COUNCILLOR INFORMATION BULLETIN

IN THIS ISSUE

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CALENDAR OF EVENTS ................................................................. 2</td>
</tr>
<tr>
<td>2</td>
<td>CITY OF RYDE PROCUREMENT ........................................................ 6</td>
</tr>
<tr>
<td>3</td>
<td>RECEIVED AND DETERMINED DEVELOPMENT APPLICATIONS ................. 11</td>
</tr>
<tr>
<td>4</td>
<td>COUNCILLOR HELPDESK PERFORMANCE - September 2016 .................... 16</td>
</tr>
<tr>
<td>5</td>
<td>NOTIFICATION FROM THE NSW DEPARTMENT OF PLANNING ENVIRONMENT REGARDING PROPOSED SECTION 75W APPLICATION TO MODIFY THE MAJOR DEVELOPMENT PROJECT APPROVAL FOR ROYAL REHABILITATION CENTRE AT RYDE .............. 18</td>
</tr>
<tr>
<td>6</td>
<td>RELEASE OF THE DRAFT NORTH DISTRICT PLAN FOR COMMENT ............ 21</td>
</tr>
<tr>
<td>7</td>
<td>RYDE YOUTH COUNCIL MEETING - 28 SEPTEMBER 2016 ....................... 22</td>
</tr>
<tr>
<td>8</td>
<td>COMMUNITY HARMONY REFERENCE GROUP ....................................... 28</td>
</tr>
<tr>
<td>9</td>
<td>DECOMMISSIONING OF CIVIC CENTRE - AS AT 28 OCTOBER 2016 .......... 34</td>
</tr>
<tr>
<td>10</td>
<td>COURT JUDGEMENT - REDCAPE HOTEL GROUP PTY LTD V CITY OF RYDE COUNCIL. APPEAL UPHELD. ...................................................... 35</td>
</tr>
</tbody>
</table>

LEAVE OF ABSENCE:
Councillor Yedelian OAM – 10 October 2016 – 11 November 2016 (inclusive)

Any feedback or queries?
Contact the Councillor HelpDesk on 9952 8200 or helpdesk@ryde.nsw.gov.au
1 CALENDAR OF EVENTS

TUESDAY, 1 NOVEMBER 2016

12.30pm Melbourne Cup BBQ Lunch
Outdoor Area near Binary Café, 3 Richardson Place, North Ryde

Contact: Roy Newsome, Acting General Manager – 9952 8052

NO MEETINGS

WEDNESDAY, 2 NOVEMBER 2016

6.00pm Ryde Youth Council Meeting
Meeting Room, Level 1A, 1 Pope Street Ryde

Contact: Michael Paine, Community Project Officer, Young People – 9952 8248

THURSDAY, 3 NOVEMBER 2016

4.00pm Macquarie Park Forum
Macquarie University Campus
(Building E11A)

Contact: John Brown, Senior Coordinator – City Activation – 9952 8185
Chairperson: Councillor Etmekdjian

5.00pm Centenary of ANZAC & WW1 Committee
Meeting Room, Level 1A, 1 Pope Street Ryde

Contact: Liz Berger, Acting Manager – Communications, Customer Service and Events – 9952 8082
Chairperson: Councillor Laxale

TUESDAY, 8 NOVEMBER 2016

3.30pm Meeting with Stavroula Tsioustas (as per Council Resolution from the Meeting on 25 October 2016)
Meeting Room, Level 1A, 1 Pope Street, Ryde

Contact: Roy Newsome, Acting General Manager – 9952 8052

5.00pm Planning and Environment Committee Meeting
Council Chambers, Level 1A, 1 Pope Street, Ryde

6.00pm Ryde Civic Hub Committee Meeting
Council Chambers, Level 1A, 1 Pope Street, Ryde

WEDNESDAY, 9 NOVEMBER 2016

8.00am Granny Smith Festival Sub-Committee Meeting
Eastwood Women’s Rest Centre, Hillview Road, Eastwood

Contact: Michael Daly, Senior Coordinator - Events – 9952 8328

5.00pm Economic Development Advisory Committee Meeting
Council Chambers, Level 1A, 1 Pope Street, Ryde

Contact: Jan Bouhali, Economic Development Coordinator – 9952 8229
Chairperson: Councillor Laxale

6.00pm Sport and Recreation (including Wheeled Sports) Advisory Committee Meeting
Meeting Room, Level 1A, 1 Pope Street Ryde

Contact: Simon James, Senior Coordinator - Parks and Recreation – 9952 8092
Chairperson: Councillor Maggio

THURSDAY, 10 NOVEMBER 2016

2.00pm Joint Regional Planning Panel Meeting - AMP Capital Development - Macquarie Centre
Final briefing and Determination
Christies Conference Centre – Spring Street, Sydney

Contact: Liz Coad, Acting Director – City Strategy and Planning – 9952 8190

FRIDAY, 11 NOVEMBER 2016

10.30am Remembrance Day
Commemorative Service
Ryde Cenotaph, Ryde Park, Corner Blaxland Road and Princess Street, Ryde
TUESDAY, 15 NOVEMBER 2016

5.00pm  Works and Community Committee Meeting  
         Council Chambers, Level 1A, 1 Pope Street, Ryde

6.00pm  Finance and Governance Committee Meeting  
         Council Chambers, Level 1A, 1 Pope Street, Ryde

THURSDAY, 17 NOVEMBER 2016

10.00am Ryde Traffic Committee Meeting  
        Woolwich Meeting Room, North Ryde Officer, Level 1, Binary Centre, 3 Richardson Place, North Ryde  
        Contact: Harry Muka, Senior Coordinator – Traffic, Transport and Development – 9952 8116

6.30pm  Citizenship Ceremony  
        Ryde Civic Hall, 1 Devlin Street, Ryde

TUESDAY, 22 NOVEMBER 2016

5.00pm  Workshop: Macquarie Park Strategic Investigation  
        Meeting Room, Level 1A, 1 Pope Street Ryde  
        Contact: Liz Coad, Acting Director – City Strategy and Planning – 9952 8190

5.30pm  Workshop: Eastwood Planning Study  
        Meeting Room, Level 1A, 1 Pope Street Ryde  
        Contact: Liz Coad, Acting Director – City Strategy and Planning – 9952 8190

6.00pm  Briefing prior to Council Meeting  
        Meeting Room, Level 1A, 1 Pope Street Ryde  

6.30pm  Ryde Business Forum: West Ryde Chamber of Commerce Networking Event  
        Denistone Bowling Club

WEDNESDAY, 23 NOVEMBER 2016

10.30am One Thousand Wishes – Public Event to Celebrate Social Inclusion Week  
        West Ryde Community Hall, 3-5 Anthony Road, West Ryde

6.00pm  Ryde Business Forum: West Ryde Chamber of Commerce Networking Event  
        Denistone Bowling Club

THURSDAY, 24 NOVEMBER 2016

2.30pm  Social Inclusion Afternoon Tea  
        Common Outdoor Space, Binary Centre, 3 Richardson Place, North Ryde  
        Contact: Cemile Yuksel, Community Project Officer – Social Inclusion – 9952 8302

6.00pm  Status of Women Advisory Committee Meeting  
        Meeting Room, Level 1A, 1 Pope Street Ryde  
        Contact: Jonathan Nanlohy, Community Projects Coordinator (Sector Development) – 9952 8300  
        Chairperson: Councillor Maggio

MONDAY, 28 NOVEMBER 2016

6.00pm  Eastwood / West Ryde Events and Promotions Committee  
        Eastwood Women’s Rest Centre, Hillview Road, Eastwood  
        Contact: Michael Daly, Senior Coordinator - Events – 9952 8328  
        Chairperson: Councillor Etmekdjian

TUESDAY, 29 NOVEMBER 2016

NO MEETINGS
WEDNESDAY, 30 NOVEMBER 2016

7.30am  Innovation Driven Advanced Manufacturing Breakfast
         CSIRO - Riverside Corporate Park, Building 53, 11 Julius Avenue North Ryde
Contact: Jan Bouhali, Economic Development Coordinator – 9952 8229

6.00pm  Ryde Youth Council Meeting
         Meeting Room, Level 1A, 1 Pope Street, Ryde
Contact: Michael Paine, Community Project Officer, Young People – 9952 8248

THURSDAY, 1 DECEMBER 2016

6.00pm  Community Harmony Reference Group Meeting
         Meeting Room, Level 1A, 1 Pope Street, Ryde
Contact: Jonathan Nanlohy, Community Projects Coordinator (Sector Development) – 9952 8300
         Chairperson: Councillor Yedelian

MONDAY, 5 DECEMBER 2016

6.00pm  Bicycle Advisory Committee Meeting
         Landmark Meeting Room, Level 1 Binary Centre, 3 Richardson Place, North Ryde
Contact: Harry Munker, Senior Coordinator – Traffic, Transport and Development – 9952 8116
         Chairperson: Councillor Maggio

TUESDAY, 6 DECEMBER 2016

5.00pm  Planning and Environment Committee Meeting
         Council Chambers, Level 1A, 1 Pope Street, Ryde

6.00pm  Ryde Civic Hub Committee Meeting
         Council Chambers, Level 1A, 1 Pope Street, Ryde

6.30pm  Code of Conduct Training
         Meeting Room, Level 1A, 1 Pope Street, Ryde

Contact: John Schanz, Manager – Risk, Audit and Governance – 9952 8022

WEDNESDAY, 7 DECEMBER 2016

5.00pm  Access Advisory Committee Meeting
         Meeting Room, Level 1A, 1 Pope Street, Ryde
Contact: Cemile Yuksel, Community Project Officer – Social Inclusion – 9952 8302
         Chairperson: Councillor Stott

THURSDAY, 8 DECEMBER 2016

10.00am  Macquarie Ryde Futures Project Meeting
         Macquarie University Chancellery Building E11A
Contact: Richie Howitt, Macquarie University

SATURDAY, 10 DECEMBER 2016

9.30am  Gladesville Library Reopening Community Celebration
         6 Pittwater Road, Gladesville
Contact: Jill Webb, Manager – Library Services – 9952 8341

TUESDAY, 13 DECEMBER 2016

5.00pm  Works and Community Committee Meeting
         Council Chambers, Level 1A, 1 Pope Street, Ryde

6.00pm  Finance and Governance Committee Meeting
         Council Chambers, Level 1A, 1 Pope Street, Ryde

7.00pm  Sit down dinner
         Meeting Room, Level 1A, 1 Pope Street Ryde

8.00pm  Council Meeting
         Council Chambers, Level 1A, 1 Pope Street, Ryde
THURSDAY, 15 DECEMBER 2016
5.00pm  Centenary of ANZAC & WW1 Committee Meeting  
Meeting Room, Level 1A, 1 Pope Street, Ryde  
Contact:  Liz Berger, Acting Manager – Communications, Customer Service and Events – 9952 8082  
Chairperson: Councillor Laxale

FRIDAY, 16 DECEMBER 2016
12.00pm  City of Ryde Christmas Party  
Ryde Civic Hall, 1 Devlin Street, Ryde  
Contact:  Roy Newsome, Acting General Manager – 9952 8052

FRIDAY, 23 DECEMBER 2016
5.00pm  City of Ryde Closure for Christmas/New Year Period  
Contact:  Roy Newsome, Acting General Manager – 9952 8052

