14 NOVEMBER 2013

NOTICE OF MEETING

You are advised of the following meeting:

TUESDAY 19 NOVEMBER 2013.

Works and Community Committee Meeting No. 17/13

Committee Room 1, Level 5, Civic Centre, 1 Devlin Street, Ryde - 5.00pm
**Meeting Date:** Tuesday 19 November 2013  
**Location:** Committee Room 1, Level 5, Civic Centre, 1 Devlin Street, Ryde  
**Time:** 5.00pm

### NOTICE OF BUSINESS

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CONFIRMATION OF MINUTES - Meeting held on 5 November 2013

Report prepared by: Meeting Support Coordinator
File No.: CLM/13/1/2/2 - BP13/1565

REPORT SUMMARY

In accordance with Council's Code of Meeting Practice, a motion or discussion with respect to such minutes shall not be in order except with regard to their accuracy as a true record of the proceedings.

RECOMMENDATION:

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

ATTACHMENTS

1 Minutes - Works and Community Committee - 5 November 2013
ITEM 1 (continued)

Works and Community Committee
MINUTES OF MEETING NO. 16/13

Meeting Date: Tuesday 5 November 2013
Location: Committee Room 1, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.05pm

Councillors Present: Councillors Perram (Chairperson), Li, Pendleton, Petch and Simon.

Apologies: Nil.

Staff Present: Acting Group Manager – Community Life, Group Manager - Public Works, Manager – Infrastructure Integration, Section Manager – Traffic, Transport and Development, Manager – Asset Systems and Executive Assistant to Mayor and Councillors.

DISCLOSURES OF INTEREST

Councillor Pendleton disclosed a Less than Significant Non-Pecuniary Interest in Item 3 Part (e) – Traffic and Parking Matters presented to Ryde Local Traffic Committee held on 26 September 2013 for the reason that she lives in Parkes Street, Ryde.

1 CONFIRMATION OF MINUTES - Meeting held on 15 October 2013

RESOLUTION: (Moved by Councillors Petch and Pendleton)

That the Minutes of the Works and Community Committee 15/13, held on Tuesday 15 October 2013, be confirmed.

Record of Voting:

For the Motion: Unanimous

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

2 11 FIRST AVENUE, EASTWOOD - Stormwater Drainage

Note: A letter from David Pain & Co, Solicitors dated 1 November 2013 was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Perram and Petch)

(a) That Council endorse the options listed in the ATTACHMENT and a detailed design now be prepared.

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
ITEM 1 (continued)

(b) That following final agreement from the property owner, works be carried out this financial year.

Record of Voting:

For the Motion: Unanimous

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

3 TRAFFIC AND PARKING MATTERS PRESENTED TO RYDE LOCAL TRAFFIC COMMITTEE held on 26 September 2013

Note: Councillor Pendleton disclosed a Less than Significant Non-Pecuniary Interest in Part (e) of this Item for the reason that she lives in Parkes Street, Ryde.

RESOLUTION: (Moved by Councillors Petch and Pendleton)

(a) That Council install “No Stopping” signs along Clermont Avenue outside No. 22 for approximately 20 metres.

(b) That Council removes the existing “Bus Zone” signs on the north-western side of See Street opposite Angas Street.

(c) That in relation to the requests for Traffic Calming Devices:

(i) Council develop a proforma approach to deter speeding along residential streets such as 'Eastview Avenue, North Ryde', that do not have a recorded incident history. Inclusive of measures that inform drivers of the speed i.e. interactive mobile VMS signs that display, visually, the vehicle speeds.

(ii) Council undertake further consultation in relation to Frances Road, Putney and education regarding awareness of traffic speeds with the management of the preschool.

(d) That Council introduce the following measures for Winbourne Street, West Ryde, subject to RMS concurrence:

(i) Undertake the following modifications to the Pedestrian Crossing on Winbourne Street:

- Remove the islands, non-standard hazard warning signs and associated line-marking at the pedestrian crossing on Winbourne Street in order to match RMS Technical Directions TDT2001/04;
- Remove the stop lines at the crossing;
- Introduce a continuous double centre line;
- Introduce zig zag lines;
ITEM 1 (continued)

- Replace the existing pedestrian crossing signs (R3-1) with fluorescent signs; and
- Replace existing “Children Crossing” and “Crossing Ahead” signs with fluorescent signs;

(ii) Provide additional linemarking on Winbourne Street near the intersection with Marsden Road.

(iii) Review the traffic and pedestrian conditions near the speed hump on Brush Road to determine if RMS warrants for a pedestrian crossing are satisfied. These results to be tabled at a future Traffic Committee meeting.

(iv) An Operational Traffic Management Plan for the pick-up and drop-off of children be formulated in consultation with both schools (“Primary” and “Secondary”) and the child care centre.

(e) That Council undertake the following measures on Parkes Street, Ryde:

(i) Uniform application of No Stopping restrictions for 20 metres as practicable at all intersecting streets with Parkes Street (between Belmore Street and Bowden Street);

(ii) Introduction of a centre-line on all intersections adjoining Parkes Street between Bowden Street and Belmore Street;

(iii) Introduction of “Bus Zone” signs at the existing bus stops on Parkes Street;

(iv) Installation of Speed Cushions at the Parkes Street approach to the Bowden Street roundabout following further consultation with RMS.

(v) Introduction of a “No Right Turn” sign and a left turning pavement marking to prevent motorists from turning right into Blaxland Road from Belmore Lane;

(vi) The adjustment of the centre-line pavement marking on Belmore Street, near the intersection with Parkes Street, further west in order to facilitate the left and right turn movements into Belmore Street will be the subject of a further report to the Traffic Committee to resolve speed issues.

(vii) Replacement of damaged guard rails, as practicable.

(f) That in relation to Buffalo Road, Ryde:

(i) Council install “No Stopping 7.30am – 9.00am and 2.30pm – 4.00pm Monday - Friday” signs along the bend of Buffalo Road between Providence Street and Bright Street for a distance of approximately 60 metres on the southern kerbside and 50 metres on the northern kerbside, to improve driver safety when manoeuvring the carriageway.
ITEM 1 (continued)

(ii) Council install “No Stopping” on Buffalo Road at two (2) locations, as follows:
- 15 metres “west” of Lyndhurst Street; and
- 20 metres “east” of Lyndhurst Street.

(g) That in relation to Twin Road, North Ryde,

(i) Temporary “No Parking” signs be installed on both sides of Twin Road between Badajoz Road and Wicks Road and “No Stopping” signs be installed 10 metres from the corners of side streets on Sunday, 15 December 2013 and on Sunday, 26 January 2014, for the respective special events Carols by Candlelight (December 2013) and Australia Day (January 2014).

(ii) Disabled parking be allowed in a designated area on the Common near the western end of Twin Road, with the area controlled on the day by SES personnel.

(iii) Necessary signposting be installed in advance of the event and affected residents in Twin Road and intersecting streets be advised of arrangements.

(iv) Steps be taken to ensure that only existing vehicle entry/exit points are used by vehicles and, other than disabled parking, no additional entry/exit points are used.

(v) The cost for installation and removal of the necessary traffic signs is to be borne by the organiser.

(vi) That the approval is subject to a submission to Council and verification from the insurers that the event is covered by an appropriate Public Liability Insurance in an amount not less than $20 million.

(h) That in relation to the Granny Smith Festival to be held on Saturday, 19 October 2013:

(i) The following road closures and traffic management protocols be recommended to the RMS for approval as part of operation of the 2013 Granny Smith Festival.

(ii) Subject to approval of the temporary closure from the RMS, the following conditions apply:
- Approval be given for the procession route and necessary temporary road are closed at the Granny Smith Festival half an hour prior to the Parade starting on Saturday, 19 October 2013. The Procession route and temporary road closures are along Lakeside Road, Glen Street, Shaftsbury Road, Rowe Street, The Avenue returning to Eastwood Oval via Lakeside Road.
ITEM 1 (continued)

- Approval be given for the temporary closure of Rowe Street (Shaftsbury Road to Eastwood Plaza) and The Avenue (Rowe Street to Hillview Lane) and Progress Avenue (The Avenue to Hillview Road) and Trelawney Street (Rowe Street and Rutledge Street) from 6.00pm on Friday, 18 October 2013 to 9.00pm (or until stalls have been collected) on Saturday, 19 October 2013.
- Approval be given for the temporary closure of Hillview Lane (between Shaftsbury Road and The Avenue) from 6.00am to 9.00pm on Saturday, 19 October 2013 and Hillview Road between Lakeside Road and West Parade from 8.30am to 5.00pm on Saturday, 19 October 2013.
- Temporary “No Stopping” signs be erected on the eastern side of Shaftsbury Road between Rowe Street and Rutledge Street between 6.00am and 9.00pm Saturday, 19 October 2013.
- Temporary “No Stopping” signs be erected on Lakeside Road, between Hillview Road and Glen Street, between 6.00am and 9.00pm Saturday, 19 October 2013.
- The stall hire company be permitted to commence set up from 12.00 noon on Friday, 18 October 2013 on the Plaza and from 6.00pm on Rowe Street, The Avenue and Progress Avenue.
- Large sized warning signs be erected notifying the public of the activities related to the Festival set up, the temporary road closures and alterations to bus routes.
- Temporary bus stops be located in Wingate Avenue from 6.00am on Saturday, 19 October 2013 to 6.00am Sunday, 20 October 2013 and at the eastern side of the Plaza at West Parade, from 5.00pm on Friday, 18 October 2013 to 6.00am Sunday, 20 October 2013 and the affected bus stops be signposted to redirect patrons to the temporary location.
- Temporary “No stopping” signs be erected in Rutledge Street on both sides between Trelawney Street and Shaftsbury Road.
- The Eastwood Chamber of Commerce be advised of the proposals.
- The Traffic Officer stationed in Eastwood Police Station be notified in writing.

