General/Social housing is subsidised rental housing for people on very low to low income earners that meet the eligibility criteria. Tenants pay a proportion of their income (e.g. 25%) towards the cost of rent. It is commonly referred to as 'public housing' and is owned and managed by the State Government or not-for-profit community housing provider.



## ITEM 5 (continued)

### *Affordable Housing*

Affordable housing is a class of social housing that is open to a wider range of households from low to moderate incomes that meet the eligibility criteria (i.e. key workers). It is usually developed with some level of government involvement and managed by a community housing provider. It operates as private rental property at slightly lower rents (e.g. at 20% below normal market rates).

### *Key Workers*

The term 'key worker' is more commonly used and understood in the UK. It is typically defined as a public sector worker delivering essential frontline services such as health, education and community safety. Example criteria for 'key workers' might include:

- Low-middle income earners;
- Permanently employed;
- Australian citizen/permanent resident;
- Doesn't own property or assets that allows them to purchase property; and
- Works within the LGA in roles such as nurses, cleaners, bus drivers, childcare, early childhood, primary or secondary, or police and emergency services etc.

It is widely recognised that key workers are necessary for the normal functioning of a community. They are typically on low to middle income levels.

### *Income levels*

Levels of income (e.g. low income) are determined as a percentage of the median income. The median income in Sydney is approximately \$75,088.

- 'Very Low Income' is calculated as less than 50% of the median income. For Sydney this income range is **below \$37,500** and associated with jobs in retail and manufacturing.
- 'Low Income' is calculated as 50 – 80% of the median income. For Sydney this income range is currently **\$37,500 – \$60,070** and is associated with jobs as child care workers, secretaries and cleaners.
- 'Moderate Income' is calculated as 80 – 120% of the median income. For Sydney this income range is **\$60,070 – \$90,105** and is associated with jobs as school teachers, nurses and police.

## Guest Presenters

Three academics on the topic of affordable housing spoke at the event:

- a) Talk #1: *The Provision of Affordable Housing in Sydney and Ryde* – Dr. Tony Gilmour from Housing Action Network
- b) Talk #2: *Local Government's Role in the Provision of Affordable Housing* – Professor Peter Phibbs from Sydney University
- c) Talk #3: *Options Ryde Council in the Delivery of Affordable Housing* – Dr. Judith Stubbs from Judith Stubbs & Associates

**ITEM 5 (continued)****Q&A with Expert Panel**

Attendees were invited to submit questions to be answered by the 'Expert Panel' consisted of the three invited guest speakers as well as three additional practitioners in affordable housing.

- a) Andrew MacAnulty, CEO of Link Housing
- b) Angela Hynes, Senior Strategic Planner (Affordable Housing) at Waverley Council
- c) Lacy Barron, Manager of the Centre for Affordable Housing in the Department of Family and Community Services

In addition to the prepared questions, additional questions were taken from the floor with a roving microphone.

**Summary of Feedback from Consultation Exercise**

The consultation exercise was facilitated by Council's Community Engagement Team. Each table of approximately 6 – 8 people discussed questions on identifying major issues and solutions. A collated summary of the results is provided below:

*Q1. What do you see are the issues facing Ryde in relation to affordable housing?*

Summary of feedback:

- d) Public perceptions of Affordable Housing/lack of community understanding and education on the issue;
- e) Insufficient housing stock and increasing land value; and
- f) Lack of housing options to meet diverse needs (eg. low income and student housing.)

*Q2. Given the issues identified and the areas you believe should be focused on, list some practical solutions the City of Ryde could consider implementing.*

Summary of feedback:

- c) Ongoing workshops/community consultations to engage and educate community; and
- d) Work with other affordable housing providers and State/Local Government to deliver improvements/uplift new developments for affordable housing.

**Attendance**

There were approximately 100 people in attendance including:

- Local residents;
- Community groups;
- Business owners;
- Real estate agents;
- Chambers of commerce;
- Housing providers;

**ITEM 5 (continued)**

- Councillors;
- Council staff (from all over Sydney);
- State Government agencies; and
- Invited guest speakers and panelists.

**Feedback from Attendees**

A survey of attendees was taken with positive results. Attendees were generally pleased with the event and the information that was provided as demonstrated below:

- 78% were either satisfied or very satisfied with the event;
- 82% found the event provided them with helpful and practical information;
- 89% were satisfied or very satisfied with the presenters; and
- 88% they would be likely or very likely to attend a similar event in the future.

**Further Information on Affordable Housing in Ryde***Current Housing Stock in Ryde*

At present there are approximately 40,000 dwellings in Ryde LGA. This is made up of approximately 95.7% privately owned housing and 4.3% public owned community housing (i.e. 1,722 dwellings). The Ryde average is slightly below average for public owned housing in Sydney at 5.2%.

