Thursday 8 January 2015
- Issue 1/15

COUNCILLOR INFORMATION BULLETIN

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Any feedback or queries?
Contact the Councillor HelpDesk on 9952 8200 or helpdesk@ryde.nsw.gov.au
MONDAY, 26 JANUARY 2015

10.00am  Australia Day Ceremony  
*Civic Hall, 1 Devin Street Ryde*
Contact: Derek McCarthy, Manager Community Capacity and Events – 9952 8384

5.00pm  Australia Day Family Concert  
North Ryde Common, Twin & Wick Rd, North Ryde  
Contact: Derek McCarthy, Manager Community Capacity and Events – 9952 8384

TUESDAY, 3 FEBRUARY 2015

5.00pm  Planning and Environment Committee Meeting  
*Civic Centre, Level 5, Room 2*

5.00pm  Works and Community Committee Meeting  
*Civic Centre, Level 5, Room 1*

WEDNESDAY, 4 FEBRUARY 2015

5.00pm  Economic Development Advisory Committee Meeting  
*Civic Centre, Level 5, Room 1*
Contact: Nathan Pratt, Acting SUM Urban Planning – 9952 8228  
Chairperson: Clr Etmekdjian

MONDAY, 9 FEBRUARY 2015

6.00pm  Bushland and Environment Advisory Committee  
*Civic Centre, Level 5, Room 1*
Contact: Nicola Booth - Section Manager - Natural Areas & Urban Forest – 9952 8254

TUESDAY, 10 FEBRUARY 2015

5.30pm  Workshop – Rates, Fees and Charges in Draft Four Year Plan  
Contact: Roy Newsome, Group Manager Corporate Services – 9952 8011

6.30pm  Briefing prior to Council Meeting  
*Civic Centre, Level 5, Room 2*

NB. Working dinner during briefing

7.30pm  Council Meeting  
*Civic Centre, Level 6, Council Chambers*

WEDNESDAY, 11 FEBRUARY 2015

6.00pm  Ryde Youth Council Meeting  
*Civic Centre, Level 5, Room 2*
Contact: Michael Paine, Project Officer - Young People – 9952 8248

THURSDAY, 12 FEBRUARY 2015

6.30pm  Citizenship Ceremony  
*Civic Hall, 1 Devlin Street Ryde*
Contact: Derek McCarthy, Manager Community Capacity and Events – 9952 8384

MONDAY, 16 FEBRUARY 2015

6.00pm  Sport & Recreation Advisory Committee  
*Civic Centre, Level 5, Room 1*
Contact: Simon James, Acting SUM Open Space – 99652 8092  
Chairperson: Councillor Maggio

TUESDAY, 17 FEBRUARY 2015

5.00pm  Planning and Environment Committee Meeting  
*Civic Centre, Level 5, Room 2*

5.00pm  Works and Community Committee Meeting  
*Civic Centre, Level 5, Room 1*

WEDNESDAY, 18 FEBRUARY 2015

6.00pm  Heritage Advisory Committee  
*Civic Centre, Level 5, Room 2*
Contact: Lexie Macdonald, Team Leader Strategic Planning – 9952 8059

THURSDAY, 19 FEBRUARY 2015

4.00pm  Macquarie Park Forum  
*Civic Centre, Level 5, Room 2*
Contact: John Brown, Place Manager – 9952 8185  
Chairperson: Councillor Pickering
6.00pm  NSROC Ordinary Meeting  
North Sydney Council  
Contact: Lesley Ridley, Executive Assistant  
Northern Sydney Regional Organisation of Councils – 9911 3651

FRIDAY, 20 FEBRUARY 2015

8.00pm  Cinema in the Park – ET  
Morrison Bay Park, Frances Road, Putney  
Contact: Derek McCarthy, Manager Community Capacity and Events – 9952 8384

SATURDAY, 21 FEBRUARY 2015

8.00pm  Cinema in the Park – Ghostbusters  
Eastwood Plaza, Rowe Street, Eastwood  
Contact: Derek McCarthy, Manager Community Capacity and Events – 9952 8384

MONDAY, 23 FEBRUARY 2015

6.00pm  Eastwood & West Ryde Events & Promotions Committee  
Women’s Rest Centre, Eastwood  
Contact: Derek McCarthy, Manager Community Capacity and Events – 9952 8384

TUESDAY, 24 FEBRUARY 2015

5.30pm  Workshop – Base Budget in Draft Four Year Delivery Plan  
Contact: Roy Newsome, Group Manager Corporate Services – 9952 8011

6.30pm  Briefing prior to Council Meeting  
Civic Centre, Level 5, Room 2  
NB. Working dinner during briefing

7.30pm  Council Meeting  
Civic Centre, Level 6, Council Chambers

WEDNESDAY, 25 FEBRUARY 2015

5.30pm  Joint Library Services Advisory Committee  
Gladesville Library Meeting Room  
Contact: Jill Webb, Service Unit Manager Library Services – 9952 8341

THURSDAY, 26 FEBRUARY 2015

5.00pm  Centenary of ANZAC & Commemoration of World War 1 Committee Meeting  
Eucalyptus Meeting Room, Level 1A Pope Street.  
Contact: Derek McCarthy, Manager Community Capacity and Events – 9952 8384  
Chairperson: Laxale

FRIDAY, 27 FEBRUARY 2015

8.00pm  Cinema in the Park – The Big Lebowski  
Lakeside Lawn, Gymnasium Road, Macquarie University  
Contact: Derek McCarthy, Manager Community Capacity and Events – 9952 8384