(i) That in relation to Reserve Street West, Ryde:

(i) Council remove the following signs directly in front of the community centre on Reserve Street being:
- 1P 8.30am – 6pm, Mon – Fri and 8.30am – 12.30pm Sat

(ii) Council replace the above signs with the following sign:
- 1/4P 8.00am - 6.00pm, Mon - Sun

(j) That in relation to Chatham Road, West Ryde:

(i) Council staff conduct future periodic traffic surveys to confirm or otherwise if the warrants for a “zebra” crossing along Chatham Road just south of the intersection with Betts Street are satisfied; and
ITEM 1 (continued)

(ii) Council staff include as part of the future warrant based pedestrian analysis the proposed pedestrian crossings along Betts Street and Market Street.

(iii) Council and the RMS further discuss the approval of a zebra crossing along Chatham Road east of Betts Street due to the current safety concerns.

(k) That in relation to Morrison Road And Charles Street, Putney:

(i) Council support the construction of three (3) roundabouts as proposed for the Ryde Rehabilitation Centre Development at the intersection of Morrison Road with Payten Street/Douglas Street and along Charles Street and the site access.

(ii) The roundabout at Payten Street be given priority for construction.

(iii) The comment of the Police and RMS be sought for inclusion in the report to the Works Committee.

Record of Voting:

For the Motion: Unanimous

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

The meeting closed at 5.45pm.

CONFIRMED THIS 19TH DAY OF NOVEMBER 2013.

Chairperson
2 SYNTHETIC SPORTS SURFACES STUDY

Report prepared by: Service Unit Manager - Open Space
File No.: GRP/09/4/8 - BP13/1529

REPORT SUMMARY

In response to Council resolution from April 2012, Council has prepared the Synthetic Sports Surface Study (2013) that considers the feasibility for the use of the synthetic surfaces within the City of Ryde, provides an assessment of possible locations, type of facility and detailed cost benefit.

The purpose of this report is to present the Synthetic Sports Surface Study (2013) (ATTACHMENT 1) and recommendations for Council's consideration and its subsequent implementation.

The Best Value Review on the Allocation and Management of Sportsgrounds, adopted by Council in February 2012, identified that current sporting demand already outstrips the supply in some sports (soccer, rugby and cricket) and the overuse of many of our sportsgrounds is occurring with many of them currently receiving 40 – 50 hours of use per week during winter season, which translates to significant surface degradation by the end of each season, resulting in additional funds being needed to renovate them. This is further exacerbated by the lack of floodlighting on many of our sportsgrounds, as the use gets redirected to these floodlit facilities.

As the intensity of use grows with the projected population growth and the increasing demand, the cost of additional maintenance and renovation will grow significantly and despite this additional investment, the grounds will still appear to be in a poor condition. Council needs to find a sustainable and cost effective way to provide additional or increase the use of the existing sportsgrounds in order to respond to this demand and pressure on the existing facilities.

Ryde’s developed urban landscape offers very few available opportunities for acquiring new open spaces that are suitable for playing organised sports. To acquire additional sportsground suitable for a football/soccer, Council would likely need to purchase 19 – 20 blocks of residential land at a significant cost. In addition, Council would then need to construct a turf playing field and provide associated amenities including lighting, amenities etc. This could cost up to 20 million and given the nature of the field (turf), the likely carrying capacity of this field would be up to 30 hours per week, before it starts to degrade.

Given the estimated costs of the acquisition, the only short to medium term solution that will cater for the current and future demand is to extend the use of the existing sportsgrounds that is sustainable and cost effective whilst providing quality playing surfaces for community use. This is the main reason why Council needs to explore the use of synthetic surface technology.
ITEM 2 (continued)

The use of synthetic turf technology has been tested by many Councils across Australia, including members of NSROC (Willoughby Council at Northbridge Oval and Ku ring gai Council’s UTS Linfield site under construction). This synthetic surface can offer the sustainable and cost effective solution that will satisfy this growing demand for extended use over longer periods of time by a number of sports whilst reducing the financial impost on Council (maintenance and renovation) and providing lush green quality playing surface for community to use.

Whilst the initial investment into synthetic technology could appear high ($1.5 million), the extended carrying capacity of the field, coupled with the reduced annual maintenance and fees that will cover the cost of annual maintenance and a 10 year replacement, make this a very cost effective solution for Council.

Converting natural turf sporting field to a synthetic turf field for either a single or multi-sport surface would not only provide a long term solution for the provision of active recreation area, but would also allow combining the training and competition needs of local clubs and associations thus freeing up and resting other natural turf fields due to the use being moved to the synthetic surface field.

The Study recommends that Council endorse, as the first priority, the provision of a synthetic sports surface at ELS Hall Park #1. This site was identified for its location within the geographical growth patterns across the City and ongoing sporting demand of a number of sports, including Football/soccer, cricket, touch/tag and AFL. This will ensure maximum return on investment via maximum hours of usage and suitability to local community needs. The site would also be able to cater for corporate lunch time and evening social sports activities.

Given a range of synthetic surface products available on the market that could meet the specified standard and in order to assess different solutions and price based on its performance, Council will be prudent to undertake ‘a design and construct’ tender for the project, with overall specifications identified, including sports to be catered for, pitch size and standards to be achieved.

As a result, Council would need to obtain a planning approval and prepare the tender specification for the construction of a multi-sports synthetic surface at ELS Hall Park Field 1. It is recommended that the planning approval step be undertaken in early 2014/15 and in order to test the market, Council undertake a Request for Proposal process.

As a second priority, Council may want to pursue a commercial opportunity for synthetic sports surfacing at Christie Park. Christie Park is currently a single sport complex, which could see the installation of the synthetic surface for training and match playing that will meet the current and future needs of the Gladesville Hornsby Football Association (GHFA) and provide return on investment for the commercial partner. This proposal would be subject to a public tender process and would require an approval from the Crown Lands Division.
ITEM 2 (continued)

RECOMMENDATION:

(a) That the Committee suspend standing orders to receive a brief presentation on the Synthetic Sports Surfaces Study.

(b) That Council endorse the provision of synthetic sports surfaces as recommended in the Synthetic Sports Surfaces Study (2013).

(c) That any future consideration of the use of synthetic sports surfaces are to be assessed for suitability against the Strategic Principles contained within the Synthetic Sports Surfaces Study report (2013).

(d) That Council endorse installation of a multi-sports synthetic surface at ELS Hall Park Field 1 and test the market by undertaking a Request for Proposal process.

(e) That Council investigate commercial opportunities for the installation of synthetic sports surfaces at Christie Park, subject to consultation with the GHFA and Crown Lands.

(f) That a further report be submitted to Council on the cost and timing associated with both options.

(g) That Council thank the members of the PRG for their efforts and contribution to the Study.

ATTACHMENTS

1 Ryde Synthetics Sports Surfaces Study - CIRCULATED UNDER SEPARATE COVER
2 Letter from Gladesville-Hornsby Football Association Incorporated re synthetic turf at Christie Park

Report Prepared By:

Tatjana Domazet
Service Unit Manager - Open Space

Report Approved By:

Baharak Sahebekhtiari
Acting Group Manager - Community Life
ITEM 2 (continued)

Background

City of Ryde’s vision is to provide the community with “lifestyle and opportunities @ your doorstep”. Additionally, Councils’ commitment to the open space network to ensure that “We have ample, accessible open space to meet our needs, shared and enjoyed by us all, founded on a healthy natural environment, conserving our rich history, culture and local character and managed sustainably now and for future generations.” In keeping with these commitments, an investigation into the use of synthetic sportsfield surfaces to facilitate the communities demand for active recreation space has been undertaken to address growing demand for sports areas in the City and Council resolution that states the following:

1. That the General Manager prepare a feasibility study on multipurpose synthetic (artificial) fields to be installed in the City of Ryde. This study should outline a comprehensive consultation process, projected financial impacts, construction cost estimates and a funding and grants program with all sports facility users and stakeholders in the LGA.

2. A report detailing possible sports funding grants through the State and Federal Governments in the next financial year to assist in this project should also be undertaken.

3. A feasibility study cost be funded through the 2012/13 First Quarter Budget review.

The Ryde Local Government Area (LGA) is a developed urban landscape that offers very few opportunities for acquiring new open spaces that are suitable for the playing organised sports. Nonetheless, the demand for areas to play sport, being in traditional or social setting, is increasing continually. Council also promotes a healthy and active lifestyle and as a result, it is necessary to position itself to respond to this ever increasing demand and pressure on the City’s existing open space and sportsfields and develop strategies and opportunities that will enable the Ryde community to participate in active recreation.

The Census population of the City is forecast to increase by 34,273 persons (33.00%) to 137,311 by 2031. With this growth and given the existing situation where current demand already outstrips the supply for some sports (especially Football/Soccer), Council will not be able to provide sufficient playing fields to satisfy the demand in the very near future for other sporting codes.

