

**Meeting Date:** Tuesday 22 October 2019  
**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde  
**Time:** 7.00pm

*Council Meetings will be recorded on audio tape for minute-taking purposes as authorised by the Local Government Act 1993. Council Meetings will also be webcast.*

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**1 ITEMS PUT WITHOUT DEBATE**

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**Report prepared by:** Civic Services Manager**File No.:** CLM/19/1/1/2 - BP19/1141

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**REPORT SUMMARY**

In accordance with Council's Code of Meeting Practice, Council can determine those matters on the Agenda that can be adopted without the need for any discussion.

**RECOMMENDATION:**

That Council determine the Items on Council's Agenda that will be adopted without debate.

OR

That Council determine all Items on the Agenda.

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**2 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 7/19  
held on 8 October 2019**

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**Report prepared by:** Civic Services Manager  
**File No.:** CLM/19/1/1/2 - BP19/1142

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**REPORT SUMMARY**

Attached are the Minutes of the Works and Community Committee Meeting 7/19 held on 8 October 2019. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

Items 1, 2, 3, 6 and 7 were dealt with by the Committee within its delegated powers.

The following Committee recommendations for Items 4, 5, 8, 9 and 10 are submitted to Council for determination in accordance with the delegations set out in Council's Code of Meeting Practice relating to Charters, functions and powers of Committees:

**4 CITY OF RYDE HALLS AND FACILITIES STRATEGY AND SOCIAL AND  
CULTURAL INFRASTRUCTURE FRAMEWORK 2019-2041**

**RECOMMENDATION:** (Moved by Councillors Kim and Purcell)

- (a) That the City of Ryde Halls and Facilities Strategy and the Social and Cultural Infrastructure Framework be approved by Council and placed on public exhibition for a period of 28 days.
- (b) That Councillors are informed of the results of the public exhibition.
- (c) That Council's Draft Halls and Facilities Strategy explore a community space of some kind in Rowe Street East, Eastwood.

**Record of Voting:**

For the Motion: Unanimous

**Note:** This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as substantive changes were made to the published recommendation and Councillor **MAGGIO** requested that the matter be referred to the next Council Meeting.

**5 COMMUNITY GRANTS PROGRAM - ALLOCATION OF FUNDING 2019,  
ROUND 2**

Note: Councillor Pedersen disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that she knows the organiser of Melrose Park Football Club (her school art teacher) and the organiser of Sydney Edible Garden lives across the road from her.

**ITEM 2 (continued)**

Note: Councillor Purcell disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he works closely with Diwali Festival, assisting in finding funding for the event and he has had unrelated business dealings with the Sir Roden & Lady Cutler Foundation.

Note: Councillor Kim disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he knows a Community Grant Organisation.

**RECOMMENDATION:** (Moved by Councillors Purcell and Kim)

(a) That Council endorse funding to the following organisations in round 2 of the 2019 Community Grants as follows:

Ref	Organisation	Project Title	Funding Requested	Funding Recommended	Project Description	Other Comments
1	The Rotary Club of Ryde Incorporated	Light Up East Ryde	\$5,000	\$3,500	To run a Christmas Street Market and community event on 24/11/19 at Sager Place, East Ryde	Previously funded for \$1,500 in the small grants round for this project. Maximum funding available is \$3,500, as per the grant guidelines.
2	The Ryde Eisteddfod Committee Inc.	Book Launch 'Thirty Amazing Years – History of Ryde Eisteddfod	\$4958	\$4,958	Launch ceremony and celebration at Ryde Library for publication of book. Advanced publication for local schools.	N/A
3	Taldumande Youth Services Inc	Family Preservation and Restoration Program	\$5,000	\$5,000	Case management support to young people aged 12-15 years and their families during a crisis.	N/A
4	Cornucopia Community Art Group	The Portrait Project	\$5,000	\$5,000	To engage a tutor/photographer to work with the art group (people with current lived experience of mental health) to produce photographic studies. Engage a teacher specialising in portrait painting to assist the	N/A

**ITEM 2 (continued)**

					students to use the photographic images to make portraits/ self-portraits for an exhibition at the InsideOut Gallery at Macquarie hospital.	
5	Educar Foundation Limited	Ryde/Epping Max Potential	\$4,830	\$4,830	A personal leadership development program that runs over six months connecting emerging young leaders from local high schools with community leaders.	N/A
6	Integricare Supported Playgroups Northern Sydney (trading as Integricare)	The Magic of Storytelling Playgroup	\$3,580	\$3,580	Support the development and wellbeing of children 0-5 years and increase confidence, skills and social inclusion of parents in the Ryde area.	N/A
7	Macquarie Singers Incorporated	Macquarie Singers Community Music Workshop Program	\$4,200	\$4,200	Develop a comprehensive program of community musical workshops, as part of the organisations community outreach program.	N/A
8	Sydney Youth Dragon and Lion Dance Troupe Incorporated	Tai Chi for Seniors	\$4,900	\$4,900	Free Tai Chi classes for seniors in the local community.	N/A
9	Academy of Chinese Culture Incorporated	Cultural Activities in Mandarin, Cantonese and English	\$4,300	\$4,300	Choir, poetry, dancing and recitals in three languages - Cantonese, Mandarin and English. Fortnightly meetings and rehearsals.	N/A
10	Feng Huang Yuan Spiritual Cultivation Centre Inc.	Good Nights Make Good Days	\$5,000	\$3,000	Raising awareness of sleep health through teaching gentle exercises to overcome sleep problems.	\$2,000 laptop not funded, as capital equipment ineligible under the grant guidelines.

**ITEM 2 (continued)**

11	Community Migrant Resource Centre Incorporated	Art Grounds	\$5,000	\$5,000	Establishment of an artistic precinct in the West Ryde city centre and launch of a network of culturally and linguistically diverse arts community.	N/A
12	Australian Korean Welfare Association Ltd	Free computer classes for parents	\$5,000	\$3,100	A free 10 week course in learning basic computer skills for Korean parents.	Reduced funding for venue hire and day to day operational costs, as ineligible under the grant guidelines.
13	Sydney Edible Garden Trail	Sydney Edible Garden Trail	\$4,753	\$3,800	Sydney Edible Garden Trail encourages growing edible produce in street gardens, home gardens and public spaces across Northern Sydney.	Reduced funding as the project is unlikely to reach 2000 participants in the City of Ryde and is a broader project across Northern Sydney.
14	Differently Abled People Association Incorporated	Differently Abled Technology Inclusion	\$5,000	\$4,000	Demonstration of technical capabilities of people with disabilities/ disadvantage in the areas of digital competence.	Reduced funding, as capital equipment costs are ineligible under the grant guidelines.
15	Armenian Relief Society Araz Chapter (Armenian Relief Society Regional Executive of Australia Incorporated)	Self-Sustainability, Social Support and Personal Development	\$7,410	\$5,000	Educational seminars in general physical and mental health issues for members suffering of social isolation, dementia etc.	Recategorised from Social Support to Community Project category and therefore eligible for maximum funding of \$5,000.
16	Mahbobas Promise	Migrant Integrated Learning Support (MILS)	\$9,965	\$5,000	An education support and self-confidence building initiative that aims to assist Afghani children in	Recategorised from Social Support to Community Project category and

**ITEM 2 (continued)**

						the Ryde LGA. Specifically targets disadvantaged school children with limited English skills.	therefore eligible for maximum funding of \$5,000.
17	Australian Association of Cancer Care	Helping Cancer Patients Rehabilitate (Continuation of 2018)	\$10,000	\$4,191		First aid training for volunteers and a meal delivery program.	Funding reduced as day to day operational expenses and venue hire ineligible under the grant guidelines.
18	Cass Care Limited	Meet a Mentor	\$5,000	\$3,900		Support Korean migrant women living in the Ryde LGA to participate in work, volunteering and social events.	Reduced funding, as venue hire is ineligible under the grant guidelines.
19	AASHA Australian Foundation	Seniors Hub	\$5,000	\$5,000		Assistance to seniors, their families and carers to bridge the gap between My Aged Care, other service providers and the special needs of CALD communities. A focus on people of Indian sub-continent background.	N/A
20	Auburn Asian Welfare Centre Incorporated	A Little Something Project	\$5,000	\$2,816		Community project providing a connection between migrants, asylum seekers, refugees and the wider community. Seeks to encourage financial independence, social connection, creativity, and diversity.	Reduced funding, as venue hire is ineligible under the grant guidelines.
21	Armenian Resource Centre of Australia Incorporated	Armenian Group	\$5,000	\$5,000		Social support and information about services to newly arrived Armenian humanitarian entrants and community members. Referral pathways	N/A