The 1,722 community housing dwellings in Ryde LGA can be further broken down into the types of community housing:

- Crisis Housing = 5 units (0.01%)
- Social Housing = 1,710 units (4.28%)
- Affordable Housing = 7 units (0.02%)

(Correct as at November 2014)

*Recent Development Activity for Affordable Housing in Ryde*

Between 2008 – 2010 the Land and Housing Corporation delivered approximately 65 public housing dwelling. A further 22 dwellings are currently proposed – being 12 affordable housing dwelling and 10 units seniors housing)

Council has received six applications under the Affordable Housing SEPP (Affordable Rental Housing) 2009. The results of these applications are as follows:

- 3 applications withdrawn
- 2 applications deferred
- 2 applications refused by Council
- 1 applications approved by the Land and Environment Court

There has been recent increase in the number of granny flats and dual occupancy developments in Ryde indicating there is a strong market demand for this sort of housing.

**ITEM 5 (continued)**

Affordable housing units delivered through the development process include:

- 4 affordable Units provided in the Stamford Hotel development as per Part 3 A Development Consent; and
- 1 affordable housing unit at 21-24 Railway Road Meadowbank negotiated under a voluntary planning agreement (VPA).

*Projected Shortfall of Affordable Housing*

A consultant report completed for City of Ryde in 2006 conducted a needs analysis on affordable housing in Ryde. The report found that Ryde LGA was in need of an additional 3,443 affordable housing units to meet the needs at that point in time.

It is highly likely that the need for affordable housing has only increased since then as suggested by a report prepared by Anglicare into the affordability of the private rental market in April 2014. At present Ryde LGA has a total of seven affordable housing units.

*Negative Impacts on the Community*

A lack of affordable housing has many negative effects on the economy and community. They include:

- Narrowing the local workforce base;
- Loss of key workers (e.g. childcare workers, teachers, nurses etc.);
- Increased time spent commuting;
- Detrimental to health, families and community cohesion; and
- Increased traffic and congestion on roads.

**Role of Government in Housing Affordability**

There is no one level of government that is responsible for addressing housing affordability. This has been identified as one of the key challenges in addressing the problem.

Federal Government's role:

- Tax policy
- Interest rates
- Grants for affordable housing

State Government's role:

- Growth plans
- Infrastructure
- Public transport

Local Government's role:

- *Advocacy* - raising awareness via hold forums, understanding affordable housing issues and needs and monitoring housing stress. Suggested actions might include:

**ITEM 5 (continued)**

- Undertaking a housing needs study;
  - Organise Councillor workshops and holding public forums; and
  - Advocate other levels government for affordable housing funding.
- *Planning* - protection existing stocks and allow provisions for new affordable housing through the planning framework. Suggested actions might include:
    - Setting affordable housing targets;
    - Providing incentives for affordable housing development;
    - Refusing development applications that reduce affordable housing stock;
    - Facilitating Section 94 contributions that support affordable housing; and
  - *Direct Provision* - the provision of affordable housing stock. Suggested actions might include:
    - Development of Council land;
    - Joint ventures to deliver housing stock
    - Identification of potential sites;
    - Apply for government grants;

**Examples of Other Local Councils Providing Affordable Housing**

There are many examples of local governments from around the world and in Sydney that have taken proactive steps in addressing the issue of housing affordability.

*New York*

Housing New York' (2015) is a 10 year strategy to address the City's affordable housing crisis. The plan outlines more than 50 initiatives to support our goal of building or preserving 200,000 units of high-quality affordable housing to meet the needs of more than 500,000 people by 2025.

*London*

In April 2011 the London Mayor promised 55,000 new affordable housing units by April 2015. They fell just short of the goal reaching 52,749. In 2015 the new Mayor made a 'Housing Covenant' to spend £1.25 billion and deliver 42,000 additional affordable homes by 2018.

*City of Sydney Council*

City of Sydney has a target that by 2030, 7.5% of all housing in the local area will be social housing provided by government and community providers and 7.5% will be affordable housing delivered by not-for-profit or other providers.

*North Sydney Council*

North Sydney has an Affordable Housing Fund. It obtains money through its Section 94 Contributions Plan for the construction/management of affordable housing stock managed by a not-for-profit community housing provider (provided \$1.95 Million). Affordable housing is largely delivered through the development process.

**ITEM 5 (continued)***Waverly Council*

Waverley generates affordable housing stock through a combination of planning mechanisms, developer incentives and voluntary contributions triggered by Waverley DCP 2006 – Part D2 Multi-Unit Housing and Waverley Affordable Housing Program Policy 2007. Council attains and secures stock by way of VPA.

*Parramatta Council*

Parramatta adopted an Affordable Housing Policy in 2006 with a target of providing 6,018 affordable housing dwellings. This represents 8% of their housing stock by 2025.

**Councillor Workshop on Housing Affordability**

A Councillor workshop was held on 17 March 2015 to present the results of the Ryde Housing Affordability Summit (outlined above) and present a range of options for Council to consider.