TUESDAY, 3 JANUARY 2017
8.30am  City of Ryde Reopens following the Closure for Christmas/New Year  
Contact:  Roy Newsome, Acting General Manager – 9952 8052

WEDNESDAY, 1 FEBRUARY 2017
6.00pm  Sport and Recreation (including Wheeled Sports) Advisory Committee Meeting  
Meeting Room, Level 1A, 1 Pope Street Ryde  
Contact:  Simon James, Senior Coordinator - Parks and Recreation – 9952 8092  
Chairperson:  Councillor Maggio

MONDAY, 13 FEBRUARY 2017
6.00pm  Bushland and Environment Advisory Committee Meeting  
Meeting Room, Level 1A, 1 Pope Street Ryde  
Contact:  Sandra Payne, Natural Areas Coordinator – 9952 8257  
Chairperson:  Councillor Stott

WEDNESDAY, 15 FEBRUARY 2017
6.00pm  Heritage Advisory Committee Meeting  
Meeting Room, Level 1A, 1 Pope Street Ryde  
Contact:  Lexie Macdonald, Senior Coordinator – Strategic Planning – 9952 8059  
Chairperson:  Councillor Stott

THURSDAY, 16 FEBRUARY 2017
4.00pm  Macquarie Park Forum  
Woolwich Meeting Room, Level 1, Binary Centre, 3 Richardson Place, North Ryde  
Contact:  John Brown, Senior Coordinator – City Activation – 9952 8185  
Chairperson:  Councillor Etmekdjian

WEDNESDAY, 22 FEBRUARY 2017
6.00pm  Ryde Youth Council Meeting  
Meeting Room, Level 1A, 1 Pope Street, Ryde  
Contact:  Michael Paine, Community Project Officer, Young People – 9952 8248

COUNCILLOR INFORMATION BULLETIN  
1 November 2016 - Issue 43/16  
Lifestyle and opportunity @ your doorstep
2 CITY OF RYDE PROCUREMENT

The ATTACHED report on formal procurement at the City of Ryde provides information as to Requests for Tender or Requests for Quotation that are currently in the market. The report also outlines those items of procurement (if any) that are to be reported to the next meeting of Council in accordance with the requirements of the Local Government Act and Regulations.

This includes all procurement in the bracket of $50k - $150k in value (Request for Quotation) or exceeding $150k inc GST (Request for Tenders).

Some of these processes may be marked as being limited to selective respondents. Where this is the case, there has been a publicly advertised Expression of Interest process to establish select respondents or a panel of select respondents that are prequalified to undertake the required works.

Contact:
  Name: John Schanz
  Position: Manager - Risk, Audit and Governance
  Contact No: 9952 8022

Attachments
1  Formal Procurement - 1 November 2016
### Current Request for Tender/Expression of Interest/Quotation

<table>
<thead>
<tr>
<th>Number</th>
<th>Summary</th>
<th>Procurement Type</th>
<th>Procurement method</th>
<th>Closing Time</th>
<th>Closing date</th>
<th>Medium</th>
<th>Initiating Directorate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>COR-RFT-16/16 Construction of a footbridge at Burnett Walk, Darvall Park Eastwood</td>
<td>Public Request for Tender</td>
<td>Public Request for Tender</td>
<td>2pm</td>
<td>1/11/2016 (extension of 1 week granted)</td>
<td>Tenderlink</td>
<td>City Works and Infrastructure</td>
</tr>
</tbody>
</table>

### Closed Request for Tenders and Request for Quotation undertaking evaluation

<table>
<thead>
<tr>
<th>Number</th>
<th>Summary</th>
<th>Procurement Type</th>
<th>Procurement method</th>
<th>Closing Time</th>
<th>Closing date</th>
<th>Medium</th>
<th>Initiating Directorate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>COR-RFQ-24-16 Install Irrigation Services at Morrison Bay Park, Putney</td>
<td>Private Request for Quotation</td>
<td>Private Request for Quotation on Tenderlink</td>
<td>2pm</td>
<td>25/10/2016</td>
<td>Tenderlink</td>
<td>City works and Infrastructure</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
<td>Remarks</td>
<td></td>
<td></td>
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<tr>
<td>2</td>
<td>COR-RFP-08-16 Wilga Park Land Survey</td>
<td>Council is seeking five Proposals from suitably qualified consultants to conduct a full detailed land survey for engineering and landscape designs at Wilga Park, Macquarie Park. The detailed land survey will utilise current Ryde Mapping data. In addition, the detailed land survey plans will be prepared at a suitable accuracy to enable the preparation of detailed designs for construction documentation and layout.</td>
<td>Private Request for Proposal</td>
<td>18/10/2016</td>
<td>Tenderlink</td>
<td>City Works and Infrastructure</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>COR-RFT-05/16 Provision of Plant Hire 2017 &amp; 2018</td>
<td>City of Ryde requires a panel of Plant Hire providers from time to time, depending on the upcoming works program. Council is seeking to engage wet Plant Hire providers on an as and when basis. The period covered by this Request for Tender is for a period of two (2) years. Contractors are invited to supply hire rates for the following items only. Each item is to be shown on the schedule of hire rates detailing type, make, model, year of manufacture and emissions specifications (conformance to US or EU non-road diesel emissions standards, if known) of equipment including transport charges or travelling time if required.</td>
<td>Public Request for Tender</td>
<td>11/10/2016</td>
<td>Tenderlink</td>
<td>City Works and Infrastructure</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>COR-RFQ-33/16 Gladesville Library Minor Works Refurbishment</td>
<td>The City of Ryde is seeking quotations from suitably qualified contractors to undertake the documented scope of work, minor building and services alterations associated with improving the facilities at West Ryde Library.</td>
<td>Public Request for Quotation</td>
<td>04/10/2016</td>
<td>Tenderlink</td>
<td>City Works and Infrastructure</td>
<td></td>
</tr>
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## ITEM 2 (continued)

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>8</td>
<td>COR BIF-003/16: Supply &amp; Delivery of Wood Chipper and the City of Ryde Council is seeking quotations to supply and deliver of a wood chipper. It is replacing an existing wood chipper according to Council’s Sustainability Plant &amp; Fuel Replacement Policy. The primary use of this wood chipper is for the tree maintenance works in Council owned City of Ryde.</td>
</tr>
<tr>
<td>7</td>
<td>COR BIF-003/16: Affordable Housing Study The City of Ryde Council is seeking proposals from suitability consultants to develop an Affordable Housing Calculator. The calculator will be a tool to understand the value of development uplift and the value of the provided community benefit.</td>
</tr>
<tr>
<td>6</td>
<td>COR EFO-002/16 Affordable Housing Management Service The purpose of this Expression of Interest (EOI) is to request information from Community Housing Providers who are interested in being considered to manage Council’s affordable housing stock and provide advice and assistance to Council and the community.</td>
</tr>
<tr>
<td></td>
<td>Public Request for Fee Proposal for Affordability Management Service</td>
</tr>
<tr>
<td></td>
<td>Tenderlink for 2pm 13/09/2016</td>
</tr>
<tr>
<td></td>
<td>CityWorks and Infrastructure 20/09/2016</td>
</tr>
<tr>
<td></td>
<td>Tenderlink City Strategy and Planning 27/09/2016</td>
</tr>
<tr>
<td></td>
<td>Tenderlink City Works and Infrastructure 07/10/2016</td>
</tr>
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<td></td>
<td>COUNCILLOR INFORMATION BULLETIN</td>
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<tr>
<td>9</td>
<td>COR-RFQ-28/16 - Macquarie Park Corridor Public Art Plan</td>
</tr>
<tr>
<td></td>
<td>The City of Ryde invites arts planners/curators to express interest in an exciting public art opportunity. The successful artist planners/curators will work in collaboration with Council to develop an area specific Arts Plan that will provide a program for the development of public art through the Macquarie Park Corridor.</td>
</tr>
<tr>
<td>10</td>
<td>COR-RFT-13/16 Meadowbank Park Fields 7 &amp; 8 Capping and Re-surfacing Works</td>
</tr>
<tr>
<td></td>
<td>City of Ryde is seeking submissions from suitable contractors to complete Meadowbank Park’s fields 7 and 8. The Parks were identified as having wet weather issues requiring drainage works. When the drainage works preliminary survey was undertaken, asbestos fibre fragments were observed within subsurface soils. The scope of this project includes capping the fields with up to 2.0 m of clean fill.</td>
</tr>
</tbody>
</table>

**LEGEND**

Tenders – Council procurement generally exceeding $150k (inc GST) in value.

Quotation – Council procurement generally in the bracket $50k - $150k (inc GST)

Select Tender/quotation - Generally arises after there has been either a publically advertised Tender process to establish selective respondents or a panel of respondents to utilise to fulfill future requirements. Responses are requested from select tender respondents only

Tenderlink – Council’s e-procurement system. All of Council’s formal procurement is advertised on www.tenderlink.com/ryde
3 RECEIVED AND DETERMINED DEVELOPMENT APPLICATIONS

ATTACHED for your information are the following documents:

- A list of development applications received during the period 13 October 2016 to 19 October 2016.
- A list of development applications determined during the period 13 October 2016 to 19 October 2016.

Searchable lists of received and determined development applications are also available on Council’s website using the following link: Development Application Tracking

Contact:
Name: Liz Coad
Position: Acting Director - City Strategy and Planning
Contact No: 9952 8190

Attachments
1 Development Applications Received by Ward - 13 October 2016 to 19 October 2016
2 Development Applications Determined by Ward - 13 October 2016 to 19 October 2016
### Development Applications Received Between 13/10/2016 and 19/10/2016

<table>
<thead>
<tr>
<th>Application No</th>
<th>Property Address</th>
<th>Description</th>
<th>Date Received</th>
<th>Applicant</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDA2016/0503</td>
<td>2 Ford St NORTH RYDE NSW 2113</td>
<td>New Dual Occupancy (Attached) &amp; Strata Subdivision</td>
<td>14/10/2016</td>
<td>Mrj Holdings Pty Ltd</td>
<td>$750,000</td>
</tr>
<tr>
<td>LDA2016/0503</td>
<td>39-41 Devlin St RYDE NSW 2112</td>
<td>Demolition Of Existing Buildings.</td>
<td>17/10/2016</td>
<td>Chiversland Australia Pty Ltd</td>
<td>$315,623</td>
</tr>
<tr>
<td>LDA2016/0507</td>
<td>4 Olive St RYDE NSW 2112</td>
<td>New Two Storey Dwelling &amp; Front Fence.</td>
<td>18/10/2016</td>
<td>Melicon</td>
<td>$644,320</td>
</tr>
<tr>
<td>LDA2016/0511</td>
<td>2 Cowell St RYDE NSW 2112</td>
<td>Demolition, New Two Storey Dwelling Including An In-Ground Pool &amp; Retaining Wall.</td>
<td>19/10/2016</td>
<td>Douglas Design</td>
<td>$805,000</td>
</tr>
</tbody>
</table>