SATURDAY, 28 FEBRUARY 2015

8.00pm  Cinema in the Park – Matilda  
Yamble Reserve, Quarry Road, Ryde  
Contact: Derek McCarthy, Manager Community Capacity and Events – 9952 8384

THURSDAY, 19 FEBRUARY 2015

4.00pm  Macquarie Park Forum  
Civic Centre, Level 5, Room 2  
Contact: John Brown, Place Manager – 9952 8185  
Chairperson: Councillor Pickering

MONDAY, 2 MARCH 2015

6.00pm  Bicycle Advisory Committee  
Civic Centre, Level 5, Room 1  
Contact: Harry Muker, Section Manager - Traffic, Transport & Development – 9952 8116  
Chairperson: Councillor Perram

TUESDAY, 3 MARCH 2015

5.00pm  Planning and Environment Committee Meeting  
Civic Centre, Level 5, Room 2

5.00pm  Works and Community Committee Meeting  
Civic Centre, Level 5, Room 1
1 INVITATION - SOCIAL MEDIA FOR THE PUBLIC SECTOR CONFERENCE - Melbourne - 29 to 30 April 2015

Councillors are advised of the Social Media for the Public Sector Conference held in Melbourne on 29 and 30 April 2015.

The Conference will include the following topics:-

- The future of social media
- Social media monitoring, analytics and ROI tracking
- Developing a social media strategy for your organisation
- Integrating social media existing communication and engagement channels and strategies
- Creating social media platform specific plans
- Humanising your social media presence – the plusses and pitfalls
- The two-way conversation: building and maintaining and engaged online community
- Social media reputation management and managing negative online feedback
- Risk management and legal issues
- Social media as a customer service delivery platform
- Social media governance and policies
- Building your brand through social media
- Gaining management and whole of organisation buy-in for social media use

Further information regarding the Conference is available at Social Media for the Public Sector Conference.

Councillors interested in attending this Conference are requested to contact the HelpDesk by Monday, 19 January 2015.

A report will be prepared for Council’s consideration on 10 February 2015.

Contact:
Name: Councillor Helpdesk
Contact No: 9952 8200
2 PROJECTS FOR 2015/2016 DELIVERY PLAN

Each year as part of Council developing and adopting its 4 Year Delivery Plan and 1 Year Operational Plan, Councillors with staff work through a number of Workshops that cover the following; Timetable/Process, Fees and Charges, Rates Structure, Base Budget and Projects.

These workshops will be undertaken between November 2014 to April 2015.

Also, as part of the Budget process, Councillors are requested to nominate any initiatives or projects they would like considered in the workshops for incorporation into Council’s 4 Year Delivery Plan. The workshops scheduled in the formulation of both the Delivery Plan and Operational Plan, allows all Councillors to discuss and determine what are Council’s strategic priorities for the next 4 years and then accordingly, align the budget to deliver the agreed outcomes.

Please note that an electronic form for Councillors to complete will be sent via Boardvantage. Please note this attachment has 3 tabs, Instructions, Form and a list of all Council’s programs. Councillors are requested to complete and submit their forms to the Councillor Helpdesk by Monday, 26 January 2015.

Councillors are required in submitting requests, where new initiatives are nominated, to nominate a suggested area where a reduction in the Budget could be made to accommodate the request. Please note all Councillor requests will be presented at the workshops and if supported by Councillors, they will then be incorporated into the budget for reporting to Council for its determination.

The following information is provided for Councillors to note Council’s overall financial position and to take into consideration in nominating requests;

- Council has demonstrated that it has a $10 million annual funding shortfall for the ongoing renewal and maintenance of Council’s existing infrastructure assets
- Council’s current backlog in bringing its infrastructure up to a satisfactory condition is estimated at $79 million.
- In simple terms, Council should be fully funding its depreciation and it has consistently not achieved this result. Over the past 4-5 years this deficiency has ranged between $4-$6 million and for 2014/2015 it is forecast to be $3.54 million. This means that as these funds are not available to be allocated to our capital renewal works, Council's backlog grows by at least this amount.

The above commentary is provided to assist Councillors and to highlight to Councillors that there are a number of challenges to be considered and addressed by Council to ensure its financial position can be protected.

Contact:

Name: John Todd
Position: Chief Financial Officer
Contact No: 9952 8025
3 LANE COVE ROAD CLEARWAYS - Sydney Clearways Strategy

The Roads and Maritime Services (RMS) are proposing to implement a new clearway on Lane Cove Road between Bridge Road, North Ryde and Fontenoy Road, Macquarie Park to manage congestion, as part of TiNSW Sydney Clearways Strategy. This section of Lane Cove Road is to have clearway times that operate both weekday and weekends as follows: 6am-7pm, Monday to Friday, and 9am-6pm Saturday to Sunday.

RMS has undertaken preliminary investigations in early 2013 which show that this section of Lane Cove Road fulfils the criteria for a clearway in accordance with the Sydney Clearways Strategy.

RMS commissioned an independent parking study in late 2013 to identify the current parking demand along this section of Lane Cove Road. The report confirmed that the Macquarie Park Retail Area located on the southbound carriageway between Waterloo Road and Talavera Road may be potentially impacted by the proposal. The parking surveys showed that peak hourly demand for these parking spaces ranges from 7 to 14 spaces.

To minimise the impacts on these businesses, RMS proposes to implement an indented parking lane which would accommodate up to 14 parking spaces (ATTACHMENT 1). This proposal would require physical modifications to the central median on Lane Cove Road and the adjacent footpaths.