**ITEM 2 (continued)**

						to Australian support systems.	
22	Rotary Club of Macquarie Park Incorporated	Rotary Carols On The Common	\$7,500	\$7,500		Rotary Clubs of Macquarie Park and North Ryde to organise a community Carols by Candlelight, which attracts approximately 12,000 people.	N/A
23	Side By Side Advocacy Incorporated	Side By Side Cocktail Party	\$2,500	\$2,500		Celebration event of the UN International Day of People with a Disability.  People with disability are the guests of honour and their contribution to the community is celebrated.	N/A
24	Korean Cultural Centre Incorporated	Dano Lantern Day – 'Lets light up Ryde'	\$7,500	\$5,000		Lantern Day to celebrate Korea's Dano Festival. The event will feature lantern-making and a procession and a variety of local music performances.	In Eastwood Plaza it is likely to attract over 1000 people. Maximum funding available under grant guidelines is \$5,000.
25	Reach Community Initiatives Incorporated	Community Christmas Dinner	\$4,000	\$4,000		For residents in the local area who are in need, isolated or disadvantaged, to come together and celebrate Christmas. Free inclusive event.	N/A
26	Armenian Film Festival Australia Incorporated	Armenian Film Festival	\$4,000	\$4,000		This festival is the only platform of its kind in Australia providing the opportunity for Australians to learn about the Armenian community through film.	N/A
27	Ryde Indian Association (Auspiced by AASHA Australian Foundation Ltd)	Ryde Diwali Celebration	\$5,000	\$5,000		With the increase in the Indian community in Ryde, this event will bring the community together to socialise and enjoy the Indian Culture.	N/A

**ITEM 2 (continued)**

28	Indonesian Welfare Association Incorporated	Connecting Cultures and Diversity (EVENT)	\$4,700	\$2,500	A one-day event of cultural activity to promote the importance of diversity and share the culture of Indonesia and other diverse traditions/cultures with the general community.	Recategorised to Events category from Community Projects.  Maximum amount available for an event of this size is \$2,500.
29	Northside CALD Carers Network (Auspiced by Christian Community Aid)	CALD Carers Network	\$5,000	\$5,000	Build stronger connections among the carers from various CALD background, as well as to provide essential carer support.	N/A
30	Stryder Incorporated	CALD transport	\$5,000	\$5,000	Provide affordable transport to new and emerging community groups to access activities. Also promote the service to people with disabilities.	N/A
31	Easy Care Gardening Inc.	Tools for Volunteer Gardeners	\$2,500	\$2,500	Easy Care Gardening addresses the social isolation of residents as well as the needs of volunteers. The interaction of residents and volunteers is a key component and promotes inclusion.	Capital equipment available under the Social Inclusion grant.
32	Northside Community Forum Limited (trading as Your Side)	Disabled Alternative Road Travel Service (DARTS)	\$10,000	\$2,000	Service for wheelchair users in Sydney that combines door to door transport with social activity planning.	Upkeep and maintenance of vehicles ineligible under the grant guidelines.
33	Link Housing Ltd	Let's Get Social	\$9,560	\$9,560	Activities and programs for the 120 plus residents living in three social housing complexes in Higginbotham Rd, Gladesville. Residents of	N/A

**ITEM 2 (continued)**

					these properties have limited access to social and engagement opportunities and activities	
34	Ryde Family Support Services Inc. Trading As The Northern Centre	Women Achieving Financial Independence	\$9,140	\$9,140	A series of workshops targeting varying cohorts of women, seeking to build money management skills, knowledge and confidence in financial literacy.	N/A
35	Streetwork Australia Limited	StreetSizzle – Outreach BBQ	\$10,000	\$10,000	The mobile outreach hub is an early intervention strategy, whereby youth workers/trained volunteers go to where young people gather. The strategy is built around recurring BBQ's in places such as local skate parks including Meadowbank Skate Park.	N/A
36	Diversity and Disability Alliance	DDA West Ryde Peer Space	\$9,420	\$9,420	A safe and accessible space that provides opportunities for the sharing of experiences and information for people with disability.	N/A
37	Next Step Foundation (formerly Soccajoeys Next Step Foundation)	COR Inclusion Soccer Program for Children with Special Needs 5-11 years	\$3,160	\$3,160	Provides children with special needs the opportunity to have meaningful participation in sport. Following the success of the Putney School pilot the program will be expanded to include more schools and a further 20 children.	N/A
38	Eastwood Ryde Netball Association Inc.	Skills Support Practical Training for Umpires	\$3,500	\$3,500	Mentor umpires to go to NSW District Netball Carnivals and coach and mentor umpires.	N/A

**ITEM 2 (continued)**

39	Ryde Hunters Hill Cricket Club	Pirates Junior Development Program	\$3,500	\$3,500	Programs guided by the Cricket Australia Pathways Programs that provide skills based programs to enable children to participate in playing cricket in a fun, safe and enjoyable environment. A focus on growing female participation.	N/A
40	Macquarie Combined Sports Club Incorporated (Macquarie Dragons FC)	Upgrade Website	\$2,500	\$2,500	Upgrade website to allow for access via mobile device and improved communication to members via social media and apps.	Moved to Sports Category from Community Projects.
41	Eastwood Ladies Probus Club Inc. (Probus South Pacific Limited)	Hire for Bus Excursions in 2020	\$2,000	\$2,000	Provide members the opportunity to participate in the enjoyment of day excursions by bus. Many have limited access to public transport and also on low incomes.	N/A
42	Sydney Arrang Go-Go Jang-Gu (sagjg) Incorporated	Korean Australian Senior Citizens Performances	\$2,000	\$2,000	Seniors performances for up to 100 people in Eastwood Community Hall. Two performances in 2020 including one for Korean Parents Day. Performances will include Korean drumming, singing and dancing.	N/A
43	Korean Performers of Arts in Sydney Incorporated	Poongmoo 19 - Korean Traditional Drumming Performances and Classes	\$2,000	\$2,000	The Korean Performers of Arts will perform on Korean Day, New Year's Day and various other celebrations.	N/A
44	Computer Pals for Seniors Inc. West Ryde	Providing Computer Education to Local Seniors	\$2,000	\$2,000	Experienced volunteers will provide low-cost, small group tuition	N/A

**ITEM 2 (continued)**

					for older people who want to learn computer, tablet and smart phone skills.	
45	Probus Club of Eastwood Inc.	Making One Day Coach Tours Popular and Affordable	\$2,000	\$2,000	Two one day coach tours in 2020 for members.	Moved to Seniors category from Community Projects.
46	Rotary Club of North Ryde Inc.	Seniors Christmas Lunch	\$2,000	\$2,000	Fully catered Christmas lunch to approximately 70 primarily frail elderly clients and people with disability.	Moved from Social Support category to Seniors Grant.
47	North Ryde Community Aid And Information Centre Inc.	Community Connections	\$24,000	\$24,000	Deliver a range of programs to the community including: <ul style="list-style-type: none"> <li>• Food relief</li> <li>• Community garden</li> <li>• Multicultural mothers group</li> <li>• Social support groups and activities</li> <li>• Volunteering, including the recruitment and management.</li> </ul>	As per Council resolution of 24 May 2016.
48	Christian Community Aid Service Inc.	Supporting Individuals and Families in Ryde	\$32,000	\$32,000	Programs that address the emerging needs of the most socially and financially disadvantaged and vulnerable community members. Services for children and families, youth, aged, disability and CALD communities.	As per Council resolution of 24 May 2016.
49	Sydney Community Services	Safety, Sustainability and Inclusion	\$24,000	\$24,000	A safe and inclusive service to seniors and persons with disabilities including: <ol style="list-style-type: none"> <li>1. Wellness and enablement focused activities</li> <li>2. Safe and</li> </ol>	As per Council resolution of 24 May 2016.

**ITEM 2 (continued)**

					sustainable transport services 3. Access to basic necessities to vulnerable people in the community 4. Advocacy supports to persons not receiving adequate NDIS support.	
<b>TOTAL</b>			<b>\$314,376</b>	<b>\$277,855</b>		

- (b) That funding of \$225,000 is available within the Community and Ranger Services budget to partially fund the recommended applications totaling \$277,855. The remaining funding of \$52,855 be allocated from the community grants reserve.
- (c) That Council does not endorse the following 2 applications due to ineligibility in line with the Community Grants Policy.

Ref	Organisation	Project Title	Funding Requested	Funding Recommended	Project Description	Other Comments
EMO1	Sir Roden & Lady Cutler Foundation Incorporated	Pick Me Up Service	\$4,800	\$0	Free door to door medically related transport and provides clients with weekly contact with volunteers providing a sense of belonging and connection.	All activities take place outside the City of Ryde and there is no direct benefit to residents of Ryde, as it is a Sydney wide project.
Sport01	Ryde Saints United FC (Saints United Soccer Club)	Training Kits	\$3,465	\$0	Provide a training kit to each team to use throughout the season of 2020.	Does not meet eligibility criteria and uniform purchases for existing team members are ineligible under the guidelines.

- (d) That the successful and unsuccessful grant applicants be informed in writing of the outcome of their applications.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as it is outside the Committee's delegations.

**ITEM 2 (continued)****8 ENDORSEMENT OF PARRAMATTA RIVER MASTERPLAN****RECOMMENDATION:** (Moved by Councillors Purcell and Kim)

- (a) That Council endorses the Parramatta River Masterplan known as “Duba, Budu, Barra – Ten Steps to a Living River – The Parramatta River Masterplan” prepared by the Parramatta River Catchment Group for improving the health of the Parramatta River.
- (b) That Council’s endorsement of the Parramatta River Masterplan be formulated into a Media Release to be distributed through regular channels.

**Record of Voting:**For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as Councillor **MAGGIO** requested that the matter be referred to the next Council Meeting.

**9 GLYPHOSATE USE IN THE CITY OF RYDE****MOTION:** (Moved by Councillors Purcell and Clifton)

- (a) That Council endorses the continued use of Roundup or other Glyphosate products in strict accordance with manufacturer’s recommendations.
- (b) That Council staff continue to monitor developments in the use of glyphosate-based products, and implement any changes recommended by relevant government authorities.