A summary of the main comments made at the workshop are outlined as follows:

- Possibility for Council's program to explore tenure other than rental housing
- The program is to focus on housing for key workers
- The delivery of affordable housing via the VPA process may result in Council forgoing the delivery of other community benefits such as open space, community facilities
- Program should consider the delivery of income generating assets

There was support at the workshop that to address the affordable housing issues in Ryde, Council undertake the following actions:

1. Undertake a Housing Affordability Audit – i.e. issues, analysis of housing needs, projections etc.
2. Prepare a Ryde Affordable Housing Policy and Implementation Program – i.e. advocacy role, targets, who is the housing for, planning controls (incentives and inclusionary requirements for major development sites), management of the housing and engaging with the community.
3. Work with the State Government and tap into the *\$1 billion in new funding for social and affordable housing* – announced in the lead up to the election.

**General Manager's Performance Agreement – Affordable Housing Policy**

Council resolved on 14 April 2015 that one of the General Manager's objectives under the General Manager's Performance Agreement is an Affordable Housing Policy – develop a draft policy for Council's consideration for public exhibition purposes by October 2015.

**ITEM 5 (continued)****Steps to Deliver Affordable Housing Policy**

The suggested first step to deliver an affordable housing policy is for Council to engage an expert consultant to conduct a 'Ryde Housing Affordability Audit'. The purpose would be to determine the current issues, needs and projections for housing affordability. This study will provide the baseline data on which to base assumptions, formulate a policy, and set goals and objectives.

An affordable housing policy can then be prepared with goals, objectives and KPIs for affordable housing. An implementation plan will provide further details on the strategy, planning controls, VPAs and management of affordable housing in partnership with a community housing provider.

**OPTIONS**

No options have been identified as an alternative to the preparation of an Affordable Housing Policy given its delivery is an objective of the General Manager's Performance Agreement.

**FINANCIAL IMPLICATIONS**

The report to Council on 14 April 2015 on the General Manager's Performance Agreement endorsed a budget of \$15,000 to be allocated in 2014/2015 for the preparation of the Affordable Housing Policy. The project is to be funded from the Environment and Planning budget.

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**6 FIT FOR THE FUTURE UPDATE**

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**Report prepared by:** Group Manager - Corporate Services  
**File No.:** GRP/09/5/8 - BP15/549

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**REPORT SUMMARY**

This report is provided to Council in summarising the discussions and briefings that have been provided to Councillors on how the City of Ryde is proposing to respond to the State Government's 'Fit for the Future' initiative.

The City of Ryde is proposing to complete Template 2 – Council Improvement Proposal, in addition to making an alternate regional Joint Organisation proposal, with Hunter's Hill and Lane Cove Councils that will address key sub regional functions and governance arrangements for the proposed joint organisation.

Councillors are in the process of receiving a series of three Fit for the Future workshops on 21 April 2015, 28 April 2015 and 5 May 2015, to provide direction to Council's General Manager in informing and formalising Council's submission.

Due to the timing of the last workshop on Tuesday 5 May 2015, a supplementary report will be issued to Council by Friday 8 May 2015. This report will provide a summary of all key issues and seek Council's endorsement on the key principles, directions and actions proposed in reporting Council's submission to Council by 23 June 2015.

**RECOMMENDATION:**

That Council consider the Supplementary Report circulated on this matter.

**ATTACHMENTS**

There are no attachments for this report.

Report Prepared By:

**Roy Newsome**  
**Group Manager - Corporate Services**

Report Approved By:

**Gail Connolly**  
**General Manager**



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**7 RYDE CIVIC HUB COMMITTEE - PROPOSED TERMS OF REFERENCE**

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**Report prepared by:** Manager - Governance, Risk and Audit  
**File No.:** GRP/09/5/8 - BP15/539

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**REPORT SUMMARY**

At its meeting on 14 April 2015, Council resolved to establish a Ryde Civic Hub Committee to develop a new vision for the Ryde Civic Centre site. A report was also requested to outline the proposed Terms of Reference and functions of the Committee, pursuant to clause 261 of the Local Government (General) Regulation 2005.

This report details the proposed Terms of Reference and functions of the Committee and is now submitted for Council's consideration and determination.

**RECOMMENDATION:**

- (a) That Council endorse the proposed Terms of Reference for the Ryde Civic Hub Committee.
- (b) That Council nominate and endorse The Mayor and four Councillors to be members of the Ryde Civic Hub Committee.
- (c) That Council note that a workshop is to be scheduled in mid 2015 to consider options arising out of a review of the existing Council and Committee meeting structure and meeting cycles.
- (d) That Council note that the Code of Meeting Practice will be updated with the necessary changes and a report to Council, following the workshop held in mid 2015.