**Central Ward Received:** 4

<table>
<thead>
<tr>
<th>Application No</th>
<th>Property Address</th>
<th>Description</th>
<th>Date Received</th>
<th>Applicant</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDA2016/0504</td>
<td>78 Pittwater Rd GLADESVILLE NSW 2111</td>
<td>Alterations &amp; Additions To Dwelling Including A New Inground Swimming Pool.</td>
<td>17/10/2016</td>
<td>Rosario Princotta</td>
<td>$417,280</td>
</tr>
<tr>
<td>LDA2016/0505</td>
<td>3 Byron Ave RYDE NSW 2112</td>
<td>Demolition, New Dual Occupancy (Attached) With Basement Garages, Front Fence &amp; Inground Swimming Pool.</td>
<td>18/10/2016</td>
<td>Space 0.618:1</td>
<td>$755,000</td>
</tr>
<tr>
<td>LDA2016/0510</td>
<td>1 Jopping St NORTH RYDE NSW 2113</td>
<td>Strata Subdivision Of Dual Occupancy.</td>
<td>19/10/2016</td>
<td>Als Land &amp; Engineering Surveyors</td>
<td>$0</td>
</tr>
</tbody>
</table>

**East Ward Received:** 3

<table>
<thead>
<tr>
<th>Application No</th>
<th>Property Address</th>
<th>Description</th>
<th>Date Received</th>
<th>Applicant</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDA2016/0501</td>
<td>8 Murray St WEST RYDE NSW 2114</td>
<td>Alterations &amp; Additions To Dwelling Including A New Deck And Replacement Court.</td>
<td>14/10/2016</td>
<td>Craig Farrugia Building Design</td>
<td>$45,000</td>
</tr>
<tr>
<td>LDA2016/0505</td>
<td>1130 Victoria Rd WEST RYDE NSW 2114</td>
<td>New Detached Double Garage With A Secondary Dwelling Above.</td>
<td>18/10/2016</td>
<td>Precision Planning Pty Ltd</td>
<td>$80,000</td>
</tr>
</tbody>
</table>
ITEM 3 (continued)

Development Applications Received Between 13/10/2016 and 19/10/2016

<table>
<thead>
<tr>
<th>Application No</th>
<th>Property Address</th>
<th>Description</th>
<th>Date Received</th>
<th>Applicant</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDA2016/6508</td>
<td>58 Culloden Rd MARSHFIELD</td>
<td>Construction Of A Multi-Dwelling Housing Development Comprising 3 Units And Strata Subdivision</td>
<td>18/10/2016</td>
<td>Mary Barbara</td>
<td>$850,000</td>
</tr>
<tr>
<td>LDA2016/6509</td>
<td>14 Bellamy Ave EASTWOOD</td>
<td>Demolition, Land Subdivision To Create 2 Lots, Construction Of A Dual Occupancy (Attached) On One Of The Lots (Lot 102) And Strata Subdivision Of The Dual Occupancy</td>
<td>19/10/2016</td>
<td>Planning Direction P/L</td>
<td>$650,000</td>
</tr>
<tr>
<td>MJLUG1015011910</td>
<td>21 Uxbridge St EASTWOOD</td>
<td>Additional modifications to the following modifications: 1. Revised Basement 01 Level To Accommodate A Larger Garbage Truck 2. Reconfigured Ground &amp; Level Of In Building B To Provide Additional Storage And Service Areas 3. Dual Chute System Adopted For Both Building A &amp; Building B 4. Booster Valves Located On Glen Street 5. Changes To Bulk Goods Storage Area And Approved Basement Stairs</td>
<td>18/10/2016</td>
<td>Gordon Stone Investments Pty Ltd</td>
<td>$69,071,000</td>
</tr>
</tbody>
</table>
### Councillor Information Bulletin

1 November 2016 - Issue 43/16

**Development Applications Determined From 13/10/2016 to 19/10/2016**

<table>
<thead>
<tr>
<th>Application No</th>
<th>Property Address</th>
<th>Description</th>
<th>Applicant</th>
<th>Date Determined</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDX2016/0152</td>
<td>61 Lane Cove Rd RYDE NSW 2112</td>
<td>Alterations To School Building To Include A New Classroom, Meeting Room And Changes To The Administration And Reception Areas. Change Of Use To The Existing Dwelling Located At 5 Myra Avenue For Storage And Uniforms Shop With Signage, Fencing And Lot Consolidation.</td>
<td>Ryde Baptist Church</td>
<td>17/10/2016</td>
</tr>
<tr>
<td>LDX2016/0306</td>
<td>60 Kent Rd NORTH RYDE NSW 2113</td>
<td>New Two Storey Dwelling And A Secondary Dwelling (Attached)</td>
<td>Musterton Homes Pty Ltd</td>
<td>19/10/2016</td>
</tr>
</tbody>
</table>

**Ward Total Approved:** 2

<table>
<thead>
<tr>
<th>Application No</th>
<th>Property Address</th>
<th>Description</th>
<th>Applicant</th>
<th>Date Determined</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDX2016/0003</td>
<td>13 Farm St GLADESVILLE NSW 2111</td>
<td>Demolition, Construction Of A Part 3, Part 4 Storey Residential Flat Building Containing 20 Apartments And 1 And A Half Levels Of Basement Parking.</td>
<td>Farm Street Developments Pty Ltd</td>
<td>14/10/2016</td>
</tr>
<tr>
<td>LDX2016/0209</td>
<td>3 Polts St RYDE NSW 2112</td>
<td>New Two Storey Dwelling With Front Fence</td>
<td>QTN Design Group</td>
<td>14/10/2016</td>
</tr>
<tr>
<td>LDX2016/0229</td>
<td>26 Linsley St GLADESVILLE NSW 2111</td>
<td>Demolition And New Two Storey Dual Occupancy (Attached).</td>
<td>Stefano Garzo</td>
<td>14/10/2016</td>
</tr>
<tr>
<td>LDX2016/0270</td>
<td>1 Watson St PUTNEY NSW 2112</td>
<td>Stormwater / Earthworks And Demolition Of Rear Garage.</td>
<td>Vincenzo Alessandro Crino</td>
<td>18/10/2016</td>
</tr>
<tr>
<td>LDX2016/0327</td>
<td>28 Tyrell St GLADESVILLE NSW 2111</td>
<td>Alterations And Additions To Existing Dwelling.</td>
<td>Jenny Marie Kelly</td>
<td>19/10/2016</td>
</tr>
<tr>
<td>LDX2016/0406</td>
<td>72 Epping Rd NORTH RYDE NSW 2113</td>
<td></td>
<td>Conex Australia Pty Ltd</td>
<td>19/10/2016</td>
</tr>
<tr>
<td>LDX2016/0417</td>
<td>438-438 Victoria Rd GLADESVILLE NSW 2111</td>
<td>Change Of Use To A Recreational Facility Indoor For Gladesville Rsl Youth Club.</td>
<td>Gladesville Rsl Club C/- Urbis Pty Ltd</td>
<td>17/10/2016</td>
</tr>
</tbody>
</table>

**Ward Total Approved:** 7

<table>
<thead>
<tr>
<th>Application No</th>
<th>Property Address</th>
<th>Description</th>
<th>Applicant</th>
<th>Date Determined</th>
</tr>
</thead>
<tbody>
<tr>
<td>M002016/0121</td>
<td>19 Stuart St RYDE NSW 2112</td>
<td>Section 96 Amendments To Reverse The Layout Of The Dwelling, Retain The Existing Driveway And Enlarge The Balcony On The First Floor Rear Elevation.</td>
<td>Sivasenbu Karagalingam</td>
<td>17/10/2016</td>
</tr>
</tbody>
</table>

**Ward Total Refused:** 3

---

**East Ward**

---

**Central Ward**

---

**West Ward**
ITEM 3 (continued)

ATTACHMENT 2

Application No.
LD2015/0034

Property Address
10-14 Eastwood Rd
Eastwood NSW 2122

Description
To provide a DA for the redevelopment of the Eastwood Shopping Centre

Development Applications Determined From 16/01/2016 to 15/01/2016

Applicant
Australia Design Research Pty Ltd

Date Determined
16/01/2016

Page 15
4 COUNCILLOR HELPDESK PERFORMANCE - September 2016

The following information is provided to Councillors with regard to HelpDesk requests received in September 2016:

<table>
<thead>
<tr>
<th>Total</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Requests</td>
<td>74</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>By Ward</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Ward</td>
<td>7</td>
<td>9.46%</td>
</tr>
<tr>
<td>East Ward</td>
<td>36</td>
<td>48.65%</td>
</tr>
<tr>
<td>West Ward</td>
<td>31</td>
<td>41.89%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>74</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Days to complete</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed within 5 days</td>
<td>54</td>
<td>72.97%</td>
</tr>
<tr>
<td>Completed outside of 5 days</td>
<td>20</td>
<td>27.03%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>74</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Councillor requests</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maggio</td>
<td>20</td>
<td>27.03%</td>
</tr>
<tr>
<td>Laxale</td>
<td>19</td>
<td>25.68%</td>
</tr>
<tr>
<td>Stott</td>
<td>12</td>
<td>16.22%</td>
</tr>
<tr>
<td>Perram</td>
<td>10</td>
<td>13.51%</td>
</tr>
<tr>
<td>Perram</td>
<td>10</td>
<td>13.51%</td>
</tr>
<tr>
<td>Pendleton</td>
<td>5</td>
<td>6.76%</td>
</tr>
<tr>
<td>Chung</td>
<td>4</td>
<td>5.41%</td>
</tr>
<tr>
<td>Pickering</td>
<td>2</td>
<td>2.70%</td>
</tr>
<tr>
<td>Li</td>
<td>1</td>
<td>1.35%</td>
</tr>
<tr>
<td>Etmekdjian</td>
<td>1</td>
<td>1.35%</td>
</tr>
<tr>
<td>Salvestro-Martin</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Simon</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Yedelian</td>
<td>0</td>
<td>0.00%</td>
</tr>
</tbody>
</table>
ITEM 4 (continued)

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Applications</td>
<td>31.08%</td>
</tr>
<tr>
<td>Roads and Traffic</td>
<td>10.81%</td>
</tr>
<tr>
<td>Councillor Service Requests</td>
<td>9.46%</td>
</tr>
<tr>
<td>Planning Controls</td>
<td>9.46%</td>
</tr>
<tr>
<td>Parking</td>
<td>6.76%</td>
</tr>
<tr>
<td>Events</td>
<td>6.76%</td>
</tr>
<tr>
<td>Parks (use)</td>
<td>4.05%</td>
</tr>
<tr>
<td>Parks (maintenance)</td>
<td>4.05%</td>
</tr>
<tr>
<td>Information Technology</td>
<td>2.70%</td>
</tr>
<tr>
<td>Council Buildings/Land</td>
<td>2.70%</td>
</tr>
<tr>
<td>Environment</td>
<td>2.70%</td>
</tr>
<tr>
<td>Fees and Charges</td>
<td>2.70%</td>
</tr>
<tr>
<td>Maintenance</td>
<td>2.70%</td>
</tr>
<tr>
<td>Waste</td>
<td>1.35%</td>
</tr>
<tr>
<td>Trees-Private</td>
<td>1.35%</td>
</tr>
<tr>
<td>Stormwater</td>
<td>1.35%</td>
</tr>
<tr>
<td></td>
<td>100.00%</td>
</tr>
</tbody>
</table>

It is noted that in September 2015, the HelpDesk received 89 requests. When compared to the number of requests made in September 2016, this represents a decreased volume of 17%.