Consultation
Consultation with businesses and the community was undertaken in March 2014 to receive comments on how clearways can be better used to reduce congestion while minimising impacts on businesses and the community. These comments are being summarised in a community issues report which will be made available to the public in December 2014.

Briefings were also held with City of Ryde Council on 30 April 2014 and 3 October 2014 to provide updates on the investigations, present preliminary results from the community consultation process, and to seek initial feedback from Council.

Next steps
- RMS will undertake a second round of community consultation with the release of the community issues report which summarises feedback received in March 2014. It is expected that the feedback period will be two weeks.
- RMS will undertake further investigations into feasibility and environmental assessment.
- RMS will summarise feedback received from second round of community consultation.
- RMS will construct at their cost the indented parking lane along the frontage of the Macquarie Park Retail Area and implement the new clearway by June 2015.
Note: This is primarily contingent on the results of the 3D utilities survey and approval from the relevant utilities providers confirming that a practicable engineering solution is possible.
ITEM 3 (continued)

Contact:

Name: Geroge Dedes
Position: Group Manager Public Works
Contact No: 9952 8102
4 OUTCOMES OF INFORMATION SESSION AND PUBLIC EXHIBITION: Bunnings (Gladesville) Traffic and Parking Impact Study

This item provides Councillors with information on:
- Outcomes of the Community Information Session held 27 November 2014, and work completed since on the Draft Preferred Network Model and Parking Strategy; and
- Public exhibition of the draft *Gladesville Bunnings Traffic and Parking Study* (draft study).

**Background**

Since June this year, traffic consultants have been working on the *Traffic and Parking Impact Study* related to a request by Bunnings Group Pty Ltd to change the planning controls affecting 461-495 Victoria Road, Gladesville. In accordance with Council resolution of November 2013, this independent study is being funded by Bunnings Group and managed by Council, with input from the Roads and Maritime Services.

In August 2014, Councillors were invited to the first of two planned community sessions regarding the findings of the impact study. The purpose of the August workshop was for Council’s consultants to present the findings of the traffic and parking data collection, discuss the first stages in the development of a traffic model, and to outline the next steps in completing the study.

**Community Information Session 27 November 2014**

A Community Information Session was held on 27 November 2014, being the second of the two planned community consultation sessions. The session was attended by a total of 56 community members. At this session, a presentation was made by Damien Bitzios of Bitzios Consulting (as the consultants carrying out the independent study) in particular identifying the outcomes of the traffic modelling, the development of a draft preferred traffic network and draft parking strategy.

The presentation was followed by an open question and answer session. A number of comments were made by the community have resulted in changes to the draft study prior to its release for public comment. A copy of notes taken during the question and answer session on the night is ATTACHED for the information of Councillors. Copies of the presentation and related information were placed on the Bunnings Planning Proposal web page on Council’s website (refer: [http://www.ryde.nsw.gov.au/Council/Have+Your+Say/Bunnings+Planning+Proposal](http://www.ryde.nsw.gov.au/Council/Have+Your+Say/Bunnings+Planning+Proposal))

**Public Exhibition**

Following additional work by the consultant as a result of community input to the 27 November Community Information Session, a full version of the draft Gladesville Traffic and Parking Study is now complete. The study has been made publicly available for comment via Council’s website and the following four key locations:

- Customer Service Centre, 1 Devlin St, Ryde
- Ryde Planning and Business Centre
- Ryde Library
- Gladesville Library.
ITEM 4 (continued)
A revised Executive Summary (16 December 2014) for the convenience of Councillors, and
the full version of the draft study is available on Council’s website via the Have Your Say:
Draft Bunnings Gladesville Traffic and Parking Study page:

Because of its large size, copies of the full version of the draft study have also been made
available on disc upon request through Council’s Customer Service team. Should Councillors
desire a copy of the draft study on disc, please contact the Councillor Help Desk to arrange
for a copy.

It should be noted that there is no formal requirement to publicly exhibit this type of technical
document however due to the extensive community interest in this matter, the decision was
made to formally publicly exhibit the draft study for comment.

Also it is recognised that community consultation is not desirable at this time of year however
due to the desire for the community to see the draft study and the need to continue
progressing the assessment of the planning proposal, an extended period of six weeks has
been arranged to accommodate this busy time of year. Submissions close 30 January 2015
and any person wishing more time to make a submission are invited to make such a request
prior to the closing date.

It is anticipated that all comments received on the draft study will be incorporated into a
report to Council on the planning proposal and draft Development Control Plan for 461-495
Victoria Road, Gladesville in March 2015.

Contact:
Name: Meryl Bishop
Position: Acting Group Manager Environment and Planning
Contact No: 9952 8190

Attachments
1 Outcomes of Community Information Session re Bunnings Traffic Study held 27
   November 2014 - document prepared for Community information December 2014
ITEM 4 (continued)

Outcomes of Traffic Model and Parking and Traffic Impact Study
Planning Proposal (Bunnings) - 461-495 Victoria Road, Gladesville

Notes from Community Information Session
Date: Thursday, 27 November 2014
Time: 6.30pm – 8.00pm
Venue: Ryde Civic Hall

Questions were taken from the floor on the outcomes of draft traffic study as outlined in the draft Executive Summary (dated 25 November 2014) and the PowerPoint presentation by Council’s independent consultants undertaking the traffic study.