**ATTACHMENTS**

- 1 Civic Centre Plan

Report Prepared By:

**John Schanz**  
**Manager - Governance, Risk and Audit**

Report Approved By:

**Roy Newsome**  
**Group Manager - Corporate Services**

**ITEM 7 (continued)****Discussion**

At its meeting on 14 April 2015, Council resolved as follows:

1. *That Council not proceed with the current Planning Proposal seeking to re-zone the Ryde Civic Centre site and the General Manager immediately write to the Minister for Planning to formally withdraw the proposal.*
2. *That pursuant to clause 260 of the Local Government (General) Regulation 2005, Council establish a 'Ryde Civic Hub' Committee (a formal Standing Committee of Council) to develop a new vision for the Ryde Civic Centre site.*
3. *That pursuant to clause 261 of the Local Government (General) Regulation 2005 the General Manager prepare a report to Council detailing the proposed Terms of Reference and functions of the Committee which shall include (amongst others);*
  - a. *To establish an international architectural design competition to provide an iconic architectural vision for the site, conducted generally in accordance with the NSW Government's Design Excellence Guidelines;*
  - b. *To prepare a public consultation strategy;*
  - c. *To prepare a new master plan for the site including a site specific Development Control Plan; and*
  - d. *To prepare a business case(s) to determine options for how the site could be developed whilst retaining the majority (or all) of the site in Council's ownership.*
4. *That all costs associated with the establishment and operation of the Ryde Civic Hub Committee be funded from Council's Fit for the Future reserve.*

As a result of the above Council resolution in establishing this Committee, this report is now presented to Council to detail the proposed Terms of Reference for this Committee. The proposed Terms of Reference are set out below;

**Proposed Terms of Reference – Ryde Civic Hub Committee (Standing Committee of Council)**

Membership:	The Mayor, Four Councillors as nominated and endorsed by Council
Chairperson:	As nominated and endorsed by Council
Deputy Chairperson:	As nominated and endorsed by Council
Quorum:	A Committee comprising less than the full Council shall be three

**ITEM 7 (continued)**

Meeting date, place and time:	Meetings to be conducted on a monthly basis on the Tuesday of an Ordinary Meeting of Council. Meetings to be held in Committee Rooms 2 and 3. Meetings scheduled to commence at 5.30pm.
Casting vote:	Nil.
Delegation:	All matters considered by the Ryde Civic Hub Committee will be referred to Council for determination.
Charter:	To address and consider issues relating to the Ryde Civic Hub and make recommendations to Council for its determination.
Functions and Powers:	The functions and powers of the Committee will be as follows; a) To establish an international architectural design competition to provide an iconic architectural vision for the site, conducted generally in accordance with the NSW Government's Design Excellence Guidelines; b) To prepare a public consultation strategy; c) To prepare a new master plan for the site including a site specific Development Control Plan; and d) To prepare a business case(s) to determine options for how the site could be developed whilst retaining the majority (or all) of the site in Council's ownership. e) To determine any other matters relating to the Ryde Civic Hub as referred by Council.
Funding Source:	Fit for the Future Reserve.
Ryde Civic Hub:	Includes all lands and public roads – See <b>Attached Plan Civic Centre / Civic Hall</b> LOT 10 in DP 1110978 LOT 11 in DP 1110978 LOT 12 in DP 1110978 LOT 50 DP 1157410  <b>Parts of Devlin Street (including pedestrian bridges and sub stratum tunnels)</b> LOT 46 DP 1157410 LOT 48 DP 1157410 LOT 51 DP 1157410 LOT 52 DP 1157410 LOT 53 DP 1157410 LOT 54 DP 1157410 LOT 55 DP 1157410 LOT 56 DP 1157410

**ITEM 7 (continued)**

LOT 57 DP 1157410  
LOT 58 DP 1157410

**Parts of Blaxland Road (section behind Civic Centre)**

LOT 1 in DP1170801  
LOT 2 in DP1170801  
LOT T in DP 443304  
LOT S in DP 443304  
LOT R in DP 443304  
LOT Q in DP443304

**Parts of Parkes Street (From Lee Avenue to Devlin Street)**

LOT 47 DP1157410  
LOT 1 in DP68403

**Other Matters  
(outside Terms of  
Reference)**

Public Participation: Public Participation will be in accordance with Appendix D – Practice for Public Addresses, in the Code of Meeting Practice. (This allows a maximum of 5 minutes per person, 15 minutes for a group. It also allows Councillors to ask questions of the speaker).

Restrictions

Members of the public will not be able to speak at a Council meeting where matters have already been listed and considered at the Ryde Civic Hub Committee and are being referred to the Council meeting for determination.

Advertising: Meetings will be advertised on Council's website and in the Mayor's Column.

Minutes: Minutes of meetings detailing recommendations for Council's consideration, will be published on Council's website.

**ITEM 7 (continued)****Revision of Council and Committee Meeting Schedule, including frequency of meetings**

Given the establishment of this new Standing Committee, it is suggested that Council review its existing Councillor Workshop, Council and Committee Meeting Schedule, including the frequency and starting times of these meetings and workshops. It is therefore recommended that a workshop be held in mid 2015 to discuss various options in reviewing Council's meeting schedule.