In light of this growing demand on the City’s sporting grounds, Council needs to find ways to increase the use of the existing sports facilities in a sustainable way.
ITEM 2 (continued)

Why Synthetic Sports Surfaces in the City of Ryde?

One of the key opportunities for meeting this ever increasing demand and pressure and positioning Council to meet the future sporting needs is by expanding the use of Council’s sporting fields through the installation of synthetic sports surfaces that allow more use more often in any weather condition (expect extreme heat).

However, the success of this provision can only be realised with careful and measured planning of location, type of facility and detailed cost benefit considerations and the Synthetic Sports Surface Study (2013) has done that.

A fundamental component of this Synthetics Surface Study was to understand future demand needs and compare this to present and future supply across the City. Detailed analysis of the City’s sports fields determined both the need and their suitability for synthetic sports surfacing on the playing field areas. This information has been used to evaluate the future needs for synthetic surfaces in the City.

Methodology

The Study followed a four stage process to initially identify if there was a need to use synthetic surface technology for Council sports fields in a manner that would promote greater participation in sport.

The second stage explored the logistical and strategic considerations of the opportunity with Council priorities. Stage three calculated the costs of the Whole of Life expectations and the management options of various sites that could be considered and finally, the recommendations of the Study were identified through the consultation process identified below.

Consultation

Council’s desire to ensure an inclusive approach to this Study drove the consultation strategy with both an internal Project Control Group and a strategic group, Project Reference Group (PRG) which comprised of Councillors, peak and local community sports clubs and associations representing key sporting codes.

These groups met on three occasions each and, with facilitation by the consultant, were encouraged through each stage of the process to have input and provide both strategic advice and local logistical guidance to ensure that the Study would be embraced by all.

In addition to the PRG, the sports stakeholders were invited to complete a survey and attend a session with the consultant team in order to provide them with information on the needs of their code.
ITEM 2 (continued)

Why Use Synthetic Sports Turf Technology

The popularity of synthetic surfaces being used by many sports has been embraced at both community and elite levels over the past five decades with Athletics, Hockey, Bowls and Tennis. In the past decade, more elite sports that use long grass have adopted the use of technology, such as football (Soccer, Rugby Union, AFL and Gaelic Football) as well as well as Cricket and Rugby League (Europe only to date).

The technology of synthetic surfaces has evolved over the past 50 years where the playing synthetic surfaces are now a lot closer to the playing surfaces of natural turf and advances in design and performance is bridging negative perceptions with more than 10,000 fields installed worldwide. The synthetic system includes the synthetic turf above and civil engineered pavement and base below the ground and all key sports have synthetic standards to ensure playability performance and safety, many at both elite and community level. Safety concerns have been alleviated by advances in technology and significant independent testing whilst environmental considerations are being addressed in smart and sustainable ways. Finally, greater capacity for use allows greater participation compared to the best in natural turf, whilst also showing a reduction in maintenance costs.

Even though the technology is becoming more common in Australia with more than 50 Football/Soccer pitches laid in Victoria over the past 5 years, this still represents less than 0.1% of the total pitches in the state of Victoria. The State of NSW is well below that level. It is fair to say that this trend is picking up and within NSROC Councils, 1 Council has already constructed the facility (Willoughby) and 1 has construction in progress (Ku ring gai). All other Councils already have sites selected for the future facility.

Football field at Northbridge Oval, Willoughby Council

Reasons contributing for a specific sport or local government to explore the use of synthetic surface technology have been the challenges of the demand for the quality playing surface that is available for longer periods of time (60 hours per week over 52 weeks).
ITEM 2 (continued)

Given the future demand for the quality playing surfaces, the Study has considered opportunities for the following key sports:

- Football (Soccer, Rugby union, Rugby League, Aussie Rules and Gridiron);
- Cricket;
- Hockey;
- Baseball; and
- Non-traditional sports (Touch, Tag and Frisbee)

Strategic Context

For Council to appreciate how to move forward strategically, it needs to be cognisant of strategic influences from within Council and with key external stakeholders.

The Study explores these areas of influence and makes suggestions as to the strategic framework for Council to consider for future use in planning and prioritising future sports needs with regard to synthetic surfaces.

Council’s 2025 Community Strategic Plan and its Vision identify the strategic challenges and opportunities it faces, including the following that were considered by this Study:

- Meeting the needs of a growing population, while maintaining the prosperity, uniqueness and liveability of the City;
- Addressing the needs of a changing population, by offering appropriate recreational and cultural opportunities and to design accessible public domain;
- Managing the pressure of population growth on our amenity, while planning for and protecting the natural assets and keeping abreast of demand for passive and active recreation opportunities; and
- Adapting to climate change, by collaborating with partners to address climate changes such as extreme weather patterns.

Council’s strategic planning, from the 2025 Community Strategic Plan, through Best Value Review of Sportsgrounds Allocation and Management (Feb 2012) and the Integrated Open Space Plan (IOSP), indicate the opportunities of having a strong set of strategic principles.

The Best Value Review on the Allocation and Management of Sportsgrounds identified the current key issues:

- Current demand already outstrips supply in some sports and this situation is likely to become more prevalent with increasing population;
- Many sportsgrounds are heavily utilised, particularly in winter and cannot provide for the desired level of use;
- There is a shortage of sportsgrounds in the NSROC region with the demand for soccer, rugby union and cricket already exceeding supply;
ITEM 2 (continued)

- There are areas that lack training fields, especially pre-season, across the City;
- Demand for many sports is growing across the City;
- Over 55% of sports groups surveyed identified an increase in demand over the next five years for both junior and senior competition and training; and
- Carrying capacities for sportgrounds are between 20–35 hours depending on turf species but some are currently receiving 40-50 hours of usage, which means that the surface is degraded significantly by the end of each season, resulting in additional funds being needed to renovate those pitches.

Bill Mitchell Park

Monash Reserve

External Strategic Influences – NSROC Support for synthetics

The North Sydney Region of Councils has identified that there is a shortage of playing fields and sees the use of synthetic fields as one of the key vehicles to address the playing hour shortage.

NSROC has publicly confirmed its support for synthetic surfaces with the publication of the ‘Regional Synthetic Sportsgrounds Project (RSSP)’, as part of its 2013 Regional Initiative.

The RSSP is an agreement between the seven Councils of NSROC to provide a suite of synthetic sports fields in strategic locations across the region under a three to four year construction program, based on contributions from Councils and multiple stakeholders. This collective approach the Project Info sheet states will, ‘… address the shortage of playing surfaces in growth sports and free up overused grass fields’.

To date, Councils in NSROC that have embraced the technology and have installed the surface are Willoughby at Northbridge Oval and currently under construction, Ku-ring-gai at UTS Linfield) or are considering installation are: Lane Cove (Blackman Park), Willoughby (Gore Hill Oval), Ku-ring-gai (Mona Vale Nursery and North Turramurra); North Sydney (Cammeray Oval), Hornsby (Pennant Hills Park) and Hunters Hill (to be confirmed).
ITEM 2 (continued)

External Strategic Influences – Trends in Sport and Recreation

In April 2013, the Australian Sport Commission (ASC) partnered with Australia’s peak science agency, the Commonwealth Scientific and Industrial Research Organisation (CSIRO) to jointly publish “The Future of Australian Sport”

The report recognises that Australians love sport but the participation is changing over time. Whilst the report identified six key “Mega Trends”, the following four key trends could impact the sport in Ryde and this Study specifically:

1) **A Perfect Fit** - people are moving away from organised club sport to the individual sport and fitness activities due to their busy lifestyle. Australians are increasingly playing sport to get and stay fit, rather than staying fit to play sport.

2) **More than Sport** - A holistic view of sport, providing broader benefits, is being recognised by all levels of government, the commercial and community sectors.

3) **Everybody’s Game** - The industry needs to capture the interest of our multicultural society and change traditional provision to make them feel more included.

4) **Tracksuits to Business Suits** - Market forces will most likely drive sport provision to be more professional, moving away from volunteer driven experiences with a greater focus on the quality and more of a user pays focus.

Needs of Sports in Ryde

Population Growth

The population of the City of Ryde in 2011 was 103,038, and with the growth projections to 2031 having a population forecast of 137,311, an increase of 34,273 persons (33%) from 2011.

The NSW Government has recognised this need to grow within the urban environment with two of its eight ‘Urban Activation Precincts’ (UAP) located within the City of Ryde.

Sports Future Demand

With the growth projection for City of Ryde (33%) over the next 15 - 20 years, being aggregated to the today’s sports participation rates, the following future demand could be expected from the following key sports:

- **Football (soccer)**
  Anticipated increase, based on population growth and current participation rates, could result in the need for up to 2.4 additional fields. The current football facilities are struggling to meet the needs of the local football community and this demand is only expected to increase over the years.
ITEM 2 (continued)

- **Australian Rules Football**
  Due to lack of facilities within the LGA, many players are forced to play outside the municipality, with a total of 668 players registered from Ryde postcodes. With the anticipated increase to 1,546 players, the need for fields would double.

- **Baseball**
  The City of Ryde has greater participation rates for baseball (0.56%) compared to NSW (0.2) and with the expected population increase and if the participation rate remains the same, this 33% increase would translate into need for additional fields/diamonds.