Contact:
Name: Councillors HelpDesk
Contact No: 9952 8200
NOTIFICATION FROM THE NSW DEPARTMENT OF PLANNING ENVIRONMENT REGARDING PROPOSED SECTION 75W APPLICATION TO MODIFY THE MAJOR DEVELOPMENT PROJECT APPROVAL FOR ROYAL REHABILITATION CENTRE AT RYDE

Council has received a notification from the NSW Department of Planning and Environment (DPE) regarding an application made by the proponents to modify the Major Project approval pursuant to Section 75W of the Environmental Planning and Assessment Act 1979 (Act). The Major Project relates to the Royal Rehabilitation Centre Sydney at 600-640 Victoria Road, Ryde.

The proposed modifications comprise:

1. Access, drop off and car parking changes comprising:
   a. Changes to the drop off area and replacement of steel awning structure (proposed height of 3.6m, permissible height is 18.5m)
   b. Addition to the outpatient parking area by 9 spaces (from 338 to 347)
   c. Additions to disabled parking spaces by 10 (from 15 to 25)
   d. Landscaped area reduced by 2% (from 11,338sqm to 11,117sqm)

2. General store/medical centre changes comprising:
   a. New concrete pavement at street frontage (Morrison Road frontage)
   b. Two directory board illuminated signs added in Morrison Road, near the store/medical centre entrance. (DCP permits 1 directory board on the premises with a maximum area of 6.2sqm. It is proposed that the directory boards will comprise an area of 3.2sqm – well below the maximum permissible.)

3. Changes to recreation circle area comprising a Sports Storage Shed. (proposed height of 3m, permissible height is 9.5m)

The DCP allows a total amount of signage surface area of 26.26sqm for the building frontage of 94.2m. The proposed signage surface area would exceed the maximum limitation by 2.33sqm. It is considered that the degree of non-compliance is minor and the proposal is generally consistent with the approved project plan.

The documentation submitted with the proposed modification application is available for viewing from the following web link:


The Site Plan showing the areas of proposed changes and the signage details extracted from the submitted documents are provided on the next page for Councilors’ convenience.
ITEM 5 (continued)

Site Plan showing the areas for modification in red cloud marks. The Victoria Road is on the right and Morrison Road is on the left of the site.

New signage at Morrison Road frontage. Note: The roof top signs have already been approved.
ITEM 5 (continued)

The contact person for this application is: Fiona Gibson (9274 6371) or Natasha Harras (9274 6332).

Council staff will be responding to the notification by 24 October 2016 advising the DPE that there are no objections to the proposal as the changes are minor in the scheme of the overall development and that Council requests any views expressed by the local community by any submission(s) through the community consultation process are taken into consideration before determining the section 75W modification.

Contact:
Name: Liz Coad
Position: Acting Director - City Strategy and Planning
Contact No: 9952 8190
6 RELEASE OF THE DRAFT NORTH DISTRICT PLAN FOR COMMENT

District Plans are the link between the State Government’s metropolitan plan – A Plan for Growing Sydney – and Council’s Local Environmental Plans. The GSC is nearing release of the draft District plans, which will be on public exhibition until the end of March 2017 and seeks input from local Councils.

Save the dates
To support the exhibition, the GSC is holding a series of stakeholder and district specific briefings and open community drop-in sessions across Greater Sydney. The GSC will soon be contacting Councillors and stakeholders with invitations to the appropriate briefings. In the meantime, below is a list of all the events for the North District.

The GSC has also requested that Council circulate relevant information to community groups, individuals and organisations in our local government area.

To register your interest in attending, please click on this link. Registrations close Friday 4 November at 5pm.

If you have any questions about the sessions, please contact the GSC on 1800 617 681 or engagement@gsc.nsw.gov.au.

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
<th>Venue</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key stakeholder briefing</td>
<td>Mon 21 Nov 10 am - 12 pm</td>
<td>Riverside Theatres, Lennox Theatre</td>
<td>Cnr Church &amp; Market Streets Parramatta</td>
</tr>
<tr>
<td>Community groups briefing</td>
<td>Mon 21 Nov 6 pm - 8 pm</td>
<td>Riverside Theatres, Lennox Theatre</td>
<td>Cnr Church &amp; Market Streets Parramatta</td>
</tr>
<tr>
<td>North District briefing</td>
<td>Thurs 24 Nov 7.30 am – 9 am</td>
<td>The Chatswood Club</td>
<td>Level 1, 11 Help Street Chatswood</td>
</tr>
<tr>
<td>Planning professionals briefing</td>
<td>Tues 29 Nov 7.30 am - 9 am</td>
<td>SMC Conference and Function Centre, Grand Lodge</td>
<td>66 Goulburn Street, Sydney</td>
</tr>
<tr>
<td>North District community drop in</td>
<td>Sat 3 Dec 10 am – 1 pm</td>
<td>Dougherty Centre, Auditorium</td>
<td>7 Victor Street, Chatswood</td>
</tr>
</tbody>
</table>

Please note: this information was previously circulated to all Councillors via a Memorandum from the Acting Director City Strategy and Planning (Liz Coad), which was uploaded onto BoardVantage on Friday, 28 October 2016.

Contact:
Name: Liz Coad
Position: Acting Director - City Strategy and Planning
Contact No: 9952 8190
RYDE YOUTH COUNCIL MEETING - 28 SEPTEMBER 2016

Ryde Youth Council advocates for the needs of young people and provides a mechanism for their participation and involvement in decision making on community issues. The young Councillors meet on a monthly basis.

Attached are the minutes of the meeting held on Wednesday, 28 September 2016.

The next meeting of the Ryde Youth Council is scheduled for Wednesday, 2 November 2016 in the committee room adjacent to the Council Chambers.

Contact:
Name: Liz Coad
Position: Acting Director - City Strategy and Planning
Contact No: 9952 8190

Attachments
1. Minutes of Ryde Youth Council Meeting - 28 September 2016
ITEM 7 (continued)  ATTACHMENT 1

MEETING RECORD

<table>
<thead>
<tr>
<th>Subject:</th>
<th>Ryde Youth Council Advisory Committee – Minutes of Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>File No:</td>
<td>COR2012/672</td>
</tr>
<tr>
<td>Document Ref:</td>
<td>D16/131294</td>
</tr>
<tr>
<td>Date and Venue:</td>
<td>28 September 2016 Meeting Room, Level 1A, 1 Pope Street, Top Ryde</td>
</tr>
<tr>
<td>Time:</td>
<td>6.00pm Started at: 6.05pm Closed at: 7.35pm</td>
</tr>
<tr>
<td>Chair:</td>
<td>Aidan Fisher</td>
</tr>
<tr>
<td>Meeting Support (MS):</td>
<td>Amanda Janvin, Senior Coordinator - Governance</td>
</tr>
<tr>
<td>Staff Convenor:</td>
<td>Michael Paine, Community Project Officer - Young People</td>
</tr>
<tr>
<td>Circulation:</td>
<td>Minutes circulated to Staff Convenor (Michael Paine) on 30 September 2016</td>
</tr>
</tbody>
</table>

Committee Role:
The primary roles of the Ryde Youth Council Advisory Committee are:
- To advocate for the needs of young people and provide a mechanism for their participation and involvement in decision making on community issues.
- To act in an advisory and consultative capacity to Council and staff on matters affecting young people in the community.
- To assist young people in developing skills in various areas including, leadership, communication, advocacy, governance and administration.

Committee Members as per the Terms of Reference

<table>
<thead>
<tr>
<th>Present</th>
<th>Apology</th>
<th>Name</th>
<th>Position Title</th>
<th>Organisation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Councillor Craig Chung</td>
<td>Delegate</td>
<td>City of Ryde</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Councillor Roy Maggio</td>
<td>Delegate</td>
<td>City of Ryde</td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Sophia Lara-Watson</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Aidan Fisher</td>
<td>Youth Councillor (Chair)</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Sarah van der Meer</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Nicholas Kyriazis</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ben Kymunos</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Rorie Fisher</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Anthony Kim</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Dinushika Dias</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Kavisha Shah</td>
<td>Youth Councillor (Deputy Chair)</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Mitchell Stubbs</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>James Kim</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Kristina Jayne Ng</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Phillip Matthew</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Brendan Zhu</td>
<td>Youth Councillor</td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td>Sophie Xiao</td>
<td>Youth Councillor</td>
<td></td>
</tr>
</tbody>
</table>

Additional Attendees

<table>
<thead>
<tr>
<th>Name</th>
<th>Position Title</th>
<th>Organisation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Paine</td>
<td>Community Project Officer - Young People</td>
<td>City of Ryde</td>
</tr>
<tr>
<td>Amanda Janvin</td>
<td>Senior Coordinator - Governance</td>
<td>City of Ryde</td>
</tr>
<tr>
<td>Marco Capobianco</td>
<td>Conviction Group</td>
<td>Conviction Group</td>
</tr>
<tr>
<td>Chris Lee</td>
<td>Conviction Group</td>
<td>Conviction Group</td>
</tr>
<tr>
<td>Joseph Koo</td>
<td>Conviction Group</td>
<td>Conviction Group</td>
</tr>
</tbody>
</table>
ITEM 7 (continued)

ATTACHMENT 1

<table>
<thead>
<tr>
<th>Details</th>
<th>Action</th>
<th>Responsibility and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Apologies and Welcome</td>
<td>Noted.</td>
<td></td>
</tr>
<tr>
<td>The attendees and apologies are as noted above.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Follow up From Previous Minutes and Adoption of Minutes</td>
<td>Noted.</td>
<td></td>
</tr>
<tr>
<td>The minutes from the meeting held on 31 August 2016 were confirmed and endorsed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Update on Council Amalgamation News</td>
<td>Noted.</td>
<td></td>
</tr>
<tr>
<td>With respect to Council Amalgamations, Mr Michael Paine advised that</td>
<td></td>
<td></td>
</tr>
<tr>
<td>last Tuesday, 20 September 2016, Justice Moore handed down his</td>
<td></td>
<td></td>
</tr>
<tr>
<td>decision with regards to the Court case.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr Paine confirmed that Justice Moore dismissed the case for Lane Cove</td>
<td></td>
<td></td>
</tr>
<tr>
<td>and Hunters Hill against the Minister for Local Government and that</td>
<td></td>
<td></td>
</tr>
<tr>
<td>they were given until midnight on Tuesday, 27 September 2016 to lodge</td>
<td></td>
<td></td>
</tr>
<tr>
<td>their intention to appeal.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr Paine confirmed that Hunter’s Hill Council have now lodged their</td>
<td></td>
<td></td>
</tr>
<tr>
<td>intention to appeal and they now have 28 days to make a decision</td>
<td></td>
<td></td>
</tr>
<tr>
<td>whether to follow through with the appeal.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr Paine confirmed that if they do follow through with the appeal, it</td>
<td></td>
<td></td>
</tr>
<tr>
<td>is likely that we will not know the outcome for at least another 6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>months to 12 months.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resignation of Councillor Chung</td>
<td>Noted.</td>
<td></td>
</tr>
<tr>
<td>Mr Michael Paine confirmed that Councillor Chung has been successful in</td>
<td></td>
<td></td>
</tr>
<tr>
<td>being elected as a Councillor at the City of Sydney and has made the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>decision to resign as a Councillor from the City of Ryde – effective 29</td>
<td></td>
<td></td>
</tr>
<tr>
<td>September 2016.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr Paine advised that Councillor Chung was a great supporter of the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ryde Youth Council and wished the Committee all the very best for the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>future.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr Aidan Fisher introduced potential new candidate Mr Joseph Koo and</td>
<td></td>
<td>29 September 2017</td>
</tr>
<tr>
<td>welcomed him to the Committee.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr Koo introduced himself to the Committee members and provided an</td>
<td></td>
<td></td>
</tr>
<tr>
<td>overview of himself including where he went to school, his interests</td>
<td></td>
<td></td>
</tr>
<tr>
<td>and why he would like to be a member of the Ryde Youth Council.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Committee members then introduced themselves to Mr Koo.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr Koo left the meeting at 7.25pm. The Committee members then</td>
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<tr>
<td>discussed the new candidate and voted to accept Mr Joseph Koo as a</td>
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<tr>
<td>new member of the Ryde Youth Council (voting was unanimous).</td>
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</tbody>
</table>
ITEM 7 (continued)