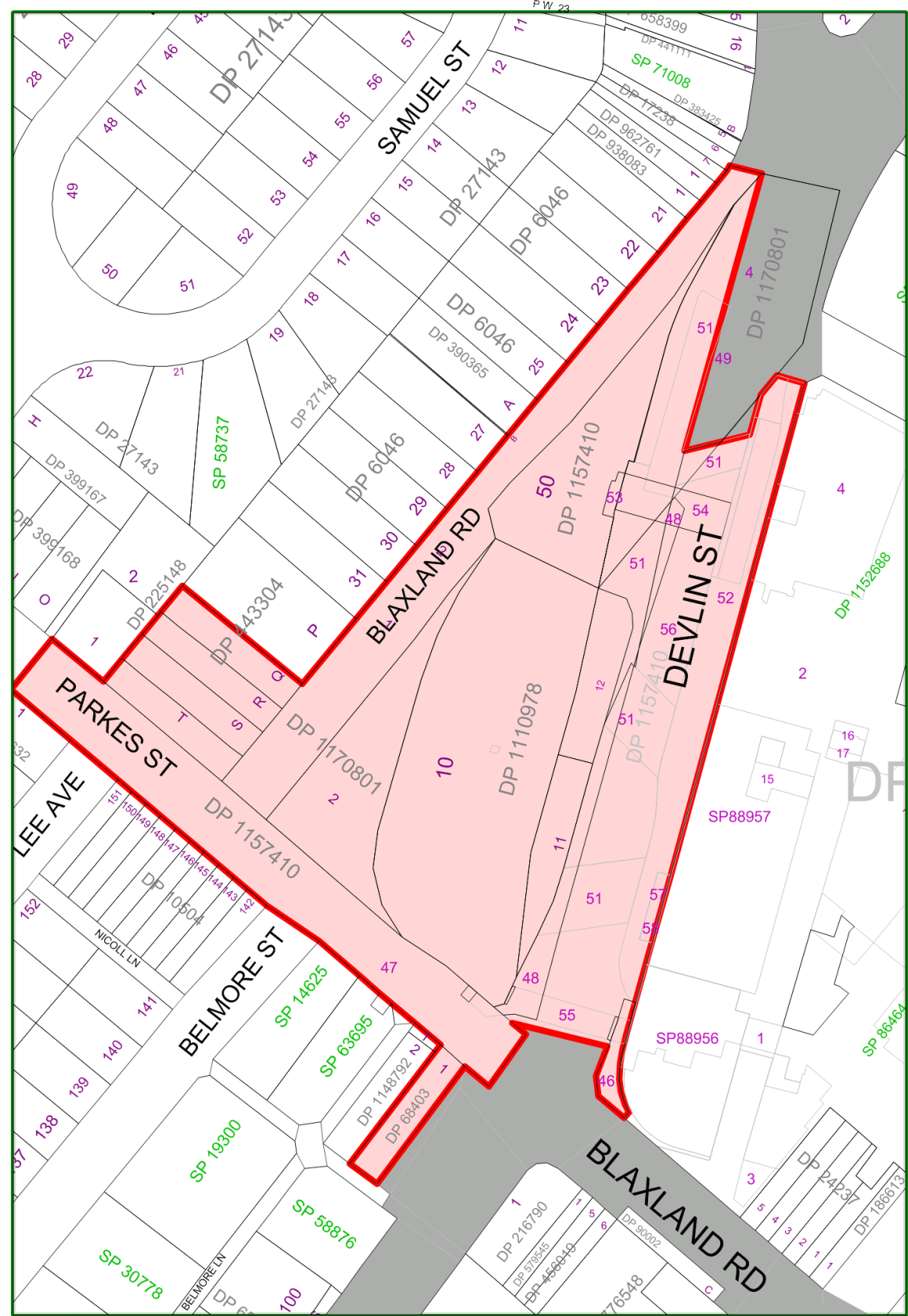
**Financial Implications**

Any costs associated with the establishment and ongoing operations of the Ryde Civic Hub Committee (including costs associated with the execution of functions a) to e) above are to be funded from the Fit for the Future Reserve. This is in accordance with part 4 of Council's resolution of 14 April 2015, in relation to the establishment of the Ryde Civic Hub Committee.

It is proposed that the date of the first meeting of the Ryde Civic Hub Committee be held on Tuesday, 9 June 2015.

ITEM 7 (continued)

ATTACHMENT 1



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## **PRECIS OF CORRESPONDENCE**

- 1 PLANNING PROPOSAL - 388-392 LANE COVE ROAD MACQUARIE PARK  
- REQUEST TO THE DEPARTMENT OF PLANNING & ENVIRONMENT FOR  
GATEWAY DETERMINATION**

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**Report prepared by:** Executive Assistant to Group Manager  
**File No.:** LEP2014/9/1 - BP15/550

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### **CORRESPONDENCE:**

Submitting correspondence from the NSW Department of Planning and Environment, dated 9 April 2015, regarding the request for a Gateway determination for the planning proposal of the site at 388-392 Lane Cove Road, Macquarie Park.

### **RECOMMENDATION:**

That the correspondence be received and noted.