What we heard:

General
- The staff from the Bunnings site might be encouraged to park on the surrounding streets instead of on the site, and add to the issues of staff from businesses parking out surrounding streets.
- The Saturday trip generation rates identified in the draft traffic study are questioned in terms parking demand and capacity. Do the rates identified mean that parking demand exceeds capacity proposed on Saturdays?
- Action should be taken to ensure there is more employment in the Gladesville light industrial area.
- Concern was raised that traffic issues in the streets south of Victoria Road (including too much Tennyson Road traffic) will be increased. The study should consider Sunday as a peak traffic day in this area, not Saturday.
- Concern was raised about potential impacts of the traffic mitigation measures on buses and opportunities for public transport to keep move people around this area. Are the buses using Victoria Road going to be impacted as a result of the preferred traffic network?

College and Frank Streets
- Concern was raised about the one-way scheme as proposed in College Street in that people will just ignore and drive both ways
- It was stated that there is a need for full closure of College St to protect residents
- It was stated that Orient St precinct residents would be prepared to travel full way around (i.e. support full closure College St)
- The study should consider the parking and traffic movements in relation to the new approved child care centre in Frank Street
- Business owners are concerned about trucks not being able to access businesses in the industrial end of College Street/Frank Street. It was stated that a lot of trucks come in to service these businesses and that the proposed roundabout at Frank/College would potentially hinder access by trucks getting to businesses. Requests made for alternatives to be considered to manage this commercial end of College Street
- Business owners are concerned about the impact on the businesses of too many restrictions applied to College Street. It was suggested that timed parking will not work in the commercial end of College Street/Frank Street
- The amount of traffic in College Street during the week appears the same as Saturdays
ITEM 4 (continued)

suggesting there is very little traffic from the industrial developments.

Cressy Road:

- Questions were asked about the potential impacts of Bunnings planning proposal traffic mitigation measures (especially partial closure of College Street) on Cressy Road.
- The value of the proposed two lane treatment for Cressy Road at the intersection with Victoria Road was questioned in particular because Cressy Road traffic currently gets blocked from entering right into Victoria Road due to queuing of traffic at the Charles Street intersection.
- There are currently issues of parents illegally parking while dropping students at Holy Cross College. Concerns were raised about potential increase to safety issues in relation to proposed widening at intersection Cressy Road/Victoria Road impacting school drop off.
- Residents of Cressy Rd experience parking taken up by employees of the nearby bus depot and industrial area. It was suggested the study consider a one-way scheme in Cressy Road through to Victoria Road.

Buffalo Road

- Concern was raised regarding traffic increases on Buffalo Road.
- Questions were asked about any traffic calming measures proposed for Buffalo Road.
- The study should provide more information about the potential traffic impacts on Cressy Road and corner of Buffalo Road. How many vehicles on a daily basis does Bunnings attract on a weekday, Saturday, Sunday and where does the traffic come from?
- It was suggested that a mountable roundabout be considered for Buffalo Road/Monash Road to assist buses using this route, and assist heavy traffic queues and safety concerns for other road users at this intersection.

Eltham Street

- Eltham Street residents raised concern that the proposed one way and signals at intersection (Eltham/Monash/College) could encourage eastbound rat run, and increased speeds in Eltham Street.
- It was suggested there should be a No Right Turn out of Aldi development.
- The relationship of the one way proposal in Eltham St to the Bunnings planning proposal was questioned, the one way in Eltham Street proposal being part of the Aldi development.

Higginbotham Road/Thompson Street Monash Road

- Questions were raised about what traffic calming measures would be proposed in Higginbotham Road and Thompson Street, and what impact these might have on buses and the need for more widening in Cressy Road.

Responses

Responses to questions were provided by representatives of the City of Ryde, Bitzios Consulting and Bunnings Group, where relevant. Points made in response include:

- Issues raised related to the draft traffic study will be taken on board and looked at further, in particular:
  - Further modelling work will be carried out prior to finalisation of draft study (full version) to investigate potential for full closure of College Street, relationship with Cressy Road intersection treatments.
ITEM 4 (continued)

- Assessment of manoeuvring space and access for trucks, access for commercial vehicles, and vehicles associated with child care centre, etc in Frank Street and industrial end of College Street
- Consideration of the Cressy Road treatments and relationship with Charles Street intersection and school
- Potential for traffic calming, and a mountable roundabout – in response to traffic safety concerns associated with heavy right hand queuing from Buffalo Road into Monash Road.

- Modelling has been done to test a variety of future scenarios. Potential for linkages such as a link road as an extension of Frank Street to Buffalo Road have been considered. This option will not be assessed further at this stage because the land is privately owned, is built on, and it is not possible to condition under a development application.
- This area is affected by growth in traffic, as are many other areas of Sydney. Where there is growth, there is always going to be traffic increases. In this context there is a need to look at where to encourage traffic to go and where to discourage it from going. Traffic modelling assists the making of such decisions through the testing of scenarios into the future.
- The volume of traffic on Cressy Road will potentially increase, particularly with a one way scheme on College Street. Cressy Road is better suited to pick up that extra traffic than some of the other roads in the area.
- The traffic on Tennyson Road is mainly related to other developments. The study outcomes identify the majority of traffic impacts associated with the Bunnings planning proposal as from the areas north of the site.
- In relation to implementation and timeframe regarding the draft preferred network, the draft study outcomes identify three main areas of responsibility for implementation of elements of a preferred network:
  - Firstly, at this stage four elements are proposed as attributable to the Bunnings Planning Proposal that Council could condition fairly quickly and probably prior to issuing an Occupation Certificate for a Bunnings + Bulky Goods development
  - Secondly there are matters related to local development growth generally that could be attributable to future development and which would need to be managed over time
  - Thirdly there are local area traffic management/speed management proposals that Council could consider and this would need to be considered in the context of its broader capital works program and the availability of funds