- **Rugby (including tag/touch)**
  The number of players who presently play Tag and Touch Rugby and Rugby are 3,489 players and could increase by an additional 1,151 people which would create a significant impact on natural turf and the natural turf fields would not be able to cope with that level of use without a detrimental impact.

This anticipated future demand, together with the fact that football (soccer) is already facing pressures on the existing facilities, clearly demonstrates a need for Council to consider other options that will cater for the future of sport in Ryde.

As the intensity of usage grows, the cost of additional maintenance and renovation will grow significantly with fields still appearing to be in the poor conditions, either due to the usage or weather conditions (wet or dry weather seasons). Use of synthetic turf technology would satisfy growing demand for extra hours over longer periods, reduce the financial maintenance impost on Council and improve the appearance (or perception of) of the field.

**Management Focus**

To optimise the success of a Council investment into synthetic surface, the future management of this facility should consider the following principles:

- The play on the fields should be maximised by making them available to the broadest section of the community;
- Specific target groups who would not normally have the opportunity to use the field should be encouraged through specific and targeted programs (eg. school children, ethnic minorities, non-club based adults);
- The field should be managed to spread the used between clubs, recreational use, targeted programs, schools, sports development programs and commercial hiring’s; and
- The financial costs associated with the operation, management, maintenance and replacement of the fields should be self-generating through a user-pays pricing philosophy.
ITEM 2 (continued)

Site Analysis

The City of Ryde extensive selection of sports fields for the nominated codes was assessed in this Study, including AFL, cricket, football (soccer), rugby union, baseball and hockey. The ownership and/or management of most of the sports fields rests with Council, however, there are other community and government agencies that provide sporting fields, including schools, tertiary education institutions, government agencies, and sporting clubs or associations.

Currently, Council has the following fields available for the sporting codes:

- 2 senior Australian football ovals,
- 19 senior and 6 junior cricket ovals,
- 33 senior and 6 junior soccer fields,
- 4 rugby fields (senior),
- 7 senior and 2 junior baseball fields,
- 2 senior hockey field,
- 44 netball courts, and
- 1 grass athletics track.

This study completed a three stage assessment of key sites to identify the most appropriate sites for consideration for installation of a synthetic surface. Officers and the Project Reference Group (PRG) completed the first stage of the short listing process, the second stage utilised a Diagnostic Tool which officers completed grouping the sites into three levels before an independent assessment was conducted to review the key recommended sites and come up with the preferred site.

High Benefit to Community

- ELS Hall Park # 1
- Christie Park # 2
- Eastwood Park, upper oval
- Magdala Park # 1

Possible Options

- Meadowbank Park (LH Waud)
- Dunbar Park
- Marsfield Park

Limited or No Opportunity

- Gannan Park
- Brush Farm Park
- Morrison Bay Park

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
ITEM 2 (continued)

The independent assessment adopted a multiple-bottom line approach considering:

- **Economic Investment** (Considering the investment and ability for Council to receive a positive Return on Investment);
- **Community Impact** (To optimise participation and usage, whilst ensuring the likelihood of it being embraced by the community);
- **Environmental Commitment** (Ensuring it complements Council’s IOSP and environmental best practice); and
- **Management Opportunity** (The ability to manage and deliver the overall community benefits).

The rationale for all the sites is detailed in the body of the Study Report.

**Discussion**

The first pitch is recommended to be multi-sports to ensure maximum return on investment via maximum hours of usage. This could be achieved within a single playing surface standard that is expected to come out by the end of 2013 ("One Turf Standard"). It is anticipated that all key sports will adopt this standard and Council should consider the same.

The first locations for the installation of a synthetic sport surface should be linked to both the geographical growth patterns and the sports demand needs within the City of Ryde. Accordingly, the west and north-west of the City are the preferred locations that could cater for Football/soccer during winter months and casual sports of Touch/Tag and AFL during summer.

Following a detailed analysis of all sporting fields across the City, discussions with the members of the local sporting community and members of the PRG and a thorough assessment against the Key Guidelines principles for location determination, the preferred site is **ELS Hall Park – Field 1 for a multi-sport facility**.

It is proposed that Field 1 has a synthetic field surface for the multi-sport which achieves the following standards; FIFA 1 Star Recommended Pitch (soccer), IRB Regulation 22 (rugby union, touch/tag) and AFL Community Standard (AFL).

ELS Hall Park is located in the proximity of the growth corridor of Macquarie Park and the relevant Activation Precincts and Field 1 currently provides for a range of sports that included soccer and AFL in the winter and Touch / Tag with ALF 5-a-side in the summer. These sports will continue to be accommodated with the new surface however intensification of use and opportunities for new sports will be also be realised. The management of the site is recommended to be with Council and opportunities for linkage with the Ryde Community Sports Centre operations to ensure that casual use and programs for specific audiences are promoted, and balanced with the club needs should be considered.
ITEM 2 (continued)

Given that there are a wide range of synthetic surface products available on the market that could meet the specified standard and in order to assess different solutions and price based on its performance, Council will be prudent to undertake ‘a design and construct’ tender for the project, with overall specifications identified, including sports to be catered for, pitch size and standards to be achieved, (for example One-Turf Standard or FIFA 1 Star Recommended Pitch (soccer), IRB Regulation 22 (rugby union, touch/tag) and AFL Community Standard (AFL), AS floodlighting levels etc), environmental outcomes etc).

As a result, Council would need to obtain planning approval and prepare the tender specification for the construction of a multi-sports synthetic surface at ELS Hall Park Field 1. It is recommended that the planning approval step be undertaken in early 2014/15.

Following the planning approval under Infrastructure SEPP and tender documentation development, a detailed understanding of cost to construct the facility will be known.

Other opportunities

Also identified as having potential for installation of a synthetic sports surface is Christie Park. While there is potential at this site, Council’s investment focus is on delivering the maximum community benefit and due to Christie Park’s location and the current programming and usage of the Park being limited to the Gladesville Hornsby Football Association, investigations on developing external partnerships for the provision of a synthetic turf technology at this facility is preferred. Given that Christie Park is located on Crown Land, this would need to be done in consultation with the Crown Lands Division. Initial discussions with the GHFA indicate their support for this proposal (ATTACHMENT 2).

Financial Implications

As discussed in the summary of this report, to acquire an additional sportsground suitable for a football/soccer, Council would likely need to spend in vicinity of 20 million and this would likely provide a field that can only offer up to 30 hours per week with a very limited opportunities to recoup any ongoing maintenance costs.

The Study report contains a detailed discussion of the financial implications for synthetic surfaces. In summary, the construction of an AFL sized synthetic sports surface is approximately $1,500,000. This cost will vary depending on site conditions and constraints and this amount excludes any additional sporting infrastructure such as floodlighting and sports buildings.
ITEM 2 (continued)

Whilst the initial investment appears high ($1.5 million), the extended carrying capacity of the field and the reduced annual maintenance coupled with fees and charges that accommodate maintenance and 10 year replacement costs, make this a very cost effective long term solution for Council.

Should Council resolve to undertake the next step in the planning and design of a synthetic surface at ELS Hall Park Field 1, and subject to the planning conditions, a better understanding of the cost to construct the facility will be knows.

It should be noted that Council currently has $1.3 million in the existing Section 94 fund for ELS Hall Park and these funds could be used to implement the project. In addition, Council Staff will investigate opportunities for external funding support that may be realised through:

- Grants through State and Federal Government agencies, such as Sport and Recreation
- Partnership with Sporting bodies and/or Associations such as Football NSW/ Australia, NSW/ACT AFL etc.

Contributions from the sporting bodies and/or Associations will be carefully negotiated and managed to balance contributors’ expectations particularly around access and the broader community and project objectives.

Given a range of synthetic surface products available on the market that could meet the specified standard and in order to assess different solutions and price based on its performance, Council will be prudent to undertake ‘a design and construct’ tender for the project, with overall specifications identified.

In order to determine what funds are required for the project, Council may wish to proceed to a Request for Proposal process to test the market. Any costs associated with documentation for the project could be funded out of the existing Sportsfield Renewal and Upgrade program.

Once the value of the project is known, the funds required to fund this project (Section 94 funds, user contributions and grants) would be confirmed and reported to Council.

Indicative Whole of Life Costs for ELS Hall Park # 1

As ELS Hall Park Field #1 is approximately 15,000m2 and in order to accommodate all sports (Football/Soccer, cricket, AFL, touch/tag), the following Whole of Life (WOL) indicative costings have been developed ,based on recent actual costings for similar type of surfaces and subject to similar variables being used e.g. base, surface type etc.
ITEM 2 (continued)

Construction Costs
Based on the multi-sport turf together with a shock pad and assuming that no significant pavement is needed for the site. $1,500,000
Lighting upgrade (up to $200,000)

Maintenance Costs
The maintenance costs are normally based on 1.5%, but if there is significant usage ≥50 hours use would recommend a contribution of 2% $30,000

Replacement Costs
It is envisaged that the surface should be replaced every 10 years, subject to level of play and maintenance commitment. The shockpad will probably need replacing every 20 years. This cost takes into account the turf replacement (including disposal etc.) at 10 years (c.$530,000) and 50% of the shock pad cost each decade ($200,000) $730,000

Developing Fee Structure for ELS Hall Park #1

The Council’s Best Value Review on Sportsground Allocation and Management and recently adopted policy on Sportsgrounds User Fees and Contribution (25 June 2013), recommends that Council fees for sportsground aim to achieve a 75% subsidy level or 25% cost recovery of the total cost to Council of maintaining the Sportsground.