**AMENDMENT:** (Moved by Councillors Pedersen and Purcell)

- (a) That Council receive and note the report.
- (b) That Council staff continue to monitor developments in the use of glyphosate-based products, and implement any changes recommended by relevant government authorities.

On being put to the Meeting, the voting on the Amendment was Unanimous. The Amendment was **CARRIED** and then became the Motion.

**Record of Voting:**For the Motion: Unanimous

**ITEM 2 (continued)**

**RECOMMENDATION:** (Moved by Councillors Pedersen and Purcell)

- (a) That Council receive and note the report.
- (b) That Council staff continue to monitor developments in the use of glyphosate-based products, and implement any changes recommended by relevant government authorities.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as substantive changes were made to the published recommendation.

**10 GRANT FUNDING APPLICATION APPROVAL - ROADS AND MARITIME SERVICES - 2019-20**

**RECOMMENDATION:** (Moved by Councillors Purcell and Kim)

That Council accepts the \$1,155,209 funding received from the RMS Active Transport Program (2019-20) – Connecting Centres – infrastructure for the following project:

- i. Pittwater Road, Epping Road to Victoria Road, North Ryde to Gladesville shared user path – Complete Design (Stages 1, 2 and 3) and Construction of Stage 1 (Epping Road to Bronhill Avenue), total cost of \$2,310,418 be co-contributed between Council and RMS;
- ii. That Council allocates the amount of \$1,155,209 from the s7.11 Reserve for the project and that this amount also be approved in the Q1 budget adjustment process.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as it is outside the Committee's delegations.

**ATTACHMENTS**

**1 MINUTES - Works and Community Committee Meeting - 8 October 2019**

**ITEM 2 (continued)**

**ATTACHMENT 1**

**Works and Community Committee  
MINUTES OF MEETING NO. 7/19**

**Meeting Date:** Tuesday 8 October 2019

**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde

**Time:** 6.04pm

**Councillors Present:** Councillors Pedersen (Chairperson), Clifton, Gordon, Kim and Purcell.

**Apologies:** Nil.

**Absent:** Councillor Zhou.

**Staff Present:** General Manager, Director – Customer and Community Services, Director – Corporate Services, Director – City Planning and Environment, Acting Director – City Works, Manager – Communications and Engagement, Manager – Community and Ranger Services, Manager – Environment, Health and Building, Senior Coordinator – Parks Planning, Acting Senior Coordinator – Environment, Civic Services Manager and Executive Assistant to Mayor and Councillors.

**DISCLOSURES OF INTEREST**

Councillor Pedersen disclosed a Less than Significant Non-Pecuniary Interest in Item 5 – Community Grants Program – Allocation of Funding 2019, Round 2 for the reason that she knows the organiser of Melrose Park Football Club (her school art teacher) and the organiser of Sydney Edible Garden lives across the road from her.

Councillor Purcell disclosed a Less than Significant Non-Pecuniary Interest in Item 5 – Community Grants Program – Allocation of Funding 2019, Round 2 for the reason that he works closely with Diwali Festival, assisting in finding funding for the event and he has had unrelated business dealings with the Sir Roden & Lady Cutler Foundation.

Councillor Kim disclosed a Less than Significant Non-Pecuniary Interest in Item 5 – Community Grants Program – Allocation of Funding 2019, Round 2 for the reason that he knows a Community Grant Organisation.

**1 ELECTION OF CHAIRPERSON AND DEPUTY CHAIRPERSON**

The General Manager, as Returning Officer, gave an overview of the election process in relation to the election of the Chairperson and Deputy Chairperson.

**METHOD OF VOTING FOR CHAIRPERSON AND DEPUTY CHAIRPERSON**

The General Manager, as Returning Officer presented the options on the method of voting for Chairperson and Deputy Chairperson.

**ITEM 2 (continued)**

**ATTACHMENT 1**

**RESOLUTION:** (Moved by Councillors Clifton and Purcell)

- (a) That the method of voting for the election of the Chairperson and Deputy Chairperson be open voting by show of hands.
- (b) That the General Manager, as Returning Officer, undertake the election of the Chairperson and Deputy Chairperson for the ensuing twelve (12) months by announcing the nominations and then conducting the election.

**Record of the Voting:**

For the Motion: Unanimous

ELECTION OF CHAIRPERSON

The General Manager, as Returning Officer called for nominations for the position of Chairperson of the Committee and received one (1) nomination being for Councillor Pedersen.

The General Manager, as Returning Officer called for any further nominations. As there were none, nominations were closed.

The General Manager, as Returning Officer confirmed with Councillor Pedersen that she accepted the nomination.

As there was only one nomination, COUNCILLOR PEDERSEN WAS DULY ELECTED CHAIRPERSON FOR THE ENSUING YEAR.

ELECTION OF DEPUTY CHAIRPERSON

The General Manager, as Returning Officer called for nominations for the position of Deputy Chairperson of the Committee and received one (1) nomination being for Councillor Purcell.

The Returning Officer called for any further nominations. As there were none, nominations were closed.

The Returning Officer confirmed with Councillor Purcell that he accepted the nomination.

As there was only one nomination, COUNCILLOR PURCELL WAS DULY ELECTED DEPUTY CHAIRPERSON FOR THE ENSUING YEAR.

Note: The Chairperson, Councillor Pedersen then assumed the Chair.

**ITEM 2 (continued)**

**ATTACHMENT 1**

**2 CONFIRMATION OF MINUTES - Meeting held on 13 August 2019**

**RESOLUTION:** (Moved by Councillors Purcell and Kim)

That the Minutes of the Works and Community Committee Meeting 6/19, held on 13 August 2019, be confirmed.

**Record of the Voting:**

For the Motion: Unanimous

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

**3 ITEMS PUT WITHOUT DEBATE**

**RESOLUTION:** (Moved by Councillors Purcell and Kim)

That the Committee adopts Items 5, 7, 8 and 10 on the Agenda as per the recommendations in the reports.

**Record of Voting:**

For the Motion: Unanimous

**5 COMMUNITY GRANTS PROGRAM - ALLOCATION OF FUNDING 2019, ROUND 2**

Note: Councillor Pedersen disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that she knows the organiser of Melrose Park Football Club (her school art teacher) and the organiser of Sydney Edible Garden lives across the road from her.

Note: Councillor Purcell disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he works closely with Diwali Festival, assisting in finding funding for the event and he has had unrelated business dealings with the Sir Roden & Lady Cutler Foundation.

Note: Councillor Kim disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he knows a Community Grant Organisation.

**RECOMMENDATION:** (Moved by Councillors Purcell and Kim)

(a) That Council endorse funding to the following organisations in round 2 of the 2019 Community Grants as follows:

**ITEM 2 (continued)**
**ATTACHMENT 1**

Ref	Organisation	Project Title	Funding Requested	Funding Recommended	Project Description	Other Comments
1	The Rotary Club of Ryde Incorporated	Light Up East Ryde	\$5,000	\$3,500	To run a Christmas Street Market and community event on 24/11/19 at Sager Place, East Ryde	Previously funded for \$1,500 in the small grants round for this project. Maximum funding available is \$3,500, as per the grant guidelines.
2	The Ryde Eisteddfod Committee Inc.	Book Launch 'Thirty Amazing Years – History of Ryde Eisteddfod	\$4958	\$4,958	Launch ceremony and celebration at Ryde Library for publication of book. Advanced publication for local schools.	N/A
3	Taldumande Youth Services Inc	Family Preservation and Restoration Program	\$5,000	\$5,000	Case management support to young people aged 12-15 years and their families during a crisis.	N/A
4	Cornucopia Community Art Group	The Portrait Project	\$5,000	\$5,000	To engage a tutor/photographer to work with the art group (people with current lived experience of mental health) to produce photographic studies. Engage a teacher specialising in portrait painting to assist the students to use the photographic images to make portraits/ self-portraits for an exhibition at the InsideOut Gallery at Macquarie hospital.	N/A
5	Educar Foundation Limited	Ryde/Epping Max Potential	\$4,830	\$4,830	A personal leadership development program that runs over six months connecting	N/A

**ITEM 2 (continued)**

**ATTACHMENT 1**

					emerging young leaders from local high schools with community leaders.	
6	Integricare Supported Playgroups Northern Sydney (trading as Integricare)	The Magic of Storytelling Playgroup	\$3,580	\$3,580	Support the development and wellbeing of children 0-5 years and increase confidence, skills and social inclusion of parents in the Ryde area.	N/A
7	Macquarie Singers Incorporated	Macquarie Singers Community Music Workshop Program	\$4,200	\$4,200	Develop a comprehensive program of community musical workshops, as part of the organisations community outreach program.	N/A
8	Sydney Youth Dragon and Lion Dance Troupe Incorporated	Tai Chi for Seniors	\$4,900	\$4,900	Free Tai Chi classes for seniors in the local community.	N/A
9	Academy of Chinese Culture Incorporated	Cultural Activities in Mandarin, Cantonese and English	\$4,300	\$4,300	Choir, poetry, dancing and recitals in three languages - Cantonese, Mandarin and English. Fortnightly meetings and rehearsals.	N/A
10	Feng Huang Yuan Spiritual Cultivation Centre Inc.	Good Nights Make Good Days	\$5,000	\$3,000	Raising awareness of sleep health through teaching gentle exercises to overcome sleep problems.	\$2,000 laptop not funded, as capital equipment ineligible under the grant guidelines.
11	Community Migrant Resource Centre Incorporated	Art Grounds	\$5,000	\$5,000	Establishment of an artistic precinct in the West Ryde city centre and launch of a network of culturally and	N/A