- In relation to Victoria Road and buses, part of the land dedicated by the Bunnings site was to provide continuous bus lanes on Victoria Road and there are other things that can be done to cater for buses and also to slow the traffic (traffic calming measures in some surrounding streets).
- Some matters (hours of operation, staff parking, etc) will be the subject of detailed assessment and potential conditions of consent under any development application.
- Staff parking will be required to be provided on-site as part of a development proposal. Bunnings advised that staff are encouraged to park on site (furthest corners of car park) and that this can be conditioned as part of the Development Application. Bunnings concept plan indicates in excess of required minimum parking spaces.
- The Charles Street/Victoria Road intersection is a pinch point. Phasing and timing of the lights would need to be looked at, particularly with the addition of the second turning lane.
ITEM 4 (continued)

Matters regarding elements on/in proximity to Victoria Road are subject to further consideration in consultation with Roads and Maritime Services

- In relation to points raised regarding Eltham Street: The traffic management scheme for Eltham Street has not yet been looked at in detail and is taken on notice. With regards to the development in Monash Road, there is a six month trial commencing on 2 December and Council is requesting feedback.
5 20 WATERVIEW STREET, PUTNEY – Conditional Gateway Determination

This item is to provide an update on the planning proposal for 20 Waterview Street, Putney under assessment by the NSW Planning and Environment (P&E), the Joint Regional Planning Panel (JRPP) being the Relevant Planning Authority (RPA). In particular, Councillors are advised that a Gateway Determination has been issued (enabling community consultation) however at this stage the timeframe for consultation and public exhibition is not known.

Background
On 27 September 2013, Council received a planning proposal (PP) request from JBA Planning Consultants Pty Ltd on behalf of the land owners (Lilac Pty Ltd) to amend controls under Council’s Local Environmental Plan (Ryde LEP) as they apply to 20 Waterview Street, Putney. The site, also known as the former Australian Defence Industries (ADI) site, is zoned IN4 Working Waterfront under Ryde LEP 2014.

The PP sought to amend Ryde LEP by:
- Adding land uses to the IN4 Working Waterfront zone to be permissible with consent (via use of the Addition Permitted land uses for particular land clause and Schedule 1 under the LEP), the additional land uses being: marina, residential flat building, multi dwelling housing, attached dwellings, business premises, food and drink premises, shops, and kiosks
- Introducing a maximum building height of 14m to apply to the whole of the site zoned IN4 Working Waterfront.

On 20 January 2014 the proponents submitted a request for a pre-gateway review with the then Department of Planning and Infrastructure (Department) and Council’s views on the PP were subsequently sought by the Department.

On 25 February 2014 Council considered a report on the outcomes of assessment of the planning proposal and resolved to advise the Department of its resolution to invite the applicant to explore a planning proposal that gives consideration to the following:
- Proposes additional employment-related land uses and is generally consistent with the Master Plan adopted by the Director General Planning (dated 2010)
- Is compatible with the objectives of the Ryde Local Environmental Plan IN4 Working Waterfront land use zone
- Demonstrates; under the provisions of SEPP 55 to council’s satisfaction; that remediation for the proposed land uses can be undertaken.

As part of the pre-gateway review process, the Department considered Council’s views (as provided in the report to Council 25 February 2014) and resolution of 25 February 2014, the assessment of Department staff and the recommendations of the JRPP. The Department subsequently determined that the PP should proceed to Gateway Determination subject to heritage issues and further information being addressed and gave Council the opportunity to decide whether or not to be the Relevant Planning Authority (RPA) for the PP.

On 27 May 2014 Council resolved to decline the Department’s offer to be the RPA. Subsequently the Minister appointed the JRPP – Sydney East as the RPA for the 20 Waterview Street, Putney PP.
ITEM 5 (continued)
Revised Planning Proposal
The proponent subsequently submitted a revised PP to the Department (now NSW Planning and Environment) on 29 September 2014. The revised PP now seeks amendments to Council’s LEP in the form of:

- Rezoning the land from IN4 Working Waterfront to part IN4 Working Waterfront (IN4) – (containing existing large boatshed) part R2 Low Density Residential (R2) – (portion of land fronting Waterview Street) and part R3 Medium Density Residential (R3) – (land between proposed R2 and waterfront).
- Use of Schedule 1 for the IN4 portion of land to permit additional land uses (a marina, residential flat buildings – for dwellings proposed in the existing boatshed), food and drink premises, business premises, shops and kiosks
- Three height controls across the site: max for the IN4 land, max 9.5m for the proposed R2 portion and max 12.5m for the proposed R3 land.

More information about the revised planning proposal is available via the relevant P&E website LEP tracking page: http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?id=1768

Notification of Gateway Determination issued
Council has been advised by letter dated 15 December 2014 from the NSW Planning and Environment (P&E) that a Gateway Determination has now been issued by the Minister’s delegate. The issuing of the Gateway Determination enables the planning proposal for 20 Waterview Street, Putney to proceed to community consultation subject to satisfying a number of conditions. A copy of the letter from the NSW P&E including the Gateway Determination is ATTACHED.