### **ATTACHMENTS**

- 1 388-392 Lane Cove Road, Macquarie Park - Letter from Simon Manoski in response to Council request for a Gateway Determination for a Planning Proposal to amend the Height of buildings and floor space ratio for the site**

Report Prepared By:

**Sandra Warbrick**  
**Executive Assistant to Group Manager**

Report Approved By:

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

**PRECIS OF CORRESPONDENCE 1 (continued)**

**ATTACHMENT 1**



Ms Gail Connolly  
General Manager  
City of Ryde  
Locked Bag 2069  
North Ryde NSW 1670

Our ref: 15/05035

Dear Ms Connolly

I am writing in response to your request for a Gateway determination for a planning proposal to amend the height of buildings and floor space ratio for the site at 388-392 Lane Cove Road, Macquarie Park.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan is to be finalised within 6 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the Local Environmental Plan should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment's regional team for administrative purposes.

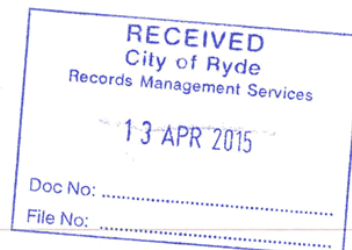
The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, I have arranged for Ms Sandy Shewell of the Department's Metropolitan Region (East) office to assist. Ms Shewell can be contacted on (02) 8575 4115.

Yours sincerely



Simon Manoski  
Acting General Manager, Metropolitan  
Planning Services



Encl:  
Gateway Determination  
Written Authorisation to Exercise Delegation  
Attachment 5 – Delegated Plan Making Reporting Template



**PRECIS OF CORRESPONDENCE 1 (continued)**

**ATTACHMENT 1**



**Gateway Determination**

**Planning proposal (Department Ref: PP\_2015\_RYDEC\_001\_00):** to amend the floor space ratio and height of buildings for the site at 388-392 Lane Cove Road, Macquarie Park.

I, the Acting General Manager, Metropolitan at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) that an amendment to the Ryde Local Environmental Plan 2014 to amend the height of buildings and floor space ratio for 388-392 Lane Cove Road, Macquarie Park, should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to include Height of Buildings and Floor Space Ratio Maps which clearly show both the existing and proposed controls for the site.

Note: Maps should be prepared to the standards identified in Standard Technical Requirements for LEP Maps (Department of Planning and Environment 2013).

2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
  - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning and Environment 2013)* and must be made publicly available for a minimum of 28 days; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Environment 2013)*.
3. Consultation is required with Transport for NSW - Roads and Maritime Services under section 56(2)(d) of the EP&A Act.

**PRECIS OF CORRESPONDENCE 1 (continued)**

**ATTACHMENT 1**



The public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal, or to indicate it will require additional time to comment.

RMS may require additional information or additional matters to be addressed in the planning proposal. The planning proposal is to be revised to address submissions from RMS and copies of all submissions must be included with the revised proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.
6. A written authorisation to exercise delegation under section 59 of the EP&A Act is issued to Council in relation to the planning proposal.

Dated *Ninth* day of *April* 2015

A handwritten signature in blue ink that reads 'Simon Manoski'.

**Simon Manoski**  
Acting General Manager, Metropolitan  
Planning Services

**Delegate of the Minister for Planning**

**PRECIS OF CORRESPONDENCE 1 (continued)**

**ATTACHMENT 1**



**WRITTEN AUTHORISATION TO EXERCISE DELEGATION**

Ryde City Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_RYDEC_001_00	Planning proposal to amend the floor space ratio and height of buildings for 388-392 Lane Cove Road, Macquarie Park.

Dated 14th day of April 2015



Simon Manoski  
Acting General Manager, Metropolitan  
Planning Services

Delegate of the Minister for Planning

**2 PLANNING FOR RHODES CENTRAL - UPDATE**

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**Report prepared by:** Executive Assistant to Group Manager  
**File No.:** COR2015/1 - BP15/552

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**CORRESPONDENCE:**

Submitting correspondence from City of Canada Bay, dated 13 April 2015, regarding future planning in the area known as Rhodes Centre and City of Canada Bay providing the community with an update of their progress.

**RECOMMENDATION:**

That the correspondence be received and noted.

**ATTACHMENTS**

1 Planning for Rhodes Central - Update - Tony McNamara, City of Canada Bay

Report Prepared By:

**Sandra Warbrick**  
**Executive Assistant to Group Manager**

Report Approved By:

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

**PRECIS OF CORRESPONDENCE 2 (continued)**

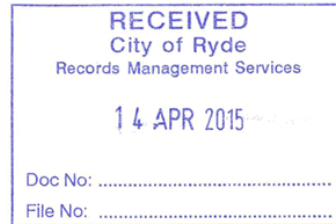
**ATTACHMENT 1**



Ref: PP2015/0003

13 April 2015

Ryde City Council  
Locked Bag 2069  
NORTH RYDE NSW 1670



Dear Sir/Madam,

**Subject: Planning for Rhodes Central - Update**

A number of enquiries have been received with regard to future planning in the area known as Rhodes Central. Rhodes Central is the area located east of the railway line, west of Concord Road, south of the Parramatta River and north of Mary Street. This letter seeks to provide an update to the community on Council's progress.