**ITEM 2 (continued)**

**ATTACHMENT 1**

					linguistically diverse arts community.	
12	Australian Korean Welfare Association Ltd	Free computer classes for parents	\$5,000	\$3,100	A free 10 week course in learning basic computer skills for Korean parents.	Reduced funding for venue hire and day to day operational costs, as ineligible under the grant guidelines.
13	Sydney Edible Garden Trail	Sydney Edible Garden Trail	\$4,753	\$3,800	Sydney Edible Garden Trail encourages growing edible produce in street gardens, home gardens and public spaces across Northern Sydney.	Reduced funding as the project is unlikely to reach 2000 participants in the City of Ryde and is a broader project across Northern Sydney.
14	Differently Abled People Association Incorporated	Differently Abled Technology Inclusion	\$5,000	\$4,000	Demonstration of technical capabilities of people with disabilities/ disadvantage in the areas of digital competence.	Reduced funding, as capital equipment costs are ineligible under the grant guidelines.
15	Armenian Relief Society Araz Chapter (Armenian Relief Society Regional Executive of Australia Incorporated)	Self-Sustainability, Social Support and Personal Development	\$7,410	\$5,000	Educational seminars in general physical and mental health issues for members suffering of social isolation, dementia etc.	Recategorised from Social Support to Community Project category and therefore eligible for maximum funding of \$5,000.
16	Mahbobas Promise	Migrant Integrated Learning Support (MILS)	\$9,965	\$5,000	An education support and self-confidence building initiative that aims to assist Afghani children in the Ryde LGA. Specifically targets disadvantaged school children with limited English skills.	Recategorised from Social Support to Community Project category and therefore eligible for maximum funding of \$5,000.

**ITEM 2 (continued)**

**ATTACHMENT 1**

17	Australian Association of Cancer Care	Helping Cancer Patients Rehabilitate (Continuation of 2018)	\$10,000	\$4,191	First aid training for volunteers and a meal delivery program.	Funding reduced as day to day operational expenses and venue hire ineligible under the grant guidelines.
18	Cass Care Limited	Meet a Mentor	\$5,000	\$3,900	Support Korean migrant women living in the Ryde LGA to participate in work, volunteering and social events.	Reduced funding, as venue hire is ineligible under the grant guidelines.
19	AASHA Australian Foundation	Seniors Hub	\$5,000	\$5,000	Assistance to seniors, their families and carers to bridge the gap between My Aged Care, other service providers and the special needs of CALD communities. A focus on people of Indian sub-continent background.	N/A
20	Auburn Asian Welfare Centre Incorporated	A Little Something Project	\$5,000	\$2,816	Community project providing a connection between migrants, asylum seekers, refugees and the wider community. Seeks to encourage financial independence, social connection, creativity, and diversity.	Reduced funding, as venue hire is ineligible under the grant guidelines.
21	Armenian Resource Centre of Australia Incorporated	Armenian Group	\$5,000	\$5,000	Social support and information about services to newly arrived Armenian humanitarian entrants and community members. Referral pathways to Australian support systems.	N/A

**ITEM 2 (continued)**

**ATTACHMENT 1**

22	Rotary Club of Macquarie Park Incorporated	Rotary Carols On The Common	\$7,500	\$7,500	Rotary Clubs of Macquarie Park and North Ryde to organise a community Carols by Candlelight, which attracts approximately 12,000 people.	N/A
23	Side By Side Advocacy Incorporated	Side By Side Cocktail Party	\$2,500	\$2,500	Celebration event of the UN International Day of People with a Disability.  People with disability are the guests of honour and their contribution to the community is celebrated.	N/A
24	Korean Cultural Centre Incorporated	Dano Lantern Day – 'Lets light up Ryde'	\$7,500	\$5,000	Lantern Day to celebrate Korea's Dano Festival. The event will feature lantern-making and a procession and a variety of local music performances.	In Eastwood Plaza it is likely to attract over 1000 people. Maximum funding available under grant guidelines is \$5,000.
25	Reach Community Initiatives Incorporated	Community Christmas Dinner	\$4,000	\$4,000	For residents in the local area who are in need, isolated or disadvantaged, to come together and celebrate Christmas. Free inclusive event.	N/A
26	Armenian Film Festival Australia Incorporated	Armenian Film Festival	\$4,000	\$4,000	This festival is the only platform of its kind in Australia providing the opportunity for Australians to learn about the Armenian community through film.	N/A
27	Ryde Indian Association (Auspiced by AASHA Australian Foundation Ltd)	Ryde Diwali Celebration	\$5,000	\$5,000	With the increase in the Indian community in Ryde, this event will bring the community together to socialise and enjoy the Indian Culture.	N/A

**ITEM 2 (continued)**

**ATTACHMENT 1**

28	Indonesian Welfare Association Incorporated	Connecting Cultures and Diversity (EVENT)	\$4,700	\$2,500	A one-day event of cultural activity to promote the importance of diversity and share the culture of Indonesia and other diverse traditions/cultures with the general community.	Recategorised to Events category from Community Projects.  Maximum amount available for an event of this size is \$2,500.
29	Northside CALD Carers Network (Auspiced by Christian Community Aid)	CALD Carers Network	\$5,000	\$5,000	Build stronger connections among the carers from various CALD background, as well as to provide essential carer support.	N/A
30	Stryder Incorporated	CALD transport	\$5,000	\$5,000	Provide affordable transport to new and emerging community groups to access activities. Also promote the service to people with disabilities.	N/A
31	Easy Care Gardening Inc.	Tools for Volunteer Gardeners	\$2,500	\$2,500	Easy Care Gardening addresses the social isolation of residents as well as the needs of volunteers. The interaction of residents and volunteers is a key component and promotes inclusion.	Capital equipment available under the Social Inclusion grant.
32	Northside Community Forum Limited (trading as Your Side)	Disabled Alternative Road Travel Service (DARTS)	\$10,000	\$2,000	Service for wheelchair users in Sydney that combines door to door transport with social activity planning.	Upkeep and maintenance of vehicles ineligible under the grant guidelines.
33	Link Housing Ltd	Let's Get Social	\$9,560	\$9,560	Activities and programs for the 120 plus residents living	N/A

**ITEM 2 (continued)**

**ATTACHMENT 1**

					in three social housing complexes in Higginbotham Rd, Gladesville. Residents of these properties have limited access to social and engagement opportunities and activities	
34	Ryde Family Support Services Inc. Trading As The Northern Centre	Women Achieving Financial Independence	\$9,140	\$9,140	A series of workshops targeting varying cohorts of women, seeking to build money management skills, knowledge and confidence in financial literacy.	N/A
35	Streetwork Australia Limited	StreetSizzle – Outreach BBQ	\$10,000	\$10,000	The mobile outreach hub is an early intervention strategy, whereby youth workers/trained volunteers go to where young people gather. The strategy is built around recurring BBQ's in places such as local skate parks including Meadowbank Skate Park.	N/A
36	Diversity and Disability Alliance	DDA West Ryde Peer Space	\$9,420	\$9,420	A safe and accessible space that provides opportunities for the sharing of experiences and information for people with disability.	N/A
37	Next Step Foundation (formerly Soccajoeys Next Step Foundation)	COR Inclusion Soccer Program for Children with Special Needs 5-11 years	\$3,160	\$3,160	Provides children with special needs the opportunity to have meaningful participation in sport. Following the success of the Putney	N/A

**ITEM 2 (continued)**
**ATTACHMENT 1**

					School pilot the program will be expanded to include more schools and a further 20 children.	
38	Eastwood Ryde Netball Association Inc.	Skills Support Practical Training for Umpires	\$3,500	\$3,500	Mentor umpires to go to NSW District Netball Carnivals and coach and mentor umpires.	N/A
39	Ryde Hunters Hill Cricket Club	Pirates Junior Development Program	\$3,500	\$3,500	Programs guided by the Cricket Australia Pathways Programs that provide skills based programs to enable children to participate in playing cricket in a fun, safe and enjoyable environment. A focus on growing female participation.	N/A
40	Macquarie Combined Sports Club Incorporated (Macquarie Dragons FC)	Upgrade Website	\$2,500	\$2,500	Upgrade website to allow for access via mobile device and improved communication to members via social media and apps.	Moved to Sports Category from Community Projects.
41	Eastwood Ladies Probus Club Inc. (Probus South Pacific Limited)	Hire for Bus Excursions in 2020	\$2,000	\$2,000	Provide members the opportunity to participate in the enjoyment of day excursions by bus. Many have limited access to public transport and also on low incomes.	N/A
42	Sydney Arrang Go-Go Jang-Gu (sagjg) Incorporated	Korean Australian Senior Citizens Performances	\$2,000	\$2,000	Seniors performances for up to 100 people in Eastwood Community Hall. Two performances in 2020 including one for Korean	N/A

**ITEM 2 (continued)**

**ATTACHMENT 1**

					Parents Day. Performances will include Korean drumming, singing and dancing.	
43	Korean Performers of Arts in Sydney Incorporated	Poongmoo 19 - Korean Traditional Drumming Performances and Classes	\$2,000	\$2,000	The Korean Performers of Arts will perform on Korean Day, New Year's Day and various other celebrations.	N/A
44	Computer Pals for Seniors Inc. West Ryde	Providing Computer Education to Local Seniors	\$2,000	\$2,000	Experienced volunteers will provide low-cost, small group tuition for older people who want to learn computer, tablet and smart phone skills.	N/A
45	Probus Club of Eastwood Inc.	Making One Day Coach Tours Popular and Affordable	\$2,000	\$2,000	Two one day coach tours in 2020 for members.	Moved to Seniors category from Community Projects.
46	Rotary Club of North Ryde Inc.	Seniors Christmas Lunch	\$2,000	\$2,000	Fully catered Christmas lunch to approximately 70 primarily frail elderly clients and people with disability.	Moved from Social Support category to Seniors Grant.
47	North Ryde Community Aid And Information Centre Inc.	Community Connections	\$24,000	\$24,000	Deliver a range of programs to the community including: • Food relief • Community garden • Multicultural mothers group • Social support groups and activities • Volunteering, including the recruitment and management.	As per Council resolution of 24 May 2016.
48	Christian Community Aid Service Inc.	Supporting Individuals and Families in Ryde	\$32,000	\$32,000	Programs that address the emerging needs of the most socially and financially	As per Council resolution of 24 May 2016.