ATTACHMENT 1

MEETING RECORD

Subject: Ryde Youth Council Advisory Committee – Minutes of Meeting
Date: 28 September 2016

<table>
<thead>
<tr>
<th>Details</th>
<th>Action</th>
<th>Responsibility and Date</th>
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</thead>
<tbody>
<tr>
<td>5. Guest Speaker – Marco Capobianco – Conviction Group</td>
<td>Noted.</td>
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</tr>
<tr>
<td>Mr Marco Capobianco and Mr Chris Lee from Conviction Group provided the Committee with an overview of their organisation as follows:-</td>
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<tr>
<td>- Not for Profit Organisation which has been established for two years.</td>
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<tr>
<td>- The Vision is a generation of empowered young Australians capable of taking responsibility for their personal health.</td>
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<tr>
<td>- The Aim is to encourage young men to re-evaluate their perspectives towards the pivotal issues concerning young men's health and provide them with the tools to enhance their decision making.</td>
<td></td>
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<tr>
<td>- Their aim is achieved via men's health forums and boys mentoring programs.</td>
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<tr>
<td>- Their programs are currently aimed at men but they are looking at expanding those programs to women in the future.</td>
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<tr>
<td>- They would like to explore any opportunities where they can work with the Ryde Youth Council.</td>
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<tr>
<td>Mr Capobianco provided the Committee members with the following three statistics:-</td>
<td></td>
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<tr>
<td>1. Suicide is the biggest killer of Australians aged 15-44.</td>
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<tr>
<td>2. 3 in 4 lifetime mental illnesses emerge between the ages of 15-25.</td>
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<tr>
<td>3. Only 13% of young men aged 16 to 24 years seek help when experiencing mental health difficulty compared with 31% of young females.</td>
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<td></td>
</tr>
<tr>
<td>Mr Capobianco and Mr Lee showed the Committee members a video from their most recent men's health forum and confirmed that they would be doing another forum at Chatswood in the near future and would like to capture all of the schools in the area.</td>
<td></td>
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</tr>
<tr>
<td>Mr Paine confirmed that he has contacts from the Youth Empowerment Summit (YES) held in 2014 and he would be happy to share his contacts for schools local police officers with the Conviction Group.</td>
<td>Mr Paine to send contacts for schools, local policy and the Interagency Group to the Conviction Group.</td>
<td>Michael Paine 1 November 2016</td>
</tr>
<tr>
<td>Mr Paine confirmed that next year, the City of Ryde are hosting the 2017 Youth Council Conference at Macquarie University. This is a three day event held in September 2017.</td>
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</tr>
<tr>
<td>Mr Paine advised that there is definitely some scope to undertake some partnership work with the Conviction Group together with some other Councils in the Local Government Area and Mr Paine also confirmed that he is involved in a Youth Interagency Group which he will send them the details and if they are interested, there may be the opportunity for the Conviction Group to present to the Interagency Group.</td>
<td>Any Committee member interested in finding out more about volunteering for the Conviction Group are to contact Mr Capobianco or Mr Lee.</td>
<td></td>
</tr>
<tr>
<td>Mr Capobianco and Mr Lee then opened up the opportunity to any Committee member who may be interested in volunteering as a facilitator or on the events team. If any Committee member is interested, please contact either Mr Capobianco or Mr Lee.</td>
<td></td>
<td></td>
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</tbody>
</table>
### ITEM 7 (continued)

#### ATTACHMENT 1

**MEETING RECORD**

**Subject:** Ryde Youth Council Advisory Committee – Minutes of Meeting  
**Date:** 28 September 2016

<table>
<thead>
<tr>
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</table>
| **6. Granny Smith Update**  
With regards to the Granny Smith Festival, Mr Aidan Fisher confirmed the following:-  
- The Festival was Saturday, 15 October 2016 between 11am and 5pm  
- The Block Party was named Apple Jam  
- Wheelchair basketball was going ahead  
- Laser Quest was another activity booked for the Festival  
Mr Michel Paine advised that volunteers for the day were required between the hours of 10am to 5.30pm.  
Mr Paine confirmed that the volunteers would be walking around the site, making sure everyone was having fun, ensuring there were no injuries, assisting with the Laser Quest equipment and also watching for unacceptable behaviour (including people under the influence of drugs or alcohol).  
Mr Paine confirmed that volunteers are to email either himself or Mr Fisher and also include the times they are available.  
Mr Paine also advised that anyone interested in being on the Judging Panel at the Talent Quest are to let him know. | Noted. | |
| **7. Skate Competition Update and Update from Skate Park Working Group**  
Mr Aidan Fisher confirmed that he had spoken at the Works and Community Committee Meeting on 20 September 2016 regarding the Skate Park.  
Mr Fisher advised that the matter was then referred to the Council Meeting last night where it was successfully approved to go out to community consultation, with the voting being 6 votes for and 2 votes against.  
Mr Michael Paine confirmed that the Skate Competition was going ahead on 19 November 2016 at the Hunter’s Hill/Gladesville Skate Park. | Noted. | |
| **8. NSW Youth Council Conference 2017 - Update**  
Mr Michael Paine advised that Council has allocated the $30,000 in the budget for the Conference and confirmed that he should know in about two weeks regarding $50,000 applied for through the Youth Opportunities Grant.  
Mr Paine advised that he has prepared a report which will be presented to the Executive Team, wherein he is requesting that the Executive Team approve the set-up of an Internal Council working party to assist with the preparation for the Conference.  
Mr Paine also advised that the ‘Save the Date’ flyer for the Conference has been created and he will email a copy out to all Committee Members once it has been approved by the Executive Team. | Noted. | |
ITEM 7 (continued)

ATTACHMENT 1

MEETING RECORD

Subject: Ryde Youth Council Advisory Committee — Minutes of Meeting
Date: 28 September 2016

<table>
<thead>
<tr>
<th>Details</th>
<th>Action</th>
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<tbody>
<tr>
<td><strong>9. Training</strong></td>
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<tr>
<td>Mr Aidan Fisher confirmed that Consultation Training was being held this Sunday, 2 October 2016 in the Meeting Room Level 1A, 1 Pope Street, Ryde between 1.30pm and 6.30pm. The majority of Committee members confirmed their attendance at the training. Mr Michael Paine requested any Committee members who are not on the closed Facebook page to please ensure that they join prior to Sunday’s training.</td>
<td>Noted.</td>
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<td><strong>10. Standing Item:</strong></td>
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<tr>
<td>Discussion on Topical Item — Stabbing, Party Safety — Response from Ryde Youth Council</td>
<td>Noted.</td>
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<tr>
<td>Due to time constraints, the Committee agreed for this item to be carried over to the next meeting.</td>
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<tr>
<td><strong>11. Confirmation of Next Meeting:</strong></td>
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<tr>
<td><strong>DATE:</strong></td>
<td>Wednesday 26 October 2016</td>
<td>Noted.</td>
</tr>
<tr>
<td><strong>TIME:</strong></td>
<td>6.00pm – 7.30pm</td>
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<tr>
<td><strong>VENUE:</strong></td>
<td>1A Pope Street – Meeting Room to be confirmed</td>
<td></td>
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</tbody>
</table>
The quarterly meeting of the Community Harmony Reference Group was held on Thursday, 22 September 2016.

The primary role of the Community Harmony Reference Group is to:
- Provide advice to Council to ensure that Culturally and Linguistically Diverse (CALD) residents in the City of Ryde are able to participate actively in all aspects of community and civic life and that Council recognises and values the diversity of the community.

The minutes of the last Community Harmony Reference Group are ATTACHED for Councillors’ information.

The next meeting of the Community Harmony Reference Group is scheduled for Thursday, 1 December 2016 in the committee room adjacent to the Council Chambers.

Contact:
- Name: Liz Coad
- Position: Acting Director - City Strategy and Planning
- Contact No: 9952 8190

Attachments
- Minutes of Community Harmony Reference Group Meeting - 22 September 2016
ITEM 8 (continued)

ATTACHMENT 1

MEETING RECORD

<table>
<thead>
<tr>
<th>Present</th>
<th>Apology</th>
<th>Name</th>
<th>Position Title</th>
<th>Organisation</th>
</tr>
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<tbody>
<tr>
<td>x</td>
<td></td>
<td>Councillor Yedeljan OAM</td>
<td>Chairperson</td>
<td>City of Ryde</td>
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<td></td>
<td></td>
<td>Councillor Pendleton</td>
<td>Delegate</td>
<td>City of Ryde</td>
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<td>Councillor Elmekkidjan</td>
<td>Delegate</td>
<td>City of Ryde</td>
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<td>Councillor Li</td>
<td>Delegate</td>
<td>City of Ryde</td>
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<td></td>
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<td>Councillor Laxale</td>
<td>Delegate</td>
<td>City of Ryde</td>
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<tr>
<td></td>
<td></td>
<td>Mr Hugh Lee</td>
<td>Community Representative</td>
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<tr>
<td></td>
<td></td>
<td>Ms Rose Torossian</td>
<td>Community Representative</td>
<td></td>
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<tr>
<td>x</td>
<td></td>
<td>Mr Hassib Ellis</td>
<td>Community Representative</td>
<td></td>
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<tr>
<td>x</td>
<td></td>
<td>Mr Jon Spermarjono</td>
<td>Community Representative</td>
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<tr>
<td></td>
<td></td>
<td>Ms Ying-fan Yvonne Wang</td>
<td>Community Representative</td>
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<tr>
<td></td>
<td></td>
<td>Li Hua Chu</td>
<td>Community Representative</td>
<td></td>
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<tr>
<td>x</td>
<td></td>
<td>Safir Stemmed</td>
<td>Community Representative</td>
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<tr>
<td></td>
<td></td>
<td>Agnes Shim</td>
<td>Community Representative</td>
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<tr>
<td></td>
<td></td>
<td>Kim Lea</td>
<td>Community Representative</td>
<td></td>
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<tr>
<td>x</td>
<td></td>
<td>Kevin Pagaddinnimath</td>
<td>Community Representative</td>
<td></td>
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<tr>
<td>x</td>
<td></td>
<td>Jonathan Nardolhy</td>
<td>Section Manager – Social Policy and Planning</td>
<td>City of Ryde</td>
</tr>
</tbody>
</table>

Additional Attendees

<table>
<thead>
<tr>
<th>Name</th>
<th>Position Title</th>
<th>Organisation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valerie Albert</td>
<td>EA to the Chief Operating Officer</td>
<td>City of Ryde</td>
</tr>
</tbody>
</table>

Details

<table>
<thead>
<tr>
<th>No.</th>
<th>Action</th>
<th>Responsibility and Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Present:</td>
<td>Noted.</td>
</tr>
<tr>
<td>3.</td>
<td>Confirmation of Minutes</td>
<td></td>
</tr>
</tbody>
</table>
### Item 8 (continued)

#### Attachment 1

**Meeting Record**

<table>
<thead>
<tr>
<th>Details</th>
<th>Action</th>
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</thead>
<tbody>
<tr>
<td>The minutes from the meeting of 23rd June 2016 were confirmed and endorsed.</td>
<td>Minutes confirmed and endorsed</td>
<td></td>
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</tbody>
</table>

### 4. Matters Arising

**Guest Speakers**

- The Committee supported Council’s recommendation to run general information sessions on Centrelink pensions, Medicare and Child Support services.
- Council will engage with the Department of Family and Community Services to have a Centrelink representative present at each session.
- Sessions will be specifically targeted towards Centrelink pension holders and new migrants, and will be run in community languages English, Mandarin and Korean.
- It is proposed to have three targeted sessions before the end of this year, between 11:00am and 12:00pm at a Council venue to be confirmed pending attendee numbers.
- Attendee evaluations from these sessions will assist Council in determining the community’s need for information. Future sessions can be tailored around this feedback.
- The information sessions will be promoted through Council’s normal media channels and Committee members are encouraged to promote the sessions to their networks.
- Mr Hassib Elias advised that he was happy to volunteer to assist in providing information support, especially to new migrants.
- Mr Salih Siram suggested that Mr Elias contact the Settlement Services International regarding their information sessions for new migrants which provides details on social services, housing, rental, orientation to Australia, schooling, health system, police services, etc.