Council has been working cooperatively with the University of Sydney to generate ideas to inform future development in Rhodes Central and at the meeting of 4 November 2014, Council resolved to accept an invitation from the NSW Department of Planning & Environment (the Department) to declare Rhodes Central as a priority precinct. Subject to acceptance from the Department, this process would provide funds for studies and the preparation of a plan for the area.

The community will be updated on the project as it progresses and opportunities will be provided for input during the preparation of any plans for Rhodes Central.

Further to this, Council has recently been made aware that developers and real estate agents have been approaching individuals with an interest in purchasing property within the Rhodes Central area. In this regard, you may have received correspondence from these developers or real estate agents who state they are acting on behalf of Council for this purpose. Please be advised that this is incorrect and Council has not authorised any company to issue any letters or act on our behalf.

Should you have any further enquiries, please contact Council's Strategic Planning team on 9911 6410.

Yours faithfully,



Tony McNamara  
Director, Planning & Environment

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**3 LETTER FROM CONSULATE GENERAL OF THE REPUBLIC OF TURKEY -  
RESOLUTION OF COUNCIL IN RELATION TO ARMENIAN GENOCIDE**

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**Report prepared by:** Executive Assistant to the Mayor  
**File No.:** MYR/07/10/3/4/3 - BP15/566

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**CORRESPONDENCE:**

Submitting correspondence from Consul-General of Turkey, dated 20 April 2015, regarding Council's resolution of 14 April 2015 in relation to the Armenian Genocide.

**RECOMMENDATION:**

That the correspondence be received and noted.

**ATTACHMENTS**

- 1 Letter from Consul-General of Turkey dated 20 April 2015 regarding Council's Resolution of 14 April 2015 concerning the Armenian Genocide

Report Prepared By:

**Linda Smith**  
**Executive Assistant to the Mayor**

Report Approved By:

**Amanda Janvrin**  
**Section Manager - Governance**

**Roy Newsome**  
**Group Manager - Corporate Services**

**PRECIS OF CORRESPONDENCE 3 (continued)**

**ATTACHMENT 1**



**CONSULATE GENERAL OF THE  
REPUBLIC OF TURKEY  
IN SYDNEY**

Sydney, April 20, 2015

**Mr. Clr Bill Pickering  
Mayor  
City of Ryde  
Locked Bag, 2069  
North Ryde  
Sydney NSW 1670**

Dear Mayor,

I have learned with great dismay that the City of Ryde adopted a unanimous motion dedicated to the centenary of the so-called "Armenian Genocide" at its Council Meeting on Tuesday 14th April 2015.

I would like to bring to your attention that "genocide" is a term with very specific connotations that should not be used to describe the tragic events that took place during World War I within the borders of the Ottoman Empire, when all the parties sustained heavy casualties due to fighting, starvation and disease.

The Armenian allegations describing the events of 1915 as "genocide" constitute a total misrepresentation of an episode of history. There is no doubt that what happened in 1915 is a very emotional issue for both the Turks and the Armenians, as both sides have lost hundreds of thousands of innocent civilians under the very well-known conditions of the WWI. Turkey does not deny the suffering of the Armenians during the First World War. However, we do oppose singling out of the Armenian suffering, ignoring millions of Turkish losses during the same period, and presenting this episode simply as genocide by one side against the other. The reality is more complex.

The claims of genocide, have never been tested in a court of law, and are based primarily on hearsay and proven forgeries. There is no scientific consensus among scholars and historians on this period of history, explaining the rationale on lack of legal verdict in this matter. As such, these allegations are not based on any credible historical documents. It is the absence of scholarly and legal consensus on this issue that leads some Armenian groups to target political bodies, especially parliaments and local councils to get support for their version of history.

Turkey is of the view that parliaments and other political institutions are not the appropriate fora to debate and pass judgments on disputed periods of history. Past events and controversial periods of history should be left to the historians for their dispassionate study and evaluation. In order to shed light on such a disputed historical issue, the Turkish Government has opened all its archives, including military records to all researchers. Furthermore, Turkey encourages historians, scholars and researchers to freely examine and discuss this historical issue in every

**PRECIS OF CORRESPONDENCE 3 (continued)**

**ATTACHMENT 1**

platform. In order to have an objective and complete analysis of the Turkish-Armenian relations, the Armenian archives should also be opened and made available to the public and researchers. For reaching the truth, historians must have access to all related archives.

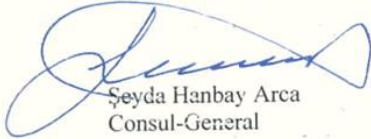
We would also like to bring to your attention that Australian Minister for Foreign Affairs Julie Bishop's letter dated May 15, 2014 to then Turkish Minister of Foreign Affairs Ahmet Davutoğlu. The letter, which is pretty clear and speaks for itself, states that the Australian Government does not recognize these events as "genocide".

The historical controversy between Turkey and Armenia on the events of 1915 carries the risk of damaging the positive agenda between Turkey and Australia. Therefore before taking any initiative on this sensitive subject one should bear in mind that the matter is a subject of legitimate scholarly debate.