**ITEM 2 (continued)**

**ATTACHMENT 1**

					disadvantaged and vulnerable community members. Services for children and families, youth, aged, disability and CALD communities.	
49	Sydney Community Services	Safety, Sustainability and Inclusion	\$24,000	\$24,000	A safe and inclusive service to seniors and persons with disabilities including: 1. Wellness and enablement focused activities 2. Safe and sustainable transport services 3. Access to basic necessities to vulnerable people in the community 4. Advocacy supports to persons not receiving adequate NDIS support.	As per Council resolution of 24 May 2016.
<b>TOTAL</b>			<b>\$314,376</b>	<b>\$277,855</b>		

- (b) That funding of \$225,000 is available within the Community and Ranger Services budget to partially fund the recommended applications totaling \$277,855. The remaining funding of \$52,855 be allocated from the community grants reserve.
- (c) That Council does not endorse the following 2 applications due to ineligibility in line with the Community Grants Policy.

Ref	Organisation	Project Title	Funding Requested	Funding Recommended	Project Description	Other Comments
EM O1	Sir Roden & Lady Cutler Foundation Incorporated	Pick Me Up Service	\$4,800	\$0	Free door to door medically related transport and provides clients with weekly contact with volunteers providing a sense of belonging and connection.	All activities take place outside the City of Ryde and there is no direct benefit to residents of Ryde, as it is a Sydney wide project.

**ITEM 2 (continued)**

**ATTACHMENT 1**

Sp ort0 1	Ryde Saints United FC (Saints United Soccer Club)	Trainin g Kits	\$3,465	\$0	Provide a training kit to each team to use throughout the season of 2020.	Does not meet eligibility criteria and uniform purchases for existing team members are ineligible under the guidelines.
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- (d) That the successful and unsuccessful grant applicants be informed in writing of the outcome of their applications.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as it is outside the Committee's delegations.

**7 BIKE AND KAYAK HIRE - Parramatta River**

**RESOLUTION:** (Moved by Councillors Purcell and Kim)

That Council undertake the following process to seek an operator for a Bike and Kayak service on the Parramatta River:

- i. Minister approves the Parramatta River Parklands Plan of Management.
- ii. Council staff will undertake community consultation on the proposed implementation of this activity at Kissing Point Park. Should significant opposition to the proposal be received through the consultation process a report be brought back to Council on the matter.
- iii. Subject to a positive consultation process, staff will undertake an Expression of Interest (EOI) to identify a preferred tenderer for a suitable facility at Kissing Point Park.
- iv. Report to Council on preferred tenderer.
- v. Subject to Council endorsement, the successful tenderer lodges a Development Application (DA) for the facility and obtains necessary Council approvals.
- vi. Construction of facility; and
- vii. Commence trading.

**Record of Voting:**

For the Motion: Unanimous

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

**ITEM 2 (continued)**

**ATTACHMENT 1**

**8 ENDORSEMENT OF PARRAMATTA RIVER MASTERPLAN**

**RECOMMENDATION:** (Moved by Councillors Purcell and Kim)

- (a) That Council endorses the Parramatta River Masterplan known as “Duba, Budu, Barra – Ten Steps to a Living River – The Parramatta River Masterplan” prepared by the Parramatta River Catchment Group for improving the health of the Parramatta River.
- (b) That Council’s endorsement of the Parramatta River Masterplan be formulated into a Media Release to be distributed through regular channels.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as Councillor **MAGGIO** requested that the matter be referred to the next Council Meeting.

**10 GRANT FUNDING APPLICATION APPROVAL - ROADS AND MARITIME SERVICES - 2019-20**

**RECOMMENDATION:** (Moved by Councillors Purcell and Kim)

That Council accepts the \$1,155,209 funding received from the RMS Active Transport Program (2019-20) – Connecting Centres – infrastructure for the following project:

- i. Pittwater Road, Epping Road to Victoria Road, North Ryde to Gladesville shared user path – Complete Design (Stages 1, 2 and 3) and Construction of Stage 1 (Epping Road to Bronhill Avenue), total cost of \$2,310,418 be co-contributed between Council and RMS;
- ii. That Council allocates the amount of \$1,155,209 from the s7.11 Reserve for the project and that this amount also be approved in the Q1 budget adjustment process.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as it is outside the Committee’s delegations.

**ITEM 2 (continued)**

**ATTACHMENT 1**

**4 CITY OF RYDE HALLS AND FACILITIES STRATEGY AND SOCIAL AND CULTURAL INFRASTRUCTURE FRAMEWORK 2019-2041**

**RECOMMENDATION:** (Moved by Councillors Kim and Purcell)

- (a) That the City of Ryde Halls and Facilities Strategy and the Social and Cultural Infrastructure Framework be approved by Council and placed on public exhibition for a period of 28 days.
- (b) That Councillors are informed of the results of the public exhibition.
- (c) That Council's Draft Halls and Facilities Strategy explore a community space of some kind in Rowe Street East, Eastwood.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as substantive changes were made to the published recommendation and Councillor **MAGGIO** requested that the matter be referred to the next Council Meeting.

**5 COMMUNITY GRANTS PROGRAM - ALLOCATION OF FUNDING 2019, ROUND 2**

Note: This Item was dealt with earlier in the meeting as set out in these Minutes.

**6 COMMUNITY GRANTS REVIEW - CAPITAL WORKS GRANTS**

**RESOLUTION:** (Moved by Councillors Purcell and Kim)

- (a) That Council endorses a new 'Community Facilities and Equipment' grant category.
- (b) That the Community Facilities and Equipment grant be funded through the base budget for Community Grants.
- (c) That if endorsed by Council, the Community Grants Program Policy and Guidelines are amended to reflect the Community Facilities and Equipment category.
- (d) That a report is brought back to Council in the second quarter 2020 with the findings and recommendations from the broader review of the Community Grants Program.

**Record of Voting:**

For the Motion: Unanimous

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

**ITEM 2 (continued)**

**ATTACHMENT 1**

**7 BIKE AND KAYAK HIRE - Parramatta River**

Note: This Item was dealt with earlier in the meeting as set out in these Minutes.

**8 ENDORSEMENT OF PARRAMATTA RIVER MASTERPLAN**

Note: This Item was dealt with earlier in the meeting as set out in these Minutes.

**9 GLYPHOSATE USE IN THE CITY OF RYDE**

**MOTION:** (Moved by Councillors Purcell and Clifton)

- (a) That Council endorses the continued use of Roundup or other Glyphosate products in strict accordance with manufacturer's recommendations.
- (b) That Council staff continue to monitor developments in the use of glyphosate-based products, and implement any changes recommended by relevant government authorities.

**AMENDMENT:** (Moved by Councillors Pedersen and Purcell)

- (a) That Council receive and note the report.
- (b) That Council staff continue to monitor developments in the use of glyphosate-based products, and implement any changes recommended by relevant government authorities.

On being put to the Meeting, the voting on the Amendment was Unanimous. The Amendment was **CARRIED** and then became the Motion.

**Record of Voting:**

For the Motion: Unanimous

**RECOMMENDATION:** (Moved by Councillors Pedersen and Purcell)

- (a) That Council receive and note the report.
- (b) That Council staff continue to monitor developments in the use of glyphosate-based products, and implement any changes recommended by relevant government authorities.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** as substantive changes were made to the published recommendation.

**ITEM 2 (continued)**

**ATTACHMENT 1**

**10 GRANT FUNDING APPLICATION APPROVAL - ROADS AND MARITIME SERVICES - 2019-20**

Note: This Item was dealt with earlier in the meeting as set out in these Minutes.

The meeting closed at 6.38pm.

CONFIRMED THIS 12TH DAY OF NOVEMBER 2019.

Chairperson

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### **3 REPORT OF THE FINANCE AND GOVERNANCE COMMITTEE MEETING 6/19 held on 8 October 2019**

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**Report prepared by:** Civic Services Manager  
**File No.:** CLM/19/1/1/2 - BP19/1145

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#### **REPORT SUMMARY**

Attached are the Minutes of the Finance and Governance Committee Meeting 6/19 held on 8 October 2019. The Minutes will be listed for confirmation at the next Finance and Governance Committee Meeting.