Conditions 1, 2 and 3 in the Gateway Determination require further amendments to the planning proposal (PP) to be submitted prior to exhibition. This additional work is related to heritage, land contamination and height, and is required to address issues recently raised by the NSW Heritage Council. The following amendments are required prior to exhibition:

- The PP is to be amended to include detailed explanation as to why max height for RFBs should be retained at 12.5m
- A remedial action plan is to be prepared to guide site remediation and validation procedures, and manage wastes for offsite disposal
- The planning proposal and associated studies are to be amended and updated in response to issues raised by Heritage Council of NSW letter dated 19 November 2014. The Heritage Council letter is ATTACHED to the Gateway Determination.

Condition 5 of the Gateway Determination requires that Council be consulted and given at least 21 days within which to respond to the planning proposal and revised material before it is placed on exhibition.

As the RPA, the JRPP will be the authority assessing the material to be submitted in response to the conditions of the Gateway Determination and managing the community consultation including the public exhibition. A minimum of 28 days exhibition is required and the timeframe for completion of the LEP making process is 18 months from the week following the Gateway Determination (i.e. by 22 June 2016).

A public hearing has been determined as not being required. It should be noted that this does not preclude the RPA still being obligated to arrange a public hearing in response to a request through submissions.
ITEM 5 (continued)

At this stage the timing of consultation and exhibition is unknown. However Councillors will be advised when Council receives notification of the exhibition.

Council staff will then prepare a submission in response.

Contact:
Name: Meryl Bishop
Position: Acting Group Manager – Environment and Planning
Contact No: 9952 8190

Attachments
1 Waterview Street 20, Putney. Planning Proposal to amend Ryde Local Environment Plan 2014, request for a Gateway determination. NSW Government Planning & Environment, Marcus Ray
ITEM 5 (continued)

ATTACHMENT 1

Planning Proposal to amend Ryde Local Environmental Plan 2014

I am writing in response to a request for a Gateway determination, under section 56 of the Environmental Planning and Assessment Act 1979, for a planning proposal to amend Ryde Local Environmental Plan 2014 to enable additional permitted uses, including residential and retail, and introduce new height controls at 20 Waterview Street, Putney.

The proposal was the subject of a pre-Gateway review and was considered at a Joint Regional Planning Panel meeting on 23 April 2014. At this meeting, the Panel unanimously resolved that the proposed instrument should be submitted for a Gateway determination, subject to a number of recommendations.

As Ryde Council has declined to act as relevant planning authority for the planning proposal, the Minister has appointed the Joint Regional Planning Panel as relevant planning authority.

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

If you have any queries in regard to this matter, please contact Ms Sandy Shewell in the Department's Metropolitan (CBD) office, on (02) 8575 4115.

Yours sincerely,

Marcus Ray
Acting Deputy Secretary
Planning Services

Enclosed: Gateway Determination; letter from NSW Heritage Council dated 19 November 2014
ITEM 5 (continued)

ATTACHMENT 1

Gateway Determination

Planning proposal (Department Ref: PP_2014_RYDEC_003_00): to amend Ryde Local Environmental Plan 2014 to enable additional permitted uses and introduce new height controls for the site.

I, the Acting Deputy Secretary, Planning Services, 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 Act) that an amendment to the Ryde Local Environmental Plan 2014 which amends Ryde Local Environmental Plan 2014 to enable additional permitted uses and introduce new height controls for the site should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be amended to include a detailed explanation as to why the maximum height for residential flat buildings should be retained at 12.5 meters.

2. A remedial action plan to guide site remediation and validation procedures, and to manage wastes for offsite disposal, is to be prepared prior to public exhibition of the planning proposal.

3. Prior to public exhibition, the planning proposal and associated studies are to be revised and updated in response to issues raised by the Heritage Council of New South Wales in its letter dated 19 November 2014 (attached).

4. Community consultation is required under sections 56(2)c and 57 of the Act as follows:
   o 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
   o 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).

5. Consultation is required with the following public authorities under section 56(2)d of the Act:
   - Sydney Catchment Authority
   - Office of Environment and Heritage
   - Transport for NSW - Roads and Maritime Services
   - Sydney Harbour Foreshore Authority
   - adjoining Councils.

Each 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 that they will require additional time to comment.

RYDE PP_2014_RYDE_003_00 (14/17594)
Public authorities may request additional information or additional matters to be addressed in the planning proposal. The planning proposal is to be revised to address submissions from these public authorities and copies of all submissions must be included with the revised proposal placed on public exhibition.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(a) of the Act. This does not discharge Panel from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the LEP is to be 18 months from the week following the date of the Gateway determination.

Dated 15th day of December 2014.

Marcus Ray
Acting Deputy Secretary
Planning Services
Delegate of the Minister for Planning
ITEM 5 (continued)

ATTACHMENT 1

Ms Sandy Shewell
Planning Officer
Department of Planning and Environment
GPO Box 30
SYDNEY NSW 2001

Dear Ms Shewell

RE: PLANNING PROPOSAL – 20 WATERVIEWS STREET, PUTNEY

I refer to your email dated 15 October 2014 seeking preliminary support from the Heritage Division, Office of Environment and Heritage (OEH), to progress the above Planning Proposal to the gateway stage. In this instance, the Heritage Division is providing advice as a delegate of the Heritage Council of NSW (the Heritage Council).

It is noted that your email was accompanied by the following heritage and archaeological reports:

- Heritage Assessment, dated 7 August 2014, prepared by Architectural Projects; and

Based on the information in the above mentioned reports, it appears that the subject site is the location of the former Halvorsen’s Boat Building Complex (c1940-1979) and James Squire Brewery and Inn (c1797-1830). The site currently contains a boat building and repair shed with associated workshops, two slipways, a wharf, multiple car parks and ancillary structures.