**Cultural Event**

- The Committee agreed to hold a cultural event in March 2017 to align with Harmony Day 2017.
- It was proposed that the event be held at the Civic Hall (preferred location) or West Ryde Community Hall.
- Council can support the event but the organisation must be carried out by the Committee. A working party will be

---

Jonathan Nancev to provide Members with details on session times and locations before the next meeting.  

Jonathan Nancev before 1 December 2016.
ITEM 8 (continued)

MEETING RECORD

Subject: Community Harmony Reference Group  
22nd September 2016

<table>
<thead>
<tr>
<th>Details</th>
<th>Action</th>
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</table>
| formed to further discuss and plan for the event.  
- Council agreed to provide the venue and potentially a PA system.  
- Mr Kevin Pegaddinimmith requested that Council considers holding the event in April 2017 due to an ASAF/Macquarie University Film Festival being held in March 2017.  
- It was noted by the Committee that the close of for applications under the NSW Multicultural Council Grant Program had past and that represented community groups of this Committee had not applied.  
- The Committee agreed to explore Council’s Small Grants program for a community cultural event to be held in March or April 2017.  
- The Small Grants category was designed to help smaller community groups and organisations with limited resources to respond to changing or unforeseen situations that fall outside of the annual Community Grants cycle, in an easy and accessible way.  
- Funding for the Small Grants Program is capped at $1,000 per grant application.  
- Organisations may apply for a Small Grant once per financial year. | Kevin Pegaddinimmith to provide Jonathan Nanlohy with confirmed date of ASIF event. Jonathan Nanlohy to consider the date for this event and advise members at the next Community Harmony Reference Group Meeting. | Jonathan Nanlohy, 1 December 2016. |

| | | | Jonathan Nanlohy to follow up with Jon Scermaiprpa, before the next meeting, regarding their organisation’s application for a small grant. | Jonathan Nanlohy before 1 December 2016. |

5. General Discussion/Other Business

Local Government Amalgamation

Mr Jonathan Nanlohy provided an update on the proposed Council amalgamation using following information from the Acting General Manager’s communication to City of Ryde staff - information as follows:  
- Justice Moore of the Land and Environment Court delivered his decision in respect of a number of proceedings relating to the Proposed Mergers on Tuesday afternoon, 20 September 2016.  
- With respect to the proceedings involving City of Ryde i.e. Hunters Hill and Lane Cove Council proceedings, the Court decided the following:  
  - (a) The complaints made by Lane Cove Council and Hunter Hill Council are without foundation;  
  - (b) The challenges by Lane Cove Council and Hunter Hill Council are rejected and the proceedings are dismissed; and  
  - (c) Immediately after 4 October 2016 the Court will order that the unsuccessful parties (being Lane Cove and Hunters Hill Councils) must pay the costs of the Crown
ITEM 8 (continued)

ATTACHMENT 1

MEETING RECORD

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<tr>
<td>parties unless any party applies to the Court for a different order in this regard. City of Ryde’s will make legal representatives to file the appropriate proceedings to have Ryde Council excluded from any costs order.</td>
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<tr>
<td>- The Crown, on behalf of the Minister for Local Government also gave a commitment to the Court that no steps would be taken to effect the amalgamation until after midnight 27 September 2016.</td>
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<tr>
<td>- This basically means the City of Ryde could be amalgamated as soon as next Wednesday, 28 September 2016 as previously the Minister has proclaimed the new merged Councils at the earliest opportunity.</td>
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<tr>
<td>- However, it is believed this is unlikely as Hunters Hill Council has indicated its intention to appeal this decision. If this occurs, Hunters Hill Council will have a further 28 days to confirm if they will formally appeal. Therefore this action would mean the proclamation in respect of our Proposed Merger would be deferred.</td>
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Social Inclusion Video and Screenings

- As part of Social Inclusion Week 2016, Council will hold an event to screen the following 15 minute films:
  - Unified Ryde
  - Footprints (Ivanhoe Estate residents)
- The event will take place at Ryde Library from 6:00pm on Tuesday, 22 November 2016 for approximately two hours and will include Q&A, performances from different communities. Likely numbers for this event is 60-80 people.
- The Committee requested that Council seek participation from the Salvation Army.
- The event is a good opportunity to send a strong message about what an inclusive community looks like.
- Further details regarding this event program will be provided to the Committee in due course.
- The Committee members are encouraged to attend the event.

Centrelink Information Sessions

- This item was discussed under item 4 above.

Community Meeting Spaces

Jonathan Nalhoby to provide Members with an update on the event details/program once confirmed.

Jonathan Nalhoby before 22 November 2016.
ITEM 8 (continued)

ATTACHMENT 1

MEETING RECORD

<table>
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</table>
| - Council is considering having an office space at West Ryde Community Cottage available for community hire one day a week.  
- The new Council Chambers at Level 1a, 1 Pope Street will be available from Tuesday, 27 September 2016. Details regarding the layout and meeting room availability will be provided to the Committee. | Jonathan Nainlohy, at next meeting, to confirm meeting room availability at Level 1a, 1 Pope Street for future Community Harmony Reference Group Meetings. | Jonathan Nainlohy, 1 December 2016. |

7. **Date of next meeting**

   Thursday 1 December 2016.
   Level 1A Pope Street Council Meeting Room

   Jonathan Nainlohy, at the next meeting, to provide an update to members on the future of the Community Harmony Reference Group and meetings in 2017.

   Jonathan Nainlohy, 1 December 2016.
DECOMMISSIONING OF CIVIC CENTRE - AS AT 28 OCTOBER 2016

This item is provided to update Councillors on the actions being undertaken by the organisation to systematically decommission the Civic Centre.

As Councillors would be aware, staff have been relocating from the Civic Centre since May 2016, with the majority of staff moving to the North Ryde Office (NRO) on Friday 13 May 2016 and the Customer Service Centre relocating to 1 Pope Street on 25 July 2016.

Council and Committee meetings remained at the Civic Centre until the new Council Chambers were officially opened on Level 1A Pope Street on 27 September 2016. It should also be noted that a major proportion of the City Works and Infrastructure Directorate have also been relocated to NRO in September 2016.

At the request of the Executive Team, a working group of staff was set up to manage the decommissioning of the Civic Centre. The working group have completed the bulk of the identified actions within set timeframes.

The actions identified and timelines set by the Executive Team, included the cessation of all operations from the building and vacating the site. Restricted access to the Civic Centre is now in place for essential maintenance works only (e.g. air conditioning, lift maintenance, fire systems etc). A number of actions including the recording, storage, photographic inventory and relocation of historical items to 1A Pope Street have been completed.

In accordance with Council’s resolution from 26 July 2016, Council staff have held meetings with the NSW Police Force and other agencies concerning the use of the Civic Centre as a training venue. These meetings are ongoing and will include a walk through the facility to finalise the make good conditions at the conclusion of the exercises. Subject to the outcome of negotiations with the NSW Police Force, the use of the Civic Centre as an emerging training site will be formalised between the parties.

Once this arrangement has been formalised and prior to commencing, a further update will be provided to Councillors.

In relation to the risks associated with the Civic Centre being vacant, and given that the site is a local landmark, the following actions will be implemented:

1. Vinyl wrap/signage of the ground floor windows. The wrap would include directions to other Council locations, detailing operating times, recycling station locations etc;
2. Roof top flags have been renewed and will remain

Contact:
Name: Rafik Meleka
Position: Senior Coordinator – Risk and Insurance
Contact No: 9952 8213
10 COURT JUDGEMENT - REDCAPE HOTEL GROUP PTY LTD V CITY OF RYDE COUNCIL. APPEAL UPHELD.

Council had refused the development application No. LDA2015/263 (the DA) for the construction of a hotel (“Red Lantern Hotel”) comprising bar, dining and gaming areas with parking for over 45 cars at 115 Rowe Street Eastwood (adjacent to the Eastwood Hotel).

A Class 1 Appeal pursuant to the provisions of S97 of the Environmental Planning and Assessment Act 1979 (EPA Act) against the refusal of the DA was lodged by the proponent on 21 January 2016.

The appeal was subject to mandatory conciliation on 12 April 2016. As agreement was not reached on a number of matters, the conciliation conference was terminated on 24 May 2016. The Court granted leave on 7 June 2016 for the applicant to lodge amended proposal with revised documentation.

The issues of contention based on the amended proposal is summarised as following:
- Inadequate car parking and various impacts associated with it;
- Likely to result in unacceptable social impacts on the local community;
- The proposal will result in clustering of hotels and licenced premises in the locality;
- There would be an increased migration between premises in the locality;
- Objections raised by the Eastwood Police;
- Inadequate Plan of Management.

The matter was set down for full hearing on 17-18 October 2016.

In determining the matter, the Commissioner (Ms Susan O’Neill) made the following notable comments:
- The addition of another hotel will result in cluster of hotels as agreed by the experts. However, the clustering of four hotels and a club in the Eastwood town centre is primarily a function of the zoning as hotels are a permissible use in the B4 zone;
- The experts agreed that Eastwood currently has a lower density of hotels than NSW and the density would still remain lower than NSW if consent was granted to the proposal;
- The Court accepts that the density of liquor licenses is relatively low in the Ryde LGA;
- The agreed Plan of Management adequately deals with any risks in relation to migration of patrons;
- The provision of an agreed monetary contribution under Section 94 of the EPA Act satisfactorily addresses the Council’s contention regarding the short-fall of parking provided on the site.

The Land and Environment Court has upheld the above appeal and has approved the application subject to conditions. A copy of the L&E Court judgement/decision is attached for your information.
ITEM 10 (continued)

This decision is disappointing for Council who had refused the application with the support of the NSW Police and the local community based on social impacts in the locality from yet another licenced premises with gaming facilities. Council’s legal team are reviewing the judgement.