The following Committee recommendations for Items 2, 4 and 5 are submitted to Council for determination in accordance with the delegations set out in the Code of Meeting Practice relating to Charters, functions and powers of Committees:

#### **2 CONFIRMATION OF MINUTES - Finance and Governance Committee Meeting held on 11 June 2019**

**RECOMMENDATION:** (Moved by Councillors Purcell and Pedersen)

That the Minutes of the Finance and Governance Committee 5/19, held on 11 June 2019, be confirmed.

#### **Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Finance and Governance Committee Terms of Reference in Council's Code of Meeting Practice.

#### **4 ANNUAL DISCLOSURE OF PECUNIARY INTERESTS**

**RECOMMENDATION:** (Moved by Councillors Kim and Pedersen)

That the Register of Disclosure of Pecuniary Interest Returns is tabled as required under clause 4.25 of the *City of Ryde Code of Conduct – Standards of Conduct*.

#### **Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Finance and Governance Committee Terms of Reference in Council's Code of Meeting Practice.

**ITEM 3 (continued)****5 REPORTS DUE TO COUNCIL****RECOMMENDATION:** (Moved by Councillors Purcell and Pedersen)

That the report on Outstanding Council Reports be endorsed.

**Record of Voting:**For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Finance and Governance Committee Terms of Reference in Council's Code of Meeting Practice.

**ATTACHMENTS****1 MINUTES - Finance and Governance Committee Meeting - 8 October 2019**

**ITEM 3 (continued)**

**ATTACHMENT 1**

**Finance and Governance Committee  
MINUTES OF MEETING NO. 6/19**

**Meeting Date:** Tuesday 8 October 2019  
**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde  
**Time:** 6.45pm

**Councillors Present:** Councillors Clifton (Chairperson), Gordon, Kim, Pedersen and Purcell.

**Apologies:** Nil.

**Staff Present:** General Manager, Director – Customer and Community Services, Director – Corporate Services, Director – City Planning and Environment, Acting Director – City Works, Manager – Communications and Engagement, Civic Services Manager and Executive Assistant to Mayor and Councillors.

**DISCLOSURES OF INTEREST**

There were no disclosures of interest.

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

The following person addressed the Council:-

<b>Name</b>	<b>Topic</b>
Matthew van Rijswijk (representing Frasers Property)	Notice of Motion: Putney Hill – Frasers Property Development from Council Meeting 26 March 2019

**Note:** Matthew van Rijswijk (representing Frasers Property) circulated a document to Councillors and a copy is ON FILE.

**1 ELECTION OF CHAIRPERSON AND DEPUTY CHAIRPERSON**

The General Manager, as Returning Officer, gave an overview of the election process in relation to the election of the Chairperson and Deputy Chairperson.

**METHOD OF VOTING FOR CHAIRPERSON AND DEPUTY CHAIRPERSON**

The General Manager, as Returning Officer presented the options on the method of voting for Chairperson and Deputy Chairperson.

**ITEM 3 (continued)**

**ATTACHMENT 1**

**RESOLUTION:** (Moved by Councillors Purcell and Pedersen)

- (a) That the method of voting for the election of the Chairperson and Deputy Chairperson be open voting by show of hands.
- (b) That the General Manager, as Returning Officer, undertake the election of the Chairperson and Deputy Chairperson for the ensuing twelve (12) months by announcing the nominations and then conducting the election.

**Record of the Voting:**

For the Motion: Unanimous

**ELECTION OF CHAIRPERSON**

The General Manager, as Returning Officer called for nominations for the position of Chairperson of the Committee and received one (1) nomination being for Councillor Clifton.

The General Manager, as Returning Officer called for any further nominations. As there were none, nominations were closed.

The General Manager, as Returning Officer confirmed with Councillor Clifton that she accepted the nomination.

As there was only one nomination, COUNCILLOR CLIFTON WAS DULY ELECTED CHAIRPERSON FOR THE ENSUING YEAR.

**ELECTION OF DEPUTY CHAIRPERSON**

The General Manager, as Returning Officer called for nominations for the position of Deputy Chairperson of the Committee and received one (1) nomination being for Councillor Kim.

The Returning Officer called for any further nominations. As there were none, nominations were closed.

The Returning Officer confirmed with Councillor Kim that he accepted the nomination.

As there was only one nomination, COUNCILLOR KIM WAS DULY ELECTED DEPUTY CHAIRPERSON FOR THE ENSUING YEAR.

Note: The Chairperson, Councillor Clifton then assumed the Chair.

**ITEM 3 (continued)**

**ATTACHMENT 1**

**2 CONFIRMATION OF MINUTES - Finance and Governance Committee  
Meeting held on 11 June 2019**

**RECOMMENDATION:** (Moved by Councillors Purcell and Pedersen)

That the Minutes of the Finance and Governance Committee 5/19, held on 11 June 2019, be confirmed.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Finance and Governance Committee Terms of Reference in Council's Code of Meeting Practice.

**3 ITEMS PUT WITHOUT DEBATE**

**RESOLUTION:** (Moved by Councillors Kim and Pedersen)

That the Committee adopt Item 4 on the Agenda as per the recommendation in the report.

**Record of Voting:**

For the Motion: Unanimous

**4 ANNUAL DISCLOSURE OF PECUNIARY INTERESTS**

**RECOMMENDATION:** (Moved by Councillors Kim and Pedersen)

That the Register of Disclosure of Pecuniary Interest Returns is tabled as required under clause 4.25 of the *City of Ryde Code of Conduct – Standards of Conduct*.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Finance and Governance Committee Terms of Reference in Council's Code of Meeting Practice.

**4 ANNUAL DISCLOSURE OF PECUNIARY INTERESTS**

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

**ITEM 3 (continued)**

**ATTACHMENT 1**

**5 REPORTS DUE TO COUNCIL**

**RECOMMENDATION:** (Moved by Councillors Purcell and Pedersen)

That the report on Outstanding Council Reports be endorsed.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Finance and Governance Committee Terms of Reference in Council's Code of Meeting Practice.

The meeting closed at 7.11pm.

CONFIRMED THIS 12TH DAY OF NOVEMBER 2019.

Chairperson

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#### **4 REPORT OF THE RYDE CENTRAL COMMITTEE MEETING 6/19 held on 8 October 2019**

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**Report prepared by:** Civic Services Manager  
**File No.:** CLM/19/1/1/2 - BP19/1146

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#### **REPORT SUMMARY**

Attached are the Minutes of the Ryde Central Committee Meeting 6/19 held on 8 October 2019. The Minutes will be listed for confirmation at the next Ryde Central Committee Meeting.

The following Committee recommendations for Items 2 and 4 are submitted to Council for determination in accordance with the delegations set out in the Code of Meeting Practice relating to Charters, functions and powers of Committees:

#### **2 CONFIRMATION OF MINUTES - Ryde Central Committee Meeting held on 11 June 2019**

**RECOMMENDATION:** (Moved by Councillors Pedersen and Purcell)

That the Minutes of the Ryde Central Committee Meeting 5/19, held on 11 June 2019, be confirmed.

#### **Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Ryde Central Committee Terms of Reference in Council's Code of Meeting Practice.

#### **4 RYDE CENTRAL PROJECT UPDATE**

**RECOMMENDATION:** (Moved by Councillors Pedersen and Kim)

That Council receives and notes this report.

#### **Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Ryde Central Committee Terms of Reference in Council's Code of Meeting Practice.

#### **ATTACHMENTS**

- 1 MINUTES - Ryde Central Committee Meeting - 8 October 2019**

**ITEM 4 (continued)**

**ATTACHMENT 1**

**Ryde Central Committee Meeting  
MINUTES OF MEETING NO. 6/19**

**Meeting Date:** Tuesday 8 October 2019  
**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde  
**Time:** 7.15pm

**Councillors Present:** Councillors Gordon (Chairperson), Clifton, Kim, Pedersen and Purcell.

**Apologies:** Nil.

**Staff Present:** General Manager, Director – Customer and Community Services, Director – Corporate Services, Director – City Planning and Environment, Acting Director – City Works, Manager – Communications and Engagement, Civic Services Manager and Executive Assistant to Mayor and Councillors.

**DISCLOSURES OF INTEREST**

There were no disclosures of interest.

**1 ELECTION OF CHAIRPERSON AND DEPUTY CHAIRPERSON**

The General Manager, as Returning Officer, gave an overview of the election process in relation to the election of the Chairperson and Deputy Chairperson.

**METHOD OF VOTING FOR CHAIRPERSON AND DEPUTY CHAIRPERSON**

The General Manager, as Returning Officer presented the options on the method of voting for Chairperson and Deputy Chairperson.

**RESOLUTION:** (Moved by Councillors Purcell and Pedersen)

- (a) That the method of voting for the election of the Chairperson and Deputy Chairperson be open voting by show of hands.
- (b) That the General Manager, as Returning Officer, undertake the election of the Chairperson and Deputy Chairperson for the ensuing twelve (12) months by announcing the nominations and then conducting the election.

**Record of the Voting:**

For the Motion: Unanimous

**ITEM 4 (continued)**

**ATTACHMENT 1**

**ELECTION OF CHAIRPERSON**

The General Manager, as Returning Officer called for nominations for the position of Chairperson of the Committee and received one (1) nomination being for Councillor Gordon.