The site is identified in the Sydney Harbour Catchment Regional Environmental Plan 2005 as a heritage item of state significance under Schedule 4 and has been nominated for listing on the State Heritage Register (SHR). Even though this place is currently not on the SHR, the archaeological provisions of the Heritage Act 1977 still apply.

The Planning Proposal seeks to amend the Ryde Local Environmental Plan to allow Additional Permitted Uses to permit redevelopment of the site for a mix of residential, retail, business and marine purposes, and to increase the height control. This proposal will have considerable impact on the site’s heritage values, both archaeological (historical and maritime) and above-ground.
ITEM 5 (continued)

As the delegate of the Heritage Council, we have completed a review of the Heritage Assessment and the Archaeological Assessment and Research Design reports and provide the following comments:

1. It is noted that the Archaeological Assessment has identified that there is high potential for intact archaeological remains associated with the 1798 James Squire brewery complex within the study area. Based on the information presented in this report, the assessment of the archaeology being of State significant is appropriate.

2. However, the Historical Archaeological Assessment does not provide satisfactory archaeological management recommendations for State significant archaeology. Because the development proposal is at concept design stage, there is an opportunity for redesign to allow for the in situ conservation of State significant archaeology.

3. The Heritage Council supports in situ conservation of State significant archaeology as a first principle. Whilst State significant archaeology may be considered for removal in certain circumstances, this is only where there is sufficient mitigation for this removal such as:
   o Partial conservation in situ of State significant archaeology,
   o Detailed salvage excavation of remaining areas not to be conserved in situ, and
   o The archaeology and results of any salvage excavation, is interpreted within the future development.

4. Based on the assessment of the potential historical archaeological resources, the archaeological methodology outlined in both reports (monitoring and targeted open area excavation during development) is not considered appropriate to manage impacts to the archaeological resources at this site.

5. It is recommended that the Historical Archaeological Assessment (and Heritage Assessment) be revised and consider the following methodologies:
   o Testing to determine the location and nature of the archaeological remains prior to the next development design stage.
     • Results should inform opportunities for redesign and conservation in situ of State significant archaeology.
     • Results should inform archaeological methodology for main development works.
   o Testing leading to salvage excavation of significant archaeological remains at commencement of development works and prior to bulk excavation / remediation works,
   o Archaeological monitoring bulk excavation / remediation works for all other areas not identified for salvage excavation during the testing program.

6. The Archaeological Assessment does not consider potential for Aboriginal archaeology. It is considered that an Aboriginal archaeological assessment should be prepared to address this issue.

7. The Archaeological Assessment briefly addresses the potential for maritime archaeology such as remains of Squires timber wharf. However this brief assessment is not considered adequate to understand the impacts that the works may have on any maritime infrastructure which may still be present above and below the high water mark. It is recommended that a maritime archaeological assessment of the site and the proposed impacts the works will have been prepared by a qualified maritime archaeologist. This report should also include the location of any shipwrecks within the vicinity of the site.
8. In addition, the Historical Archaeological Assessment and overall Heritage Assessment should be expanded upon in relation to the period between James Squires and Halvorsen (1830 to 1940). If no further information is available, the reports should outline the relevant research that has been carried out.

9. The Heritage Assessment should be expanded upon to provide further information and assessment of the significance and retention or adaptation of the remaining slipways and other buildings/structures on the site, including the 1830s timber wharf.

10. The Planning Proposal report (prepared by JBA, dated September 2013) briefly addresses the heritage and visual impacts of the proposal. It is recommended that an updated Planning Proposal report (and Heritage Assessment) be prepared that considers the following matters:

   - Impact of the new uses and the level of change required to meet remediation, servicing and access requirements, and the impacts on significant fabric and archaeology.
   - The potential for in situ retention and interpretation of State significant archaeology on the site.
   - Impact of the proposed building height and massing on the relationship and setting of the site with adjoining land, particularly Kissing Point Park which is a locally listed heritage item.
   - Impact of proposed height and massing on any significant views to and from the site.
   - Impact of the proposed adaptive reuse of the shed building and the level of intervention required to the building to accommodate the mixed uses. Detail the extent of the significant fabric and attributes of the building will be retained.

11. It is recommended that prior to detailed design and development that a Conservation Management Plan which incorporates the results of above mentioned archaeological assessments be prepared to assess the site's significance, including the integrity of the fabric on the site. This will provide guidance for future development and heritage management of the site and will address the matters raised above.

If you wish to discuss the matter further, please contact Lily Chu, Heritage Officer at the Heritage Division, OEH, on 9873 8595 or by email at lily.chu@environment.nsw.gov.au.

Yours sincerely

[Signature]

Rochelle Johnston
Manager Conservation
Heritage Division
Office of Environment & Heritage

AS DELEGATE OF THE NSW HERITAGE COUNCIL

19 November 2014
MACQUARIE UNIVERSITY INFORMATION DAY

As part of an ongoing partnership with Macquarie University on crime prevention and community safety, Council joined the Campus Security team at the University Information Day on Tuesday, 6 January 2015.

Information on road and pedestrian safety, safe cycling, the effects of alcohol and drugs, reporting crime and general campus security was provided to new and prospective students and their parents. Council will also join the Campus Security team at O-Week in February with information specifically targeted at new international students.