Contact:
Name: Liz Coad
Position: Acting Director - City Strategy and Planning
Contact No: 9952 8190

Attachments
1 LE Court Judgement - Appeal Upheld - 115 Rowe Street Redcape v Ryde
Land and Environment Court
New South Wales

Case Name: Redcape Hotel Group Pty Ltd v City of Ryde Council

Medium Neutral Citation:

Hearing Date(s): 17-18 October 2016
Date of Orders: 28 October 2016
Date of Decision: 26 October 2016

Jurisdiction: Class 1

Before: O'Neill C

Decision:
1. The appeal is upheld.
2. Development Application No. LDA2015/283 for the construction of a new building containing a hotel on the ground level comprising bar, dining and gaming areas, with three levels of parking over for 45 cars and a rear loading area to be shared by the proposal and the adjoining hotel, is approved, subject to the conditions of consent at Annexure 'A'.
3. The exhibits, other than exhibits 1 and 3, are returned.

Catchwords:
DEVELOPMENT APPLICATION: construction of a new hotel; social impacts within the locality.

Legislation Cited:
Environmental Planning and Assessment Act 1979
Land and Environment Court Act 1979

Cases Cited:
Waugh Hotel Management Pty Ltd v Marrickville Council (2009) 171 LGERA 112
Hoxton Park Residents Action Group Inc v Liverpool City Council (2011) 184 LGERA 104
BGP Properties Pty Limited v Lake Macquarie City Council [2004] NSWLEC 399
Motto Farm Pty Ltd v Port Stephens Council [2011] NSWLEC 1293
Martin Morris & Jones Pty Ltd v Shoalhaven City Council [2012] NSWLEC 1280
Cardno Pty Ltd v Campbelltown City Council [2013]
ITEM 10 (continued)

ATTACHMENT 1

NSWLEC 1056

Texts Cited:

Category: Principal judgment

Parties: Redcape Hotel Group Pty Ltd (Applicant)
City of Ryde Council (Respondent)

Representation: Counsel:
Mr M. Staunton barrister (Applicant)
Mr P. Clay SC (Respondent)

Solicitors:
Mills Oakley Lawyers (Applicant)
City of Ryde Council (Respondent)

File Number(s): 152949 of 2016

Publication Restriction:

JUDGMENT

1 COMMISSIONER: This is an appeal pursuant to the provisions of s 97 of the
Environmental Planning and Assessment Act 1979 (EPA Act) against the
refusal of Development Application No. LDA2015/283 for the construction of a
new building, containing a hotel on the ground level, comprising bar and
dining areas and gaming areas, with three levels of parking over for 45 cars
and a rear loading area to be shared with the adjoining hotel (the proposal), at
111 Rowe Street, Eastwood (the site) by the City of Ryde Council (the
Council).

2 The appeal was subject to mandatory conciliation on 12 April 2016, in
accordance with the provisions of s 34 of the Land and Environment Court Act
1979 (LEC Act). As agreement was not reached during the conciliation
phase, the conciliation conference was terminated on 24 May 2016, pursuant
to s 34(4) of the LEC Act. Leave was granted by the Court on 7 June 2016 for
the applicant to rely on an amended proposal.
ITEM 10 (continued)

ATTACHMENT 1

Issues

3. The Council's contention in the matter is that the proposal will have unacceptable social impacts within the locality for the following reasons:

- The proposal will result in a cluster of three hotels and a registered club within a 100m radius, increasing the density of hotels in the area, which will increase the likelihood of alcohol related harm within the locality;

- The immediate locality is vulnerable to the exacerbation of such harms noting the vulnerable demography; existing crime hot spots related to non-domestic assault, robbery and malicious damage, centred on existing hotels and the railway station; the proximity of residential uses; and areas of poor surveillance including the railway underpass;

- The deficit in parking to be provided by the proposal will increase the likelihood that hotel patrons will park in surrounding streets, exacerbating amenity and safety impacts in surrounding residential areas including impacts related to drunkenness, anti-social behaviour, violence and noise, nuisance and annoyance; and

- There is likely to be increased migration between premises, including by those who have been excluded from or denied access to other licenced premises in the locality.

4. During the hearing, the applicant amended the Plan of Management (exhibit F) to accord with the agreement of the planning experts. The amended Plan of Management cures the contention raised by the Council regarding an inadequate Plan of Management; however, Mr Clay SC submits that a Plan of Management is unable to address the off-site impacts of the proposal within the locality as its commitments are inevitably ineffective beyond the immediate site.
ITEM 10 (continued)

ATTACHMENT 1

The site and its context

5 The site is the existing car park of The Eastwood Hotel. The Eastwood Hotel, at 115 Rowe Street, is on the corner of Railway Parade and Rowe Street. The site is to the east of The Eastwood Hotel, on the northern side of Rowe Street. Rowe Street, which forms part of the town centre of Eastwood, contains retail and commercial premises, with some shop-top housing.

6 Eastwood Railway Station is on the western side of Railway Parade.

7 Development approval was recently granted for a new hotel at 75 Rowe Street, 'Moko's Heathers Kitchen' with a patron capacity of 140 people.

8 The Landmark Hotel is at 20 West Parade, Eastwood, on the western side of Eastwood Railway Station and is accessible from the site via a pedestrian underpass. The Eastwood Club is at 6A Hillview Road, Eastwood, to the west of the Landmark Hotel.

The proposal

9 The proposal is for a new hotel, “Red Lantern Hotel”, with pedestrian entry from Rowe Street and a rear entry from Rowe Lane and bar, dining and gaming areas on the ground floor, with three floors of parking for 45 cars over, accessed via a ramp from the rear lane. The proposal includes a loading bay accessed from Rowe Lane to be shared with The Eastwood Hotel.

10 The proposed hours of operation are 10am until midnight Monday to Saturday and 10am until 10pm on Sundays.

11 The maximum number of persons permitted in the building is 220 (condition 5, exhibit E).

12 The proposal will operate in accordance with a Plan of Management (exhibit F).
ITEM 10 (continued)

ATTACHMENT 1

Planning framework

13 Section 79C of the EPA Act relevantly includes the following:

79C Evaluation
(1) Matters for consideration—general
   In determining a development application, a consent authority is to take into
   consideration such of the following matters as are of relevance to the
   development the subject of the development application:
   (b) the likely impacts of that development, including environmental
       impacts on both the natural and built environments, and social and
       economic impacts in the locality

14 The site is zoned B4 Mixed Use pursuant to the Ryde Local Environment Plan
    2014 (LEP 2014) and the proposal is permissible with consent. The relevant
    objectives of the B4 zone are:

    • To provide a mixture of compatible land uses.

    • To integrate suitable business, office, residential, retail and other
      development in accessible locations so as to maximise public transport
      patronage and encourage walking and cycling.

Public submissions

15 Superintendent Duncan of the Ryde Local Area Command of the NSW Police
    Force provided evidence on site at the commencement of the hearing. The
    concerns of the police in relation to the proposal can be summarised as:

    • The proposal will result in negative social impacts and increasing the
      number of licensed premises within the area will correlate to an
      increase in alcohol related crime. Eastwood has a higher incidence of
      alcohol related crime when compared to other suburbs in the LGA and
      LAC.

    • The site is unsuitable as the premises is located within an alcohol free
      zone. The proposal does not offer anything that is not already offered
      close to the site. There are sufficient existing liquor outlets provided in
      the community.
ITEM 10 (continued)

ATTACHMENT 1

- The Eastwood Hotel has later trading hours when compared with the proposal and patrons of the proposal will be able to enter The Eastwood Hotel directly after the proposal closes, without having to enter the street and so without RSA [Responsible Service of Alcohol] checks being completed.

- Which premises will be responsible for the security of the area between the two premises?

- The proximity of the two premises will create difficulties for police investigated licensing breaches being able to determine which premises a patron has attended.

- If the proposal is approved, a condition imposing the Plan of Management on the consent is requested.

16 Superintendent Duncan’s objection to the proposal in regard to RSA checks not being completed when patrons of the proposal move premises to The Eastwood Hotel and whether the proposed hotel will be responsible for the security of the area between the two hotels is addressed by the Plan of Management (exhibit F) ‘Security Street Patrol’.

17 Mr Koh provided evidence on site at the commencement of the hearing on behalf of the Korean Chamber of Commerce in Eastwood, Epping & Ryde Inc. His objection to the proposal can be summarised as follows:

- Eastwood is already sufficiently serviced with venues for patrons to enjoy the services of drinking and gambling with gaming machines; and

- There are 60 gaming machines in the area and they have a negative social impact within the Korean community.
ITEM 10 (continued)

18 Mr Koh was informed by Mr Clay SC that the Court is not permitted to refuse development consent for a reason that relates to the operation of approved gaming machines in a hotel.

Expert evidence

19 The Council relied on the social planning expert evidence of Dr Judith Stubbs and the applicant relied on the social planning expert evidence of Associate Professor Roberta Ryan.

20 Evidence on planning issues was provided by Mr Jon Shillito on behalf of the applicant and Mr Jeff Mead on behalf of the Council. The planning experts provided a joint report (exhibit 7) and were not required for cross-examination. Evidence on traffic issues was provided by Mr Paul Corbett on behalf of the applicant and by Mr Daniel Pearse on behalf of the Council. The traffic experts provided a joint report (exhibit 3) and were not required for cross examination.

Consideration

Parking

21 The traffic experts agreed that the proposal, which includes 45 parking spaces (of which 27 spaces are to replace the existing off-street parking provided on the site for the patrons of The Eastwood Hotel), falls short of the parking demand by 16 car parking spaces.

22 The parties agreed that the parking shortfall of 16 car parking space can be addressed by way of a monetary contribution of $574,183.84 towards the provision or improvement of amenities or services, pursuant to s 94 of the EPA Act (condition 32, exhibit E).

23 The Council submits that while the parking contention is cured by the monetary contribution, the shortfall of 16 parking spaces will result in those cars being parked on the street, at least until the appropriate infrastructure is
provided, and the additional on-street parking will result in amenity impacts on residents in the nearby area.

24 The social planning experts agreed that the deficit in parking spaces on the site will increase the likelihood that hotel patrons will park in surrounding streets, which will increase the likelihood of impacts in the locality related to drunkenness, including anti-social behaviour, violence and noise, nuisance and annoyance.

25 I am satisfied that the provision of an agreed monetary contribution under s 94 of the EPA Act satisfactorily addresses the Council’s contention regarding the short-fall of parking provided on the site. By accepting the monetary contribution, the Council is taking responsibility for the provision of appropriate infrastructure to accommodate the 16 car parking spaces and any interim impacts caused by a delay in the provision of that infrastructure must be dealt with by the Council by providing an appropriate and temporary alternative to the infrastructure.

**Social impact**

26 The assessment of the likely social impacts of the proposal focuses on the risk of alcohol related harm in the locality. The extent of likely social impacts and whether the proposal adequately mitigates those impacts is the only dispute between the parties. Past decisions of the Court and appellate courts have established a framework for considering social impacts resulting from alcohol related harm in relation to a proposal for a liquor outlet. Those decisions reveal the following principles that may assist in determining the relevant considerations for likely social impacts of a proposed development for a liquor outlet within a locality:

- Section 79C(1)(b) of the EPA Act requires the Court to consider "the likely impacts of that development, including ... social ... impacts in the locality", where the reference to "likely" impacts means "a real chance
ITEM 10 (continued)

ATTACHMENT 1

or possibility”: (Hoxton Park Residents Action Group Inc v Liverpool City Council (2011) 184 LGERA 104 at [48]).