The General Manager, as Returning Officer called for any further nominations. As there were none, nominations were closed.

The General Manager, as Returning Officer confirmed with Councillor Gordon that he accepted the nomination.

As there was only one nomination, **COUNCILLOR GORDON WAS DULY ELECTED CHAIRPERSON FOR THE ENSUING YEAR.**

**ELECTION OF DEPUTY CHAIRPERSON**

The General Manager, as Returning Officer called for nominations for the position of Deputy Chairperson of the Committee and received one (1) nomination being for Councillor Clifton.

The Returning Officer called for any further nominations. As there were none, nominations were closed.

The Returning Officer confirmed with Councillor Clifton that she accepted the nomination.

As there was only one nomination, **COUNCILLOR CLIFTON WAS DULY ELECTED DEPUTY CHAIRPERSON FOR THE ENSUING YEAR.**

**Note:** The Chairperson, Councillor Gordon then assumed the Chair.

**2 CONFIRMATION OF MINUTES - Ryde Central Committee Meeting held on 11 June 2019**

**RECOMMENDATION:** (Moved by Councillors Pedersen and Purcell)

That the Minutes of the Ryde Central Committee Meeting 5/19, held on 11 June 2019, be confirmed.

**Record of Voting:**

**For the Motion:** Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Ryde Central Committee Terms of Reference in Council's Code of Meeting Practice.

**ITEM 4 (continued)**

**ATTACHMENT 1**

**3 ITEMS PUT WITHOUT DEBATE**

**RESOLUTION:** (Moved by Councillors Pedersen and Kim)

That the Committee determine all Items on the Agenda.

**Record of Voting:**

For the Motion: Unanimous

**4 RYDE CENTRAL PROJECT UPDATE**

**RECOMMENDATION:** (Moved by Councillors Pedersen and Kim)

That Council receives and notes this report.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 OCTOBER 2019** in accordance with the Ryde Central Committee Terms of Reference in Council's Code of Meeting Practice.

The meeting closed at 7.26pm.

CONFIRMED THIS 12TH DAY OF NOVEMBER 2019.

Chairperson

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**5 INVESTMENT REPORT AS AT 30 SEPTEMBER 2019**

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**Report prepared by:** Chief Financial Officer**File No.:** COR2019/82 - BP19/1152

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**REPORT SUMMARY**

This report details Council's performance of its investment portfolio as at 30 September 2019 and compares it against key benchmarks. The report includes the estimated market valuation of Council's investment portfolio and loan liabilities.

Council's return for the reporting period is 2.54%, which is 1.51% above the benchmark figure of 1.03%.

Income from interest on investments and proceeds from sale of investments totals \$1.58M for the financial year to date, which is \$211K above the 2019/20 year-to-date adopted budget of \$1,373K.

**RECOMMENDATION:**

That Council endorse the Investment Report as at 30 September 2019.

**ATTACHMENTS**

1 Investment Report Attachment P03 September 2019

Report Prepared By:

**Pav Kuzmanovski**  
**Chief Financial Officer**

Report Approved By:

**Steven Kludass**  
**Director - Corporate Services**

## ITEM 5 (continued)

### Discussion

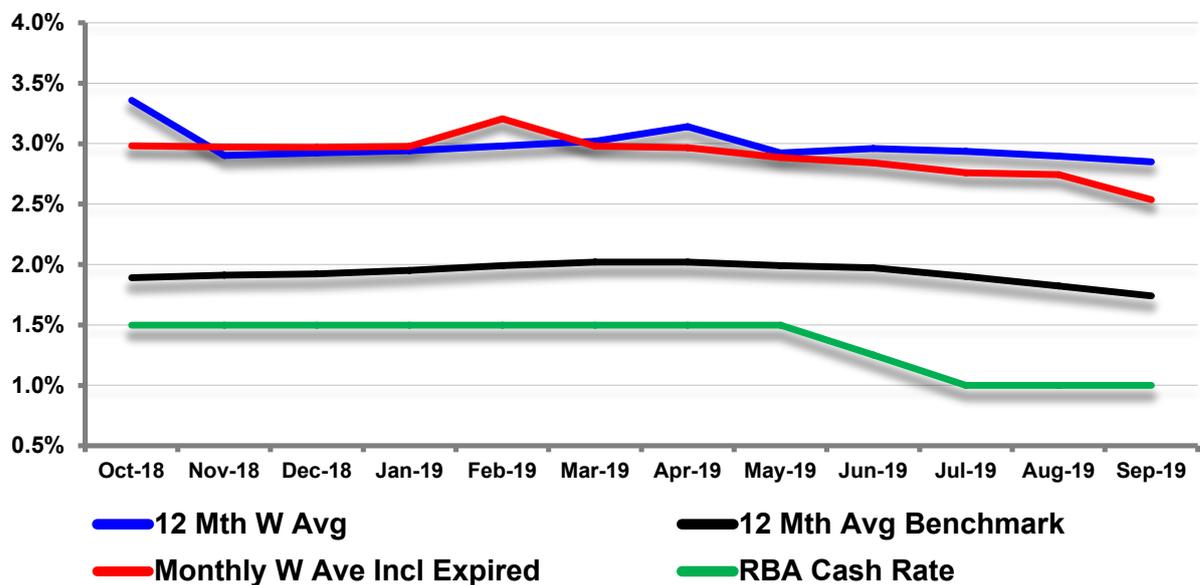
Council's Responsible Accounting Officer, is required to report monthly on Council's Investment Portfolio and certify that the Investments are held in accordance with Council's Investment Policy and Section 625 of the Local Government Act.

### Investment Performance Commentary

Council's performance against the benchmark for returns of its investment portfolio for September 2019 and the past 12 months are as follows:

	Sep	12 Mth	FYTD
<b>Council Return</b>	<b>2.54</b>	<b>2.85</b>	<b>2.65</b>
<b>Benchmark</b>	1.03	<b>1.74</b>	1.15
<b>Variance</b>	<b>1.51</b>	<b>1.11</b>	<b>1.50</b>

### Performance - All Investments



## ITEM 5 (continued)

Council's investment portfolio as at 30 September 2019 was as follows:

Cash/Term Deposits	\$157.5M	63.9%
Floating Rate Notes	\$49.5M	20.1%
Fixed Bonds	\$39.6M	16.0%
<b>Total Cash Investments</b>	<b>\$246.6M</b>	
Investment Properties	\$155.8M	
<b>Total Investments</b>	<b>\$402.4M</b>	

Council's Investment Properties, valued as at 30 June 2018, are shown in **ATTACHMENT 1**.

The valuations listed have been undertaken in accordance with the revaluation process to 'best use' by an independent valuer, in compliance with the Australian Accounting Standards.

Council continues to utilise the Federal Government's current guarantee (\$250K) investing in Term Deposits with a range of Authorised Deposit Taking Institutions (ADI's) on short to medium term investments (generally 30 days to 180 days maturity) where more competitive rates are available.

Whilst Council has moved some of its investment portfolio out to longer terms to lock in future returns, it should be noted that there is approximately \$99 million of Council's funds held in Internal Reserves (as at 30 June 2019 - unaudited).

Council's income from investments continues to exceed budgeted expectations, due primarily to Council receiving significant Developer Contributions. Interest on investments relating to available General Revenue funds also continues to rise.

### Loan Liability

Council's loan liability as at 30 September 2019 was \$1.44 million which represents the balance of two loans were established under the Local Infrastructure Renewal Scheme (LIRS). Council receives a 3% interest subsidy payment from the OLG twice a year.

1. A \$1.5M 10 year loan drawn down 31 January 2014 at 180 day BBSW +175 basis points for the Children's Play Implementation Plan, which was approved for an LIRS subsidy in Round 2. The interest rate for this loan is reset every six months;
2. A \$1.5M 10 year loan drawn down 1 September 2014 at 4.95% for Phase 2 of the Children's Play Implementation Plan, which was approved for an LIRS subsidy in Round 3.