Responsible authorities should refrain from intervening controversial historical issues and should exert efforts on reconciling differences stemming from the absence of political, legal and scholarly consensus.

Promoting one-sided version of history often brings conflicts in a multicultural society. In this vein, it is our strong expectation that you display a more fair and unbiased approach in the future with regard to this controversial historical period.

Sincerely yours,



Seyda Hanbay Arca  
Consul-General



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## **NOTICES OF MOTION**

### **1 ESTABLISHMENT OF MORRISON BAY PARK SPORTING USER GROUP - Deputy Mayor, Councillor Roy Maggio**

**File Number: CLM/15/1/4/6 - BP15/494**

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#### **MOTION:**

Council conducts regular sporting user group meetings at ELS Hall and Meadowbank Parks. In addition to these existing user group meetings, I move that, given the number of sporting users at Morrison Bay Park, Council staff organise a regular sporting users group meeting for Morrison Bay Park to discuss any issues surrounding sporting use of the Park.

### **2 SMOKE FREE CAMPAIGN AROUND SPORTING GROUNDS - Deputy Mayor, Councillor Roy Maggio**

**File Number: CLM/15/1/4/6 - BP15/495**

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#### **MOTION:**

Council has recently organised a Shared Path Safety campaign (Walk.Ride.Share) that uses banners to promote safe use of our shared pathways.

Similar to the Shared Path Safety campaign, I move:-

- (a) That Council commence a "Smoke Free" campaign by displaying temporary banners along fences at City of Ryde sporting grounds during 2015 and that appropriate messaging also be placed on Council's website.
- (b) That Council provide temporary banners to participating local sporting clubs to display during the winter season. The banners will encourage clubs members and spectators not to smoke at sportsgrounds or sporting fields. Funding will be sourced from the Community Life (Sport and Recreation) budget.

**3 SKATE PARK - Deputy Mayor, Councillor Roy Maggio**

**File Number:** CLM/15/1/4/6 - BP15/496

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**MOTION:**

- (a) That in a further demonstration of Council's scale and capacity (Fit for the Future), the General Manager prepare a report to Council on options to expand or enhance the Ryde/Gladesville Skate Park.
- (b) That Hunters Hill Council be invited to participate in a joint working party to discuss options for expansion/enhancement of the facility and the establishment of a joint annual skate boarding competition.
- (c) That the working party also explore options for the establishment of a new (regional) skate park facility elsewhere in the City of Ryde.
- (d) That this matter be taken into consideration during the preparation of the City of Ryde Sports and Recreation Strategy in 2015.

**4 PUTNEY HILL DOG OFF LEASH AREA - Deputy Mayor, Councillor Roy Maggio**

**File Number:** CLM/15/1/4/6 - BP15/543

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**MOTION:**

That Council officers facilitate a meeting with residents from the Putney Hill Development (Frasers) to discuss options for an (off-leash) fenced dog area at Lardelli Park, Putney Hill and explore whether Section 94 funds can be used to fund any required works.

**5 RYDE STATE EMERGENCY SERVICES - Deputy Mayor, Councillor Roy Maggio**

**File Number: CLM/15/1/4/6 - BP15/573**

**MOTION:**

NSW SES has responded to just over 20,000 requests for assistance due to destructive weather which included wild storms in the Hunter, Central Coast, Illawarra and Sydney regions, which caused severe flooding, cut power to more than 200,000 properties and led to four deaths.

Unfortunately, the Bureau of Meteorology is also forecasting heavy rain to return, with the mid-north coast and northern rivers regions likely to receive the heaviest falls, and heavy showers and storms are also expected in Sydney.

The incredible efforts from the State Emergency Services in responding to these emergencies, is to be commended.

In recognition of their outstanding efforts, Council would like to express its sincere appreciation to the (Ryde) State Emergency Services personnel, both career and volunteers and also recognise the contribution of Council employees who are SES volunteers, for their past and ongoing service to our community in responding to emergency situations around the State and within the City of Ryde.

It is therefore recommended:-

- (a) That the Mayor include words of appreciation of the efforts of the Ryde SES and Council SES Volunteer staff in the Mayor's Community Message and all other Council Media Channels.
- (b) That at a suitable time in the near future, the Mayor invite the Ryde SES and Council staff who volunteer for the SES for an afternoon or morning tea, to express his appreciation of their efforts on behalf of all residents of the City of Ryde, with the afternoon or morning tea to be funded from the Mayor's budget.

## **CONFIDENTIAL ITEMS**

### **8 REQUEST FOR TENDER - COR-RFT-04/15 - CONSTRUCTION OF QUARRY ROAD AMENITIES BUILDING - SANTA ROSA PARK**

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**Report prepared by:** Tenders & Contracts Manager

**Report approved by:** Group Manager - Public Works

**Report dated:** 22/04/2015

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#### **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; AND (d) (ii) information that would, if disclosed, confer a commercial advantage on a competitor of the council; AND (d) (iii) information that would, if disclosed, reveal a trade secret.

**File Number:** PCM2015/6 - BP15/537

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