Given the initial investment required by Council and the added amenity/benefits that is offered by synthetic turf, it is recommended that the pricing strategy be structured to cover the cost of 100 % of ongoing annual maintenance and a 10 year replacement cost thus the pricing strategy would be based on the return needed, and the fees structure would now need to present the Return on Investment (ROI) based on an amortised figure of:

| Maintenance Costs, per annum (between $22,500 - $30,000) | $30,000 |
| Replacement Costs | $730,000 |

The following table outlines the potential fee structure for the use of the synthetic field. It should be noted that all figures were rounded up to a nearest dollar for ease of calculation and that the proposal places the fee charged for the replacement recovery in a Sinking Fund that will be used in 10 years’ time to pay for the replacement cost (including turf replacement and 50% of shock pad costs).

<table>
<thead>
<tr>
<th>Weekly Usage Hours</th>
<th>100 % maintenance cost recovery</th>
<th>100% replacement recovery</th>
<th>Overall fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 hours</td>
<td>$30</td>
<td>$72</td>
<td>$102</td>
</tr>
<tr>
<td>30 hours</td>
<td>$20</td>
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<tr>
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</tr>
<tr>
<td>60 hours</td>
<td>$10</td>
<td>$24</td>
<td>$34</td>
</tr>
</tbody>
</table>

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
ITEM 2 (continued)

Taking a conservative estimate of 40 hours per week for the anticipated hours of usage, the hourly fee that would achieve ROI would be around $50 per hour. Anecdotal evidence and discussion with the potential user groups suggests that an acceptable market fee would be around $50 - $75 per hour. The commercial use and programming of the field are likely to attract higher returns.

The 2013/14 subsidised (at approximately 80%) weekday fee for the level 1 field is $22.50.

Should any of the key stakeholders contribute towards the project capital costs, it is considered reasonable for Council to consider providing them with a reduction of fee in line with Council policy or priority allocation of use, in line with Sportsground Allocation Policy (adopted on 25 June 2013). These considerations and agreement will be outlined in writing prior to the beginning of this project.

Conclusion

The potential to fund the construction cost for this facility out of the Section 94 plan, the lower maintenance cost, extended carrying capacity combined with the user pay fee structured to fund ongoing maintenance and 10 year replacement cost make this a very compelling opportunity for Council.
ITEM 2 (continued)

ATTACHMENT 2

GLADESVILLE-HORNSBY FOOTBALL ASSOCIATION INCORPORATED
Po Box 223, EASTWOOD NSW 2122

Phone : 02 9887 2116
Fax : 02 9878 3916

25th October 2013

City of Ryde
Simon James and Tatjana Domazet
Via Email

Dear Simon and Tatjana

Re : Christie Park

We would like to thank you for meeting with us earlier this week to discuss the Synthetic Turf Feasibility Study released recently by Council.

With regard to Christie Park, GHFA are happy for Council to commence negotiations with the appropriate authorities with a view to putting Christie Park out to tender to obtain a suitable option for synthetic surfaces at the park similar to the option the Association presented to Council several years ago. We understand that the company who wins the tender process will enter into agreement with the Council directly however GHFA is to be consulted with regard to the final process so that our needs are catered for and we are not disadvantaged in this process as the Association in partnership with Council has contributed more than a million dollars for the betterment of Christie Park to date.

As mentioned at the meeting, the condition of the No. 2 field at Christie Park is very poor and we stress to Council that this option for the future of the park should be undertaken as soon as possible as major work on the field will be needed if there is any time lapse.

In the meantime, we ask that Council top dresses both parks at the end of November so that the uneven surface is properly addressed to prevent further injuries to players during the 2014 season. The Association is happy to pay for this to be done.

Thanking you for your support

Kay P Iredale
General Manager

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
3 NEIGHBOURHOOD CENTRES RENEWAL PROGRAM - UPGRADE OF SAGER PLACE SHOPPING CENTRE - CONCEPT PLAN

REPORT SUMMARY

Council’s Four Year Delivery Plan under the Neighbourhood Centre renewal program includes funding for a public domain upgrade of the Sager Place neighbourhood centre. This report outlines the community consultation that has taken place to inform the landscape concept plan for the Sager Place centre. Endorsement is sought for the Landscape Concept Plan in order to proceed with the preparation of detailed design and tender documents in the 2013/14 financial year and construction during the 2014/15 financial year.

RECOMMENDATION:

That Council approve the Sager Place Neighbourhood Centre Landscape Concept Plan.

ATTACHMENTS

1 Sager Place Landscape Concept Plan

Report Prepared By:

Margaret Fasan
Team Leader - Design and Development

Report Approved By:

Meryl Bishop
Manager - Urban Planning

Dominic Johnson
Group Manager - Environment & Planning
ITEM 3 (continued)

Background

A report on the forward program for capital works expenditure for public domain upgrades in Ryde’s town and neighbourhood centres was considered by Council at its meeting on 2 August 2011. The Sager Place shopping centre was identified as having a high priority for an upgrade as there is opportunity to improve the public domain and enhance the safety of this neighbourhood centre. At the meeting, Council resolved in the following terms:

(a) That the study ‘Centres - public domain upgrades’ be adopted by Council.

(b) That the public domain upgrade construction of Church Street Ryde (stage 1) and Rowe Street (east) Eastwood be funded from the town centre upgrade budget in the 4 year period from 2011/12 to 2014/15.

(c) That the public domain upgrade of small and neighbourhood centres for the 4 year period from 2011/12 to 2014/15 commence with Boronia Park shopping centre and then rotate as follows: Agincourt Road, Quarry Road, Sager Place, Allars Street, Watts Road, Callaghan Street, Meadowbank Station (west).

(d) That a detailed costing be provided to Council on the replacement of the two poles with two smart poles in front of the proposed second hotel in Eastwood, at the same time that the development is undertaken.

(e) That a further report be provided to Council on this matter after consultation with shop owners in Church Street.

This report responds to Item (c) of the above resolution. Funding has been allocated in the Four Year Delivery Plan to public domain upgrades in the neighbourhood centres commencing in 2011/12. Boronia Park and Agincourt Road Centres have reached practical completion and outstanding matters are scheduled to be completed by early 2014.

Landscape Concept Plans of the Quarry Road and Sager Place shopping centres have been prepared in 2013. Council approved the Concept Plan of the Quarry Road Centre on 16 July 2013. This report outlines the community consultation that has taken place to inform the landscape concept plan for the Sager Place Centre and recommends that Council approve the resulting concept plan.

Discussion

Council’s Urban Planning Unit is the Business Owner of the Neighbourhood and Centres Renewal Programs and has managed the first stage of the public domain upgrade of the Sager Place centre, namely the preparation of the Landscape Concept Plan (ATTACHMENT 1). The Concept Plan has been prepared following input from the local community.

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
ITEM 3 (continued)

Site Analysis

Sager Place shopping centre is a relatively busy local centre situated between Moncrieff Drive and Elliott Avenue. The centre includes 8 retail shops. The shops are immediately adjacent to Heatly Reserve which has a well patronised playground that functions as a focus for the local community.

Currently, the public domain comprises a concrete footpath immediately in front of the retail tenancies owned by the shops and the footpaths on Moncrieff Drive and Elliott Avenue which are owned by Council. The council owned footpaths in Moncrieff Drive and Elliott Avenue are narrow, in poor condition and require renewal. For this reason the scope of the upgrade has in the main, been restricted to Moncrieff Drive and Elliott Avenue. Ample parking is available on these two frontages.

As with all small retail centres good urban design has the potential to improve the area as a retail destination and an enjoyable gathering place for the local community.

Consultation

Internal Council business units consulted included:

- Project Development
- Open Space
- Traffic
- Asset Management

Two consultation meetings were held to discuss the public domain upgrades with interested landowners and residents. A letter drop was made to local residents around the centre informing them of the meetings. The shop owners were also invited to the meetings.

Consultation meeting One

Before beginning the design process a consultation meeting was held on Monday 11 February 2013 at 6.30pm at the Ryde Civic Centre to ascertain the issues that residents and owners saw as important for the area. Fourteen residents, three owners/shopkeepers and a Councillor attended the meeting. The group then worked through issues including:

- The character of the centre
- Safety and pedestrian accessibility
- Parking and traffic
- Social amenity
- Landscape and design elements that could improve the centre
ITEM 3 (continued)

There was a general consensus that an upgrade of the Moncrieff Drive and Elliott Avenue frontages, additional tree planting, picnic tables, improved lighting and an entry sign were highly desirable. This information was used to develop a Concept Plan.

Consultation meeting Two

A second consultation meeting was held on Thursday 22 August 2013 at 6.30pm at the Civic Centre.

Nine residents, one shopkeeper and a Councillor attended. The Concept Plan which had been prepared by Council staff was presented. The plan was prepared taking into consideration the issues raised during previous consultation. Whilst there was much support for the Concept Plan, there were also some suggested amendments that have been included in the final Concept Plan including:

- A preference for evergreen/native species rather than deciduous trees,
- Reorienting picnic tables so that parents can watch children in the playground
- Deleting the proposed street trees along Dowd Lane as they would be too difficult to maintain
- Widening the footpath on Moncrieff Drive to enhance pedestrian movement

Due to limited funding, only those suggestions that were seen as high priority have been included in the final Concept Plan.