**ITEM 5 (continued)**

INVESTMENT SUMMARY AS AT 30 SEPTEMBER 2019

Issuer	Investment Name	Investment Rating	Fossil Fuel	Invested at 30-Sep-19 \$000's	Annualised Period Return (%)	12 Month Average Return on Current Investments	Return since 01 July 2019	% of Total Invested	Maturity	Tenor
NAB	1. NAB Covered Bond	AAA	Y	3,742	3.15	3.11	3.12	1.52	16/03/2023	1826
Suncorp-Metway	2. Suncorp FRN (Covered)	AAA	N	4,000	2.23	2.86	2.28	1.62	22/06/2021	1826
ANZ	3. ANZ Fixed Bond	AA-	Y	1,499	3.15	3.16	3.21	0.61	18/01/2023	1826
ANZ	4. ANZ Fixed Bond	AA-	Y	1,999	1.56	1.56	1.56	0.81	29/08/2024	1827
ANZ	5. ANZ Fixed Bond	AA-	Y	1,990	1.66	1.66	1.66	0.81	29/08/2024	1805
ANZ	6. ANZ FRN	AA-	Y	4,000	2.33	2.94	2.38	1.62	7/04/2021	1826
ANZ	7. ANZ FRN	AA-	Y	1,500	1.90	2.54	2.01	0.61	18/01/2023	1826
ANZ	8. ANZ FRN	AA-	Y	2,000	1.89	2.67	2.18	0.81	9/05/2023	1826
ANZ	9. ANZ Fixed Bond	AA-	Y	2,999	3.14	3.16	3.19	1.22	8/02/2024	1826
ANZ	10. ANZ Floating TD	AA-	Y	4,000	2.49	3.29	2.80	1.62	10/11/2022	2557
ANZ	11. ANZ Flexi TD	AA-	Y	4,000	2.64	3.22	2.73	1.62	15/12/2022	2557
CBA	12. Bankwest 11am Account	AA-	Y	12,226	1.26	1.58	1.27	4.96		
CBA	13. CBA At Call Deposit	AA-	Y	2,032	1.11	1.39	1.11	0.82		
CBA	14. CBA Fixed Bond	AA-	Y	3,984	3.41	3.41	3.41	1.62	25/04/2023	1916
CBA	15. CBA MTN	AA-	Y	3,494	3.27	3.27	3.33	1.42	16/08/2023	1826
CBA	16. CBA Fixed Bond	AA-	Y	3,475	3.23	3.24	3.28	1.41	11/01/2024	1826
CBA	17. CBA FRN	AA-	Y	2,000	2.04	2.67	1.83	0.81	17/07/2020	1827
CBA	18. CBA FRN	AA-	Y	1,996	2.29	2.93	2.39	0.81	17/07/2020	1613
CBA	19. Bankwest Term Deposit	AA-	Y	2,000	2.71	2.71	2.71	0.81	3/10/2019	314
CBA	20. Bankwest TD	AA-	Y	4,000	2.66	2.66	2.66	1.62	10/10/2019	276
NAB	21. NAB Fixed Bond	AA-	Y	2,995	3.15	3.16	3.16	1.21	12/05/2021	1826
NAB	22. NAB Fixed Bond	AA-	Y	3,993	3.08	3.06	3.10	1.62	10/02/2023	1918
NAB	23. NAB Fixed Bond	AA-	Y	2,996	2.95	2.97	3.00	1.22	26/02/2024	1826
NAB	24. NAB FRN	AA-	Y	2,000	2.08	2.83	2.30	0.81	5/11/2020	1827
NAB	25. NAB FRN	AA-	Y	4,000	1.87	2.67	2.21	1.62	16/05/2023	1826
NAB	26. NAB FRN	AA-	Y	2,000	2.08	2.16	2.16	0.81	19/06/2024	1827
NAB	27. NAB Term Deposit	AA-	Y	4,000	1.74	1.74	1.74	1.62	30/04/2020	262
NAB	28. NAB Term Deposit	AA-	Y	4,000	2.73	2.73	2.73	1.62	31/10/2019	358
NAB	29. NAB Term Deposit	AA-	Y	4,000	1.74	1.74	1.74	1.62	24/03/2020	224
NAB	30. NAB TD	AA-	Y	4,000	2.72	2.73	2.72	1.62	31/10/2019	364
NAB	31. NAB TD	AA-	Y	4,000	1.93	1.93	1.93	1.62	14/04/2020	278
NAB	32. NAB Term Deposit	AA-	Y	4,000	1.71	2.62	2.37	1.62	23/06/2020	280
NAB	33. NAB TD	AA-	Y	4,000	3.35	3.35	3.35	1.62	18/09/2023	1827
Westpac	34. Westpac At Call	AA-	Y	13	0.16	0.35	0.17	0.01		
Westpac	35. Westpac FRN	AA-	Y	1,000	2.48	2.74	2.48	0.41	28/07/2020	1827
Westpac	36. Westpac Fixed Bond	AA-	Y	2,478	3.25	3.25	3.25	1.00	24/04/2024	1917
Westpac	37. Westpac Term Deposit 2	AA-	Y	2,000	1.66	1.82	1.65	0.81	28/09/2020	384
Westpac	38. Westpac Term Deposit	AA-	Y	4,000	3.55	3.55	3.55	1.62	22/02/2022	1825
Westpac	39. Westpac Term Deposit	AA-	Y	4,000	3.32	3.32	3.32	1.62	9/08/2022	1813
Westpac	40. Westpac Term Deposit	AA-	Y	2,000	3.38	3.38	3.38	0.81	18/08/2022	1815
Westpac	41. WBC Floating TD	AA-	Y	4,000	2.18	2.97	2.50	1.62	17/02/2022	1826
Westpac	42. Westpac TD	AA-	Y	4,000	3.15	3.14	3.14	1.62	2/11/2021	1461
Westpac	43. Westpac TD	AA-	Y	4,000	2.65	2.65	2.65	1.62	7/01/2020	365
Suncorp-Metway	44. Suncorp FRN	A+	N	800	2.96	3.15	2.96	0.32	20/10/2020	1827
Suncorp-Metway	45. Suncorp FRN	A+	N	1,000	1.95	2.74	2.28	0.41	16/08/2022	1826
Macquarie Bank	46. Macquarie Bank FRN	A	Y	750	2.11	2.85	2.38	0.30	3/03/2020	1827
Macquarie Bank	47. Macquarie Bank Term Deposit	A	Y	2,000	1.76	1.76	1.76	0.81	3/04/2020	226
AMP	48. AMP Business Saver	BBB+	Y	392	1.31	1.68	1.34	0.16		
AMP	49. AMP FRN	BBB+	Y	1,998	2.15	2.15	2.15	0.81	10/09/2021	729
AMP	50. AMP FRN	BBB+	Y	992	2.58	2.58	2.58	0.40	30/03/2022	917
AMP	51. AMP TD	BBB+	Y	1,000	2.25	2.90	2.25	0.41	30/07/2020	366
AMP	52. AMP Term Deposit	BBB+	Y	2,000	3.02	3.00	3.02	0.81	1/10/2019	224
Bank of Queensland	53. Bank of Queensland Fixed Bond	BBB+	Y	1,986	3.40	3.41	3.41	0.81	16/11/2021	1267
Bank of Queensland	54. Bank of Queensland TD	BBB+	Y	2,000	2.55	2.82	2.55	0.81	13/06/2024	1827
Bank of Queensland	55. Bank of Queensland TD	BBB+	Y	4,000	3.10	3.10	3.10	1.62	17/12/2020	1071
Bank of Queensland	56. Bank of Queensland TD	BBB+	Y	2,000	3.55	3.55	3.55	0.81	12/11/2020	1827
Bank of Queensland	57. Bank of Queensland TD	BBB+	Y	2,000	3.75	3.75	3.75	0.81	9/12/2021	1823
Bank of Queensland	58. BoQ Term Deposit	BBB+	Y	4,000	3.50	3.50	3.50	1.62	15/11/2022	1804
BankVic	59. BankVic	BBB+	N	2,000	1.95	2.44	1.95	0.81	14/05/2020	296
Bendigo and Adelaide Bank	60. Bendigo Fixed MTN	BBB+	N	2,000	3.53	3.52	3.54	0.81	25/01/2023	1826
Bendigo and Adelaide Bank	61. Bendigo Bank FRN	BBB+	N	1,000	2.08	2.86	2.39	0.41	18/08/2020	1827
Bendigo and Adelaide Bank	62. Bendigo and Adelaide Bank FRN	BBB+	N	1,997	2.17	2.81	2.30	0.81	25/01/2023	1532

**ITEM 5 (continued)**

Issuer	Investment Name	Investment Rating	Fossil Fuel	Invested at 30-Sep-19 \$000's	Annualised Period Return (%)	12 Month Average Return on Current Investments	Return since 01 July 2019	% of Total Invested	Maturity	Tenor
Bendigo and Adelaide Bank	63. Rural Bank Term Deposit	BBB+	N	2,000	1.55	2.48	1.55	0.81	19/03/2020	203
Bendigo and Adelaide Bank	64. Rural Bank TD	BBB+	N	2,000	2.75	2.75	2.75	0.81	24/10/2019	335
Bendigo and Adelaide Bank	65. Bendigo Bank TD	BBB+	N	2,000	2.80	2.80	2.80	0.81	5/12/2019	728
Heritage Bank	66. Heritage Bank FRN	BBB+	N	1,300	2.31	3.06	2.53	0.53	4/05/2020	1096
Heritage Bank	67. Heritage Bank FRN	BBB+	N	1,400	2.46	3.02	2.46	0.57	29/03/2021	1096
Heritage Bank	68. Heritage Bank FRN	BBB+	N	2,001	1.78	1.78	1.78	0.81	12/08/2022	1085
Members Banking Group	69. RACQ FRN	BBB+	?	1,500	2.08	2.88	2.39	0.61	11/05/2020	731
MyState Bank	70. MyState Bank TD	BBB+	N	2,000	2.86	2.85	2.86	0.81	17/10/2019	254
MyState Bank	71. MyState Bank TD	BBB+	N	2,000	1.60	1.60	1.60	0.81	23/04/2020	226
Newcastle Perm Bldg Soc	72. Newcastle Perm Bldg Soc FRN	BBB+	N	1,000	2.51	3.12	2.55	0.41	7/04/2020	1827
Newcastle Perm Bldg Soc	73. Newcastle Perm Bldg Soc FRN	BBB+	N	999	2.74	3.36	2.79	0.41	7/04/2020	1352
Newcastle Perm Bldg Soc	74. Newcastle Perm Bldg Soc □	BBB+	N	2,000	3.05	3.05	3.05	0.81	27/01/2022	1092
Newcastle Perm Bldg