- “Locality” in s 79C(1)(b) is not defined in the EPA Act and is a question of fact; the identification of what constitutes a relevant impact in a particular case and what constitutes the appropriate locality within which to consider the impact is for the consent authority to determine, subject to identifiable outer limits of connotation (Randall Pty Ltd v Willoughby City Council (2005) 144 LGERA 199 at [42]). The locality should be confined so as to enable a meaningful consideration of the impacts of the addition of the proposed development (Martin Morris & Jones Pty Ltd v Shoalhaven City Council [2012] NSWLEC 1280 at [68]). Experts in matters before the Court have often identified a primary and secondary locality.

- Whether the location of the site, such as on a main road, makes it accessible to a wide area and consequently broadens the patronage of the proposal (Martin Morris & Jones Pty Ltd v Shoalhaven City Council [2012] NSWLEC 1280 at [96] and Motto Farm Pty Ltd v Port Stephens Council [2011] NSWLEC 1293 at [71]).

- Weight must be given to the zoning in the resolution of a dispute as to the appropriate development of any site, although the fact that a particular use is permissible may be a neutral factor (BGP Properties Pty Limited v Lake Macquarie City Council [2004] NSWLEC 399 at [117]) As liquor outlets are a legal land use, some degree of impact is consequently deemed to be acceptable by society (WWL Consulting Pty Ltd v Marrickville Council [2011] NSWLEC 1161 at [71] and Motto Farm Pty Ltd v Port Stephens Council [2011] NSWLEC 1293 at [75]).

- The socio-economic demography of the locality is a relevant consideration because there is generally agreement that the relevant literature has established a correlation between social disadvantage and increased vulnerability to alcohol related harm (WWL Consulting
ITEM 10 (continued)

ATTACHMENT 1

Pty Ltd v Marrickville Council [2011] NSWLEC 1161 at [52] and [89], Cardno Pty Ltd v Campbeltown City Council [2013] NSWLEC 1056 at [41], Motto Farm Pty Ltd v Port Stephens Council [2011] NSWLEC 1293 at [66]). The socio-economic characteristics of a locality are established using Australian Bureau of Statistics (ABS) Socio-Economic Indexes for Areas (SEIFA) based on the most recent census data.

- The prevalence of alcohol related crime in the locality is a relevant consideration, including "hot spots" for alcohol related violence as determined by the NSW Bureau of Crime Statistics and Research (BOCSAR). A Crime Prevention through Environmental Design (CPTED) analysis may be appropriate in order to identify crime risk and minimise opportunities for crime.

- The use of academic literature and surveys can be helpful in assessing the likely social impacts of a liquor outlet, however, the provision of evidence should be proportional to the concern raised (Motto Farm Pty Ltd v Port Stephens Council [2011] NSWLEC 1293 at [55] and [98]).

- The relationship between the type of liquor outlet and the socio-economic demography of the locality may be a relevant consideration (Cardno Pty Ltd v Campbeltown City Council [2013] NSWLEC 1056 at [26]) and the relationship between the price of liquor and demand may be a relevant consideration (Martin Morris & Jones Pty Ltd v Shoalhaven City Council [2012] NSWLEC 1280 at [93]).

- The density of liquor outlets in the vicinity of the site is a relevant consideration, including whether the proposal contributes to a cluster of liquor outlets or is within an entertainment precinct, notwithstanding that the density of liquor outlets may be reflective of the zoning where the only zone in which a liquor outlet is a permissible use is within a town centre.
ITEM 10 (continued)

ATTACHMENT 1

- Whether existing uses in the immediate context of the proposal result in the proposal being inappropriate (Cardno Pty Ltd v Campbelltown City Council [2013] NSWLEC 1056 at [42]-[44]).

- The Court, as the consent authority, is not permitted to refuse development consent for a reason that relates to the installation, keeping or operation of approved gaming machines in a hotel or registered club (Waugh Hotel Management Pty Ltd v Marrickville Council (2009) 171 LGERA 112 at [41]).

- Whether the identified likely social impacts of the proposal in the locality are able to be adequately mitigated by the management and other strategies proposed.

Locality

27 The experts agreed that the locality, for the purpose of s 79C(1)(b), comprises an immediate locality within 500m to 1000m of the site. The suburb of Eastwood is a secondary locality. I accept their agreement.

Socio-economic character of the locality

Immediate locality

28 According to Dr Stubbs, the demography of the immediate locality has an SEIFA index of relative disadvantage that places the area in the lowest third of areas within NSW and it is in the lower 13th percentile of NSW areas for SEIFA index of economic resources.

29 The immediate locality has a greater proportion of young males when compared to the concentration of young males in the wider Ryde Local Government Area (LGA).

30 The immediate locality has a greater proportion of apartments and a high rate of private rental accommodation when compared to the Ryde LGA.
ITEM 10 (continued)

31 The immediate locality has a high proportion of the population born in China and South Korea when compared to the Ryde LGA and Greater Sydney. A high proportion of the population born overseas does not necessarily indicate an increased vulnerability to alcohol related harm \( (WWL \ Consulting \ Pty \ Ltd \ v \ Marrickville \ Council \ [2011] \ NSWLEC \ 1161 \ at \ [87]) \).

32 The immediate locality within the 500m radius of the site has a population with a higher level of education when compared to the Ryde LGA.

**Secondary locality**

33 The experts agreed that within a 1km radius of the site the population is substantially less disadvantaged on average, with a SEIFA disadvantage score in the 59th percentile for NSW, as Eastwood is a relatively advantaged suburb.

34 There is an area extending approximately 1km from the site to the north, towards Epping, which is significantly more disadvantaged than average across a range of indicators. Given the proximity of the area to the north of the site to Macquarie University and coupled with Associate Professor Ryan’s evidence that the area has a higher educational status that average and a significantly higher number of people attending a tertiary educational institution when compared to NSW; I am not convinced that the indicators of disadvantage in this particular area necessarily correlate with increased vulnerability to alcohol related harm.

35 I am satisfied that the risk profile within the locality is not cohesively one of disadvantage which would alone warrant refusal of the application.

**The prevalence of alcohol related crime in the locality**

36 In relation to the Council’s contention regarding the vulnerability of the locality to the exacerbation of social harms, I accept the evidence of Superintendent Duncan in his letter of objection, sent on behalf of the NSW Police Force, which includes the statement, ‘Police do not dispute the Ryde Local
ITEM 10 (continued) ATTACHMENT 1

Government Area and Ryde Local Area Command has a lower rate of alcohol related crime than many other Local Government Areas and policing commands within the State of NSW (exhibit 2, tab 11). I am satisfied that the proposal will not have a sufficiently deleterious impact on the identified crime ‘hot spots’ in the Eastwood area so as to warrant the refusal of the proposal.

Density of hotels in the locality

37 I accept the agreed evidence of the experts that the addition of another hotel will result in a cluster of hotels; as there will be three hotels within 70m following the recent approval at 75 Rowe Street, there will be four hotels within 200m including the Landmark Hotel; and there is a registered club within 250m of the proposal.

38 The experts agreed that alcohol related impacts are generally experienced closer to licenced premise and the immediate vicinity of the hotel can be adequately managed by the Plan of Management (exhibit F).

39 The experts agreed that there is a high density of pedestrians within the Eastwood Town Centre and railway station and the lighting of the public domain is poor in some areas and there is a lack of footpaths.

40 The experts agreed that the immediate area of the site is busy until approximately 10pm and then becomes considerably quieter. They agreed the proposal will attract more people to the Eastwood town centre in the later part of the evening after 10pm. There will be an increased risk of conflict when patrons of the proposal move to other hotels with later trading hours and increased migration between the hotels is likely due to increased choice.

41 I am satisfied that the agreed Plan of Management (exhibit F) adequately deals with any risks in relation to migration of patrons (to the extent that it can within the immediate vicinity of the site) because the proposed hotel will be responsible for the security of the area between the two hotels and around and within the proposed hotel.
ITEM 10 (continued)

The experts agreed that Eastwood currently has a lower density of hotels than NSW and the density would remain lower than NSW if consent is granted to the proposal, with a density of hotels that is less than 2 per 1000 residents. In terms of liquor outlet density and assault incidents, density is positively associated with the rate of assault, controlling for socio-demographic variables ('The effect of liquor licence concentrations in local areas on rates of assault in New South Wales' by Neil Donnelly, Patricia Menendez and Nicole Mahoney in Crime and Justice Bulletin Number 181 December 2014 [Donnelly article] exhibit 6). The density of hotels per 1000 population if consent is granted to the proposal places the Ryde LGA within the lowest range for DV assault rate (see Figure 1). The Donnelly article concludes that increases in the density of hotels above 2 per 1000 residents are of greater concern than increases in the density of premises with other types of liquor licence. The experts agreed that while the Donnelly article is comprehensive, it is limited by the fact that the research carried out counted hotels and not patron capacity or sales.

Figure 1 from 'The effect of liquor licence concentrations in local areas on rates of assault in New South Wales' by Neil Donnelly, Patricia Menendez and Nicole Mahoney in Crime and Justice Bulletin Number 181 December 2014 (exhibit 6)

I accept the agreement of the experts that the density of liquor licences is relatively low in the Ryde LGA, being less than 2 per 1000 residents, and I am satisfied that the clustering of four hotels and a club in the Eastwood town
centre is primarily a function of the zoning, as hotels are a permissible use in the B4 zone but not in the nearby R4 and R2 zones, pursuant to LEP 2014.

Conclusion

44 I accept the agreement of the social planning experts that the locality, for the purposes of s 97C(1)(b), comprises an immediate locality within 500m to 1000m of the site and the suburb of Eastwood is a secondary locality.

45 I am satisfied that the risk profile of the locality is not cohesively one of disadvantage, and that the lower than average SEIFA indexes for income, employment and private rentals in some pockets of both the immediate and secondary localities are not reflective of disadvantage that necessarily correlates with increased vulnerability to alcohol related harm, as the indexes may in part be explained by high proportion of university students and non-English speaking residents living in the area.

46 I accept the agreement of the experts that the density of liquor licences is relatively low in the Ryde LGA and I am satisfied that the clustering of four hotels and a club in the Eastwood town centre is primarily a function of the zoning, as hotels are a permissible use in the Eastwood town centre zone but not in the surrounding residential zones. I am satisfied that the density of hotels created by the proposal is acceptable and that any increased risk of social impacts caused by the proposal are adequately mitigated by the agreed management strategies proposed in the Plan of Management (exhibit F), including the limited opening hours of the proposal when compared to existing consents and the presence of security personnel on the site, and because the proposal is well serviced by public transport, both rail and bus.

47 I accept the agreement of the parties that the Plan of Management provides adequate measures to satisfactorily manage the proposed hotel within the immediate vicinity of the site. The Plan of Management (Annexure ‘B’) is imposed on the consent, as it is attached to the conditions of consent (Annexure ‘A’) at condition 111.
ITEM 10 (continued)

Orders

48 The orders of the Court are:

1. The appeal is upheld.
2. Development Application No. LDA2015/283 for the construction of a new building containing a hotel on the ground level comprising bar, dining and gaming areas, with three levels of parking over for 45 cars and a rear loading area to be shared by the proposal and the adjoining hotel, is approved, subject to the conditions of consent at Annexure 'A'.
3. The exhibits, other than exhibits 1 and C, are returned.

Susan O'Neill
Commissioner of the Court