Public toilets

An unresolved issue that has emerged through the consultation is that because there are no public toilets at Sager Place, Sydney Bus drivers and others ask shopkeepers to use their private toilets. The frequency of these requests is regarded as a nuisance by some of the shopkeepers. This matter was discussed at length at the first consultation meeting and generally the provision of a public toilet was not supported for the following reasons:

- The installation of a toilet is expensive – resulting in limiting the funds available for other improvement works
- As there is insufficient space within the footpath area, a public toilet would need to be located in Heatly Reserve. This was considered to be an unsightly addition to the park and could cause ongoing problems such as anti-social behaviour, smells etc.
- There would be ongoing maintenance costs to Council.

Council’s Section Manager - Open Space has advised that in accordance with the Integrated Open Space Plan it is not Council policy to provide toilets in a neighbourhood park such as Heatly Reserve. Following a suggestion from one of the residents, the Acting Manager Urban Planning has written to request that Sydney
ITEM 3 (continued)

Buses investigate the provision of toilet facilities for its drivers at either the Ryde Depot in Buffalo Road, which is just off the 506 bus route, or at the Macquarie Shopping Centre - the terminus for the 506 bus route.

Sager Place Landscape Concept Plan

The community consultation indicated a good level of support for City of Ryde’s planned improvements to the Sager Place shopping centre. There was agreement that planned improvements could improve the safety and amenity of the area for pedestrians while enhancing the overall appearance of the shopping centre.

The consultation has informed the development of the Landscape Concept Plan (ATTACHMENT 1). The Plan includes the following elements:

- The “front doors” to the centre to be given a significant upgrade through footpath widening and street tree planting at the Elliott Avenue and Moncrieff Drive frontages.
- New street trees to provide shade and local character
- Distinctive concrete and granite paving.
- New picnic tables adjacent to the playground in Heatly Reserve.
- Improved lighting near the bus stop in Sager Place and along Elliott Avenue
- New bike racks on the Elliott Avenue frontage
- New “Welcome to Sager Place” entry sign at the corner of Heatly Reserve on Moncrieff Drive
- New raised planter bed and landscaping to replace the raked footpath.

The concept plan will be developed and these issues considered carefully during the preparation of detailed design and tender documents.

Design documentation and construction

The second phase of this project, namely the design and documentation of the landscape works will be managed by Council’s Project Development Unit in the 2013/2014 financial year. The program for this work allows for construction in the financial year 2014/2015.

Financial Implications

The City of Ryde 2013/17 Four Year Delivery Plan has a budget of $613,540 to be spent in 2014/15 for the Neighbourhood Centres Renewal Program that will cover the total project cost including documentation and construction for both the Quarry Road and Sager Place upgrades.

The construction cost to implement the Landscape Concept Plan for the Sager Place centre upgrade has been estimated to be $275,000.
ITEM 3 (continued)

Risks

It should be noted that the cost estimate allows a provisional sum for utilities upgrades and that the overall cost may increase upon receipt of formal advice from utilities and Telco agencies. In addition sub-surface investigations have not been undertaken in the preparation of the cost estimate and latent conditions may also impact on the final cost. Any cost increases are expected to be manageable and will be able to be borne entirely within the existing Neighbourhood Centres Renewal budget.
ITEM 3 (continued)

ATTACHMENT 1

SAGER PLACE SHOPPING CENTRE
PUBLIC DOMAIN UPGRADE

CONCEPT PLAN

November 2013
ITEM 3 (continued)

ATTACHMENT 1

SAGER PLACE SHOPPING CENTRE
PUBLIC DOMAIN UPGRADE

CONCEPT PLAN

AGENDA OF THE WORKS AND COMMUNITY COMMITTEE
REPORT NO. 17/13, DATED TUESDAY 19 NOVEMBER 2013.

WORKS AND COMMUNITY COMMITTEE
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ITEM 3 (continued)

ATTACHMENT 1

SAGER PLACE SHOPPING CENTRE

- Elliott Avenue frontage - footpath to be widened and street trees planted
- Sager Place frontage - seat to be replaced by picnic tables
- Sager Place frontage - privately owned footpath to remain

EXISTING IMAGES

- Memorial - memorial to be retained
- Healy Reserve - location of proposed entry sign
4 RESTORATION OF BEACH ACCESS FOR NON MOTORIZED CRAFT AT KISSING POINT PARK

Report prepared by: Service Unit Manager - Asset Systems
File No.: GRP/09/3/10 - BP13/1588

REPORT SUMMARY

This report is in response to the Council Resolution ‘Restoration of Beach Access for Non Motorized Craft at Kissing Point Park’. Council resolved at its meeting held on 24 September 2013 as follows:

That this matter be referred for the Acting General Manager to investigate and provide a report to the Works and Community Committee.

The Concord & Ryde Sailing Club (CRSC) Inc. obtained funding in 2011 under the Sharing Sydney Harbour Access Program (SSHAP) for a study as to suitable measures or works to restore and protect beach access for the club at the beach at Kissing Point Park. The amount was half of that estimated for the consultancy based on an estimate obtained from WMAwater, and the club endeavoured unsuccessfully to find the remaining funds. They were able to extend the currency of the grant, and approached Council in June 2013 for assistance.

The condition of the beach is currently unsuitable for access, and on several occasions in the past when the beach has deteriorated to this stage, Council has assisted by placing imported sand over the exposed rocks to re-create the beach.

The Parramatta River Estuary Management Committee has been established to provide oversight of management for the Parramatta River Estuary, with the Parramatta River Coastal Zone Management Plan adopted by Council in August 2013 as a guide to future prioritisation of capital works relating to catchment management for improving the water quality and aquatic health of the Parramatta River Estuary. In doing so, Council also resolved that resourcing of those actions referred to in the Plan be considered through future Delivery Plans of Council, which has rehabilitation of the foreshore at including the beach as part of action RYD-NS07.

To implement this action, Council would need to undertake further studies along the lines of that proposed by the CRSC, although the consultancy scope would need to be modified.

RECOMMENDATION:

(a) That Council consider funding in the 2014/15 to 2012/2018 Delivery Plan for the balance of the cost of a study as to suitable measures or works to restore and protect beach access at the beach at Kissing Point Park.
ITEM 4 (continued)

(b) That Council assist the Concord & Ryde Sailing Club Inc. to extend their grant under the Sharing Sydney Harbour Access Program to enable it to contribute to the study.

(c) That Council assist in the interim by providing sand to the location to restore the beach.

ATTACHMENTS
There are no attachments for this report.

Report Prepared By:

**Anthony Ogle**  
Service Unit Manager - Asset Systems

Report Approved By:

**George Dedes**  
Group Manager - Public Works
ITEM 4 (continued)

Discussion

Council is a member of the Parramatta River Estuary Management Committee which provides oversight of management for the Parramatta River Estuary, with the Parramatta River Coastal Zone Management Plan adopted by Council in August 2013. This plan guides future prioritisation of capital works relating to catchment management for improving the water quality and aquatic health of the Parramatta River Estuary. The plan has identified deterioration of the foreshore and beach at Kissing Point Park as an issue, listed as action RYD-NS07.

The Concord & Ryde Sailing Club (CRSC) Inc. has used this beach for access to the river since relocating to the site in 1987. The beach is a small section of sand overlying rocks, and is in the zone below mean high water which is State owned and controlled by the Roads and Maritime Services (RMS). Historically, these sands seemed to relatively stable due to sedimentation in the river. With the introduction of the River Cat ferry services in the early 1990’s and reduced sediment in the river with better catchment management in the last three decades, the sand on the beach has experienced continued erosion.

On several occasions in the past when the beach has deteriorated to this stage, Council has assisted by placing imported sand over the exposed rocks to re-create the beach. Based on experience from this being done on previous occasions, the costs are less than $5,000, and done under parks and reserves maintenance.

The CRSC obtained funding in 2011 under the Sharing Sydney Harbour Access Program (SSHAP) for a study as to suitable measures or works to restore and protect beach access for the club at the beach at Kissing Point Park. The program is now called the Better Boating Program (BBP) and administered by the NSW Department of Planning & Infrastructure. The club obtained $10,000, half of that estimated for the consultancy based on an estimate obtained from WMAwater. The club has not yet been successful in finding the remaining funds, although they were able to extend the currency of the grant, and approached Council in June 2013 for assistance.

It is noted that there is a marina facility just upstream of the site at 20 Waterview Street, the owners of this having recently submitted a Planning Proposal which would see the extension of the marina. This development could potentially impact the foreshore area, and its effect would need to be taken into account into any study to rehabilitate the foreshore.

Options

1. That Council defer any consideration for financial assistance on this matter
2. That Council limit assistance to importing and spreading sand to temporarily restore the beach
ITEM 4 (continued)

Financial Implications

The cost of the interim measure (expected to be approximately $5,000) of importing and levelling sand would be met within the existing parks and reserves maintenance budget.

The cost of a study for suitable measures or works to restore and protect beach access at the beach at Kissing Point Park has been quoted at $20,000. Council’s contribution would be $10,000 and would be submitted for consideration in Council’s 2014/15 - 2017/18 Delivery Plan.
5  BICYCLE ADVISORY COMMITTEE - TERMS OF REFERENCE

Report prepared by: Traffic Engineer

File No.: GRP/09/3/10 - BP13/1608

REPORT SUMMARY

This report provides Council with a summary of details of the Bicycle Advisory Committee. As resolved by Council, at its first meeting this Committee reviewed the Terms of Reference, and is proposing minor changes and updates.