Council will continue to work with the University in 2015 on safety and crime prevention projects aimed at students in both on and off-campus activities, particularly international students living in the City of Ryde for the duration of their studies. This will continue the strong and successful partnership fostered during the development of the ‘Where is Your Stuff Now?’ project, based on Council’s ‘Is Your Stuff Safe?’ crime prevention campaign in 2012/2013.
ITEM 6 (continued)
The ‘Where is Your Stuff Now?’ project was aimed at international students and targeted the increasing incidences of theft on and off campus through a manga style comic reminding students to keep their belongings in sight at all times. Due to the success of the campaign, the University has continued to develop additional online resources and a mobile app based on the original concept.

Contact:
Name: Tatjana Domazet
Position: Acting Group Manager – Community Life
Contact No: 9952 8056
7 CONSTRUCTION OF A DOSING UNIT AT MARSFIELD BY SYDNEY WATER

In accordance with sections 39 and 40(2)(a) of the Sydney Water Act 1994, Council has received a Notice of Entry from Sydney Water advising that they will be commencing construction of a Dosing Unit on a vacant land owned by Ryde Council at 60 Crimea Road, Marsfield (land adjacent to CSIRO and Ausgrid).

Sydney Water has provided Council with all relevant information regarding the project, including community engagement plan and relevant insurances.

A copy of the most recent update provided to the local residents and other stakeholders is attached for Councillors information. For more information on the project, please contact Sydney Water or visit their website at www.sydneywatertalk.com.au

Contact:
Name: Tatjana Domazet
Position: Acting Group Manager – Community Life
Contact No: 9952 8056

Attachments
1 Sydney Water Update
Reducing odour and corrosion
Marsfield dosing unit
Update — December 2014

The project

Approved for construction
The proposal to build a dosing unit at 60 Crimea Road has been approved.

This project will be delivered by the Odour Management Program Alliance, which includes Sydney Water, Lend Lease and CH2M Hill.

When will the work happen?
We expect to start work at the site in early-mid January 2015. Construction is expected to be finished by late 2015, weather permitting.

Work hours will be 7am to 5pm Monday to Friday, and 8am to 1pm on Saturdays. No work is planned for Sundays or public holidays.

How will construction impact me?
We know that the loss of on-street parking is a concern for the community so we will create a designated parking area on site for our staff to use.

During construction, you may notice an increase in vehicles in the area. We will have traffic control in place to reduce our impact.

Other impacts may include noise and dust from our work area. We will monitor these and have measures in place to minimise the impact.

How will you look after wildlife?
We are aware that Powerful Owls nest in the area between May and September. During this time we will not do any major noisy work.

What is involved?
Before we start we will clear vegetation, install security fencing, environmental controls, an equipment storage area and a small site office.

Construction will include site excavation, upgrading a small section of Crimea Road and installing the dosing unit. We will also install an underground pipe from the dosing unit to a major wastewater pipeline close to Terry’s Creek. This will involve trenching work along Epping Road, within the road reserve.

Location
The Marsfield dosing unit will be built on vacant land at 60 Crimea Road, near the corner of Pemble Road.

We looked at a number of possible sites for the facility based on technical, environmental, social and cost factors. We selected the Crimea Road site because it will have the least community impact.

For more information visit www.sydneywater.com.au
ITEM 7 (continued)

About the dosing unit

Why is it needed?
The dosing unit will help reduce corrosion and odour in our wastewater network caused by hydrogen sulphide, commonly known as rotten egg gas.

Bacteria in the wastewater produce rotten egg gas. This gas turns into sulphuric acid which corrodes concrete, causing pipes to deteriorate and collapse.

The dosing unit will help stop gas forming by adding a compound commercially known as OdourLock (formic acid) into the wastewater system.

How big will it be?
The dosing unit is about the size of a shipping container. The site will be about 1,500 m².

On the site will be:
- the dosing unit
- a turning bay for trucks delivering chemicals
- security fencing

What will the dosing unit look like?
During the planning phase, Sydney Water engaged an architect to produce two design options to minimise visual impact.

These options were reviewed by local residents, businesses and other stakeholders who told us they wanted the facility to be as sensitive to the local area as possible.

Based on this feedback, the powerful owl camouflage design, shown below, was chosen.

Will it be safe?
We do not expect the dosing unit to have any significant environmental or community impacts once it is operating.

Dosing units are common throughout Australia and overseas to manage corrosion and odour.

The OdourLock used is less than one per cent acid and has a similar pH to lemon juice and vinegar. It is not flammable and does not pose a risk unless handled incorrectly.

Chemical supplies will need to be replenished about once a week and will be transported to the site by a large tanker.

We follow strict procedures for transporting, replacing and storing chemicals. The OdourLock will be stored in a sealed tank inside the dosing unit building.

Dosing is done automatically and directly into the system. The unit will be monitored remotely 24 hours a day by our operations team.

Background

The dosing unit will link to the East Lane Cove sub main that connects with the Northern Suburbs Ocean Outfall Sewer (NSOOS), Mortlake.

The dosing unit is one of three units being installed along the NSOOS to reduce corrosion and odour in the wastewater system. The other dosing units will be in Seven Hills and Hornsby.

Keeping you informed

Sydney Water will keep local residents and businesses informed as the project progresses.

We will do this via updates like this one, notification letters and Sydney Water’s website.

We appreciate your cooperation and patience during this important work.

We will notify you before construction starts.

To know more
For more information about the project, or to give us your feedback:

Phone: 1800 624 914
Email: rebecca.pearson@psgroup.com.au
Visit: www.sydneywatertalk.com.au

For more information visit www.sydneywatentcom.au