This report recommends that Council confirms these draft Terms of Reference.

RECOMMENDATION:

That Council confirms the ATTACHED Draft Terms of Reference for the Bicycle Advisory Committee, noting the following changes:

- Membership, Chairperson and Voting: Substitute delegates may attend the Bicycle Advisory Meeting on behalf of a representative organisation.

ATTACHMENTS

1 Bicycle Advisory Committee – Draft Terms of Reference

Report Prepared By:

Nina Fard
Traffic Engineer

Report Approved By:

Harry Muker
Section Manager - Traffic

Anthony Ogle
Service Unit Manager - Asset Systems

George Dedes
Group Manager - Public Works
ITEM 5 (continued)

Discussion

At its meeting of 26 July 2011, Council resolved to review the structure of the City of Ryde Advisory Committees, and this was followed by the endorsement of an Advisory Committee consultation plan to be implemented during 2012. This plan included:

- Councillor workshops
- surveys of Advisory Committee members
- staff attendance at Advisory Committees
- a workshop with Advisory Committee Convenors, and
- benchmarking with other Councils to identify best practice.

The results of this review were addressed in a Councillor workshop on 16 October 2012, which was followed by an Extraordinary Meeting of Council to determine the matter. At this meeting, Council convened the Bicycle Advisory Committee.

Traffic Section demands for service have increased substantially over the last 12 months which has delayed presentation of this report.

Community Representatives

At the Council meeting of 16 October 2012, Council resolved that expressions of interest were to be called for community members to nominate to participate in the Bicycle Advisory Committee. Following the expression of interest period, these nominations were to be provided to Council to determine the community representatives.

At meeting of 27 November 2012, Council resolved to accept the following nominations to the Bicycle Advisory Committee

<table>
<thead>
<tr>
<th>Organisation</th>
<th>Number of representatives</th>
<th>Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ryde Council</td>
<td>No less than One (1) Councillor appointed annually</td>
<td>2013-2014</td>
</tr>
<tr>
<td>Bike North</td>
<td>Two (2) representatives</td>
<td>2013-2014</td>
</tr>
<tr>
<td>Bike North</td>
<td>One (1) alternate Bike North delegate</td>
<td>2013-2014</td>
</tr>
<tr>
<td>Macquarie University</td>
<td>One (1) representative</td>
<td>2013-2014</td>
</tr>
<tr>
<td>Roads &amp; Maritime Services</td>
<td>One (1) representative</td>
<td>2013-2014</td>
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<tr>
<td>Major employer in the Macquarie Park area</td>
<td>One (1) representative</td>
<td>2013-2014</td>
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</table>

Councillor Representatives

At its meeting of 10 September 2013, Council resolved that Councillor Terry Perram would be the Councillor Chair of the Bicycle Advisory Committee until September 2014.

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
ITEM 5 (continued)

Terms of Reference

At its meeting of 27 November 2012, Council resolved that at its first meeting, each Advisory Committee was to review the Terms of Reference from the previous period and to report back to Council for confirmation.

The first meeting of the Bicycle Advisory Committee occurred on 25 February 2013, and the Terms of Reference were reviewed. The proposed draft Terms of Reference includes a number of minor changes and updates, which are highlighted in **bold italic** for additions and strikethrough for deletions:

- Substitute delegates may attend the Bicycle Advisory Meeting on behalf of a representative organisation.

Financial Implications

The recommendation in this report will be met from the current budget allocation for Advisory Committees.

Critical Dates

The Bicycle Advisory Committee provides a mechanism for consultation, advice and feedback. It is important that the Committee members and other stakeholders are aware of the Committee’s objectives and processes, and these cannot be entirely clear until the Committee’s Terms of Reference are confirmed.
ITEM 5 (continued)

Terms of Reference
Bicycle Advisory Committee

Adopted: DATE
ITEM 5 (continued)

ATTACHMENT 1

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**Document Version Control**

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<td>- that at least one (1) Councillor delegate is required to be appointed (with no upper limit) page 4</td>
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<td>- that the Mayor not automatically be represented on certain Committees : page 4</td>
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<td>- that where the Mayor is appointed to be a delegate on an Advisory Committee, it not be necessary that the Mayor be Chairperson of this Committee : page 6</td>
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<td>- that a Councillor or an appropriate staff member be Chairperson on an Advisory Committee : page 6</td>
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<td>Resolution of Council 8 July 2008 Minutes of all Advisory Committees to be incorporated in the business papers of the next Council/Committee meeting and then placed on Council's website. : page 7</td>
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<td>14/9/10</td>
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<td>Reformatted to align with City of Ryde branding. Insert paragraph linking role to Community Strategic plan</td>
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ITEM 5 (continued)  

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<td>Lorie Parkinson</td>
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<td>Nina Fard</td>
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ITEM 5 (continued)

ATTACHMENT 1

1. Roles

The City of Ryde has adopted a Community Strategic Plan and Delivery Plan that will shape all activities and projects over the next four years. Council’s Advisory Committees are an important mechanism for consultation, advice and feedback to Council staff on implementation and review of the Community Strategic Plan.

The primary role of the Committee is to:

- Advise Council on all matters relating to cycling in the City of Ryde

2. Responsibilities

The Committee is responsible:

- To advise Council on the needs of all cyclists who cycle in the City of Ryde including beginners, experienced cyclists and those that cycle for recreation or as a means of transport.
- To comment on design principles for the provision of cycling facilities to ensure that the following facilities meet both the cyclists needs and appropriate standards.
  - roads including new roads, road realignment and traffic calming
  - shared user paths
  - road/footpath interfaces
  - shared cycleways \ footpath facilities for use by children and adults

- To advise Council on maintenance and related issues.
- To advise Council on cycling related infrastructure including cycle parking, cycle logos and signage.
- To advise Council on cycle events and promotions in the City of Ryde.
- To provide input to Council on educational programs for all road and footpath users to encourage safe behaviour by all users.
- To advise Council on the possible impact of existing and proposed policy issues on cycling in the City of Ryde, as requested.
- To advise Council on the detailed implementation of the Ryde Bicycle Strategy and Master Plan 2007.

3. Membership, Chairperson and Voting

Membership of the Bicycle Advisory Committee comprises:

- No less than one (1) Councillor appointed annually (Resolution of Council, 7 October 2008)
- Two (2) representatives of Bike North
- One (1) alternate Bike North delegate
ITEM 5 (continued)

- One (1) representative of Macquarie University
- One (1) representative of Roads & Traffic Authority
- One (1) representative from a major employer in the Macquarie Park area

Substitute delegates may attend the Bicycle Advisory Meeting on behalf of a representative organisation.

Local residents shall be appointed by resolution of Council following advertisement for nominations in at least one local newspaper, on Council’s website and in the Mayoral Column. Nominations are to be in writing and are to be circulated in full to the Councillors for evaluation. The Committee will not be involved in the evaluation or selection process of any local resident representatives.

The following City of Ryde staff ordinarily attend the Committee meetings but are not members of the Committee:

- Service Unit Manager, Infrastructure Integration
- Group Manager – Public Works (alternate delegate)
- Section Manager – Traffic, Transport and Development
- Senior Traffic Engineer – Traffic, Transport and Development
- Traffic Engineer – Traffic, Transport and Development

Council officers will provide professional advice and administrative support. It should be noted that employees of the Council are not subject to the direction of the Advisory Committee or any members thereof.
ITEM 5 (continued)

ATTACHMENT 1

Term of Membership to Committee
Members appointed to the Committee shall be appointed for the 4-year (or remainder thereof) term of the current Council, although membership can be altered at any time by resolution of Council. Each September, the current membership of the Committee will be submitted to Council for confirmation.

Membership of the Committee can be withdrawn by resolution of Council only. Council staff will be appointed and removed by the General Manager.

If a member of a Committee misses three consecutive meetings without apology, their membership will be withdrawn and the position will be deemed vacant. (Resolution of Council, 16 October 2012).

Casual Vacancy
(Resolution of Council, 7 October 2008)
A casual vacancy caused by the resignation or death of a Member, or the withdrawal of membership, will be filled by undertaking the following process:

(i) Where a casual vacancy occurs, the Committee Facilitator will report this matter to the next Advisory Committee meeting and record it appropriately in the Minutes, and highlight it in the report to the next available Council Meeting.

(ii) The Committee Facilitator will provide a report to the next available Council Meeting regarding the proposed replacement that will give consideration to the following options;
   (a) If the Member was nominated as the representative of an organisation it will be recommended that the organisation be invited to nominate a replacement representative (if no alternate member has previously been nominated).

   (b) If the Member was nominated as an individual, the Committee Facilitator will review the original expressions of interest received and will confirm if any of those individuals who were previously nominated, are still prepared to be considered as a member of the respective committee for the Committee.

   (c) Where, due to either no other previous nominations, or those nominations not being current, an expression of interest will be called for in replacing member/s, for appointment by Council.

   (d) Where a vacancy occurs within 9 months of the end of the term of the current Council, the vacancy will not be filled.

(iii) Once endorsed by Council, a Member filling a casual vacancy will hold office for the remainder of the term of the Member he/she has replaced

The Chairperson of the Committee is:

- A Councillor or Staff Member as elected by Council.

The Chairperson is to have precedence at the meeting and shall determine the order of proceedings, generally as set by the agenda.
ITEM 5 (continued)

ATTACHMENT 1

All remarks by members of the Committee and others present shall be made through the Chairperson. In the absence of the Chairperson, another Councillor Member of the Committee or the Committee Facilitator shall chair the meeting.

A staff member appointed as Chairperson of the Committee, does not become a formal member of the Committee by virtue of this position. All staff are representatives of Council only and not members of the Committee. It is not necessary that the Chairperson be a member of the Committee.

Council’s Code of Meeting Practice shall be used as the reference guide for any matters pertaining to the Committee meetings that are not otherwise outlined in these Terms of Reference.

The Chairperson is to be a staff member or Councillor. Where the Mayor is appointed to be a delegate, it is not necessary that the Mayor be the Chairperson of this Committee. (Resolution of Council, 7 October 2008)

Committee Facilitator
A Committee Facilitator shall be appointed by the General Manager. The Facilitator shall be a staff member of Council and is responsible for coordinating the preparation of agendas, invitations and minutes of the Committee. The Facilitator shall also be responsible for coordinating any presentations from guest speakers and for considering requests from members of the public to address the Committee. The Facilitator has the right to refuse a request from a member of the public to address the Committee if it is deemed more appropriate for that person to address a formal Council or Committee meeting.

Voting
No formal voting rules apply. As the Committee has an advisory role, its recommendations are made by consensus and no recommendation is deemed to be a decision of Council unless the matter is referred to Council for determination. If consensus is not achieved, and if required, the matter shall be referred to Council for determination.

Proxy
No voting by proxy is permitted. Only members in attendance at the meeting shall be entitled to participate in the decision making process of the Committee. If a member is unable to attend the meeting but wishes to be in attendance for discussion of a particular matter, he/she can notify the Chairperson prior to the meeting to request deferral of the item to a subsequent meeting or to request that the Chairperson formally indicate the member’s view to the Committee during the discussion on the matter. The Committee shall decide if a matter is to be deferred to a subsequent meeting based on the representations made to the Chairperson by the absent member.

Quorum
As the Committee is advisory only no quorum is required, however, the Chairperson shall use his/her discretion to determine if any item on the agenda should be deferred to a future meeting if it is considered there are insufficient people at the meeting to consider the item.
ITEM 5 (continued)

4. Meetings

Meeting Schedule and Procedures
Meetings are to be held in February, April, June, August, October and December (on a
Monday, between 6:00pm and 8:00pm). The Chairperson has the authority to call
meetings.
The Agenda & meeting papers shall be circulated to members at least 3 days prior to
meeting.
Each meeting shall be properly recorded by the taking of minutes.

Public Participation
All meetings of the Committee are public meetings. Members of the public and media can
attend meetings as observers, however, they cannot speak at a meeting unless prior
arrangements are made through the Committee Facilitator. Presentations shall be limited
to a maximum of 5 minutes.

5. Communications and Reporting
The agendas and minutes of the Committee shall be stored as a permanent record of
Council, as determined by the General Manager.
The minutes of each meeting shall be circulated to all members as soon as practicable.
Any questions by members regarding the minutes are to be referred immediately to the
Committee Facilitator and if any error in the minutes is confirmed, the Committee
Facilitator shall arrange to make the appropriate changes.
The Minutes of all Advisory Committees will be reported in the Councillor Information
Bulletin within two (2) weeks of the Committee meeting. However, if a resolution of
Council is required, e.g. allocation of funds, resources or an amendment to any Council
Policy, then the Minutes shall be reported to the next available Council meeting. (Resolution of
Council, 14 September 2010)
All agendas shall be published on Council’s website within 5 days of completion.
All Advisory Committee minutes shall be published on Council’s website within 5 days of
completion or adoption by Council. (Resolution of Council, 14 September 2010)
A report may be prepared for Council’s consideration where the Committee suggests an
action (or actions) which staff cannot carry out within existing delegations.
Members of the Committee are not permitted to speak to the media as representatives of
the Committee unless approved by Council.

6. Code of Conduct and Other Council Policies
Each Committee member who is not otherwise a Councillor or staff member shall be
provided with a copy of Council’s Code of Conduct and other related policies that may be
applicable to the operation of the Committee.
The conduct of each Committee member is expected to be consistent with the principles
outlined in these Council publications.
6 VOLUME AND SPEED OF VEHICLES USING ALL THE RESIDENTIAL STREETS BOUNDED BY VICTORIA ROAD, BOWDEN STREET, CHURCH STREET AND CONSTITUTION ROAD

Report prepared by: Section Manager - Traffic
File No.: GRP/09/3/10 - BP13/1616

REPORT SUMMARY

This report is in response to the Council Resolution of 13 August 2013 requesting an investigation of traffic volumes and speeds on local roads that are bounded by: Victoria Road, Church Street, Bowden Street and Constitution Road. The results of the review indicate that traffic is utilising local roads to access other road related areas within the Sydney region, in lieu of State Roads, during peak times. The speeds of vehicles are generally between 30 km/hour to 40 km/hour which is within the speed limits posted for local roads, being 50 km/hour.

RECOMMENDATION:

(a) That Council notes the information contained within the report titled “Volume and Speed of Vehicles using all the residential streets bounded by Victoria Road, Bowden Street, Church Street and Constitution Road.”

(b) That Council writes to the Transport for New South Wales (TfNSW), requesting that consideration be given to “promote” the availability of Real Time Travel Information to assist the motoring public with regards to the preferred “route” choice of travel.

ATTACHMENTS

1 Meadowbank Volumes and Speeds - Location Plans (3)

Report Prepared By:

Harry Muker
Section Manager - Traffic

Report Approved By:

Anthony Ogle
Service Unit Manager - Asset Systems

George Dedes
Group Manager - Public Works

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
ITEM 6 (continued)

Background

Council, at its meeting held on 13 August 2013 resolved as follows:

Notice of Motion (NOM) – Volume and Speed of Vehicles using all the residential streets bounded by Victoria Road, Bowden Street, Church Street and Constitution Road.

That the Acting General Manager investigate and report on the volume and speed of vehicles using all the residential streets bounded by Victoria Road, Bowden Street, Church Street and Constitution Road as “through roads” and “rat runs” between these major roads.

Discussion

To inform Council on the roads traffic “conditions” which specifically relate to traffic volumes and speed a “holistic” approach has been adopted by utilising Council’s most recent Traffic Impact report in the area being, Council’s “Meadowbank Employment Area – Traffic Needs Assessment Report (7 September 2012 – Study Report).” This report and the associated traffic model which underpins the summary output data has been populated in three (3) location plans which are broadly described, as follows:

- Meadowbank 2012 Daily Traffic Volumes (ATTACHMENT – Figure 1)
- Meadowbank 2012 AM Base Saturn Model Speeds (ATTACHMENT – Figure 2)
- Meadowbank 2012 PM Base Saturn Model Speeds (ATTACHMENT – Figure 3)

The results of the analysis indicate a perceived “rat-run” along Morrison and Constitution Road, west of Church Street, with a supplementary “rat-run” that is perceived to travel along Belmore Street, Thistle Street, Sutherland Street and Squire Street.

This is often a driver’s perception of a route being more “efficient” than the State Road to travel between an origin and a destination and is used as an “alternative means” to by-pass, which may be congested on the arterial road network (State Roads) during peak times. The provision of “real time” travel information which is now appearing on the motorways and key arterial roads, via “large” variable message display boards to advise motorists of the likely period of travel time to reach a specific location, may prove beneficial in relocating some of the “rat-running” traffic back onto the arterial road network. If the ends points of the “start” and “end” locations of the “rat-run” link coincide with the “real time” travel information the system would be most effective and may curtail the “impact” of “rat-runs” on local roads.
ITEM 6 (continued)

The impact of “rat-runs” on local roads is on volumes of traffic, rather than any perceived high speeds. Along Constitution Road for example the volumes are indicating a road operational environment of a “pseudo” sub-arterial road as for the majority of its length, Constitution Road connect traffic from Church Street and beyond to Victoria Road (west). The general speeds of traffic are ‘low’ (majority of the local roads had speeds in the order of 30 to 40 km/hour) as the roads length between adjacent intersections are short and there is “insufficient” distance for traffic to build up speed, especially during peak times.

In summary the actions going forward, should be in the form of possible “ongoing” monitoring and/or further, the use of “real time” travel information to give the motoring public a “choice” and an “understanding” that maintaining vehicle travel along the State Roads may be far more beneficial to reach the desired destination.

In general, the conditions in which roads operate within the study area bounded by Victoria Road, Bowden Street, Church Street and Constitution Road are not uncommon in an “inner” city environment, where the road boundaries are “State Roads”.

Financial Implications

Should Council resolve to undertake this periodic survey work it will result in a financial impact of $1000 and this is within the current budget under the Capital Project “Traffic Facilities Renewal”.

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
ITEM 6 (continued)

ATTACHMENT 1

Source: 3roommap
Daily Volumes = (AM peak hour + PM peak hour) * 5
Volumes taken from 2012 AM and PM BASE SATURN Models and intersection Counts (where available)

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
ITEM 6 (continued)

ATTACHMENT 1

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.
ITEM 6 (continued)

ATTACHMENT 1

Agenda of the Works and Community Committee Report No. 17/13, dated Tuesday 19 November 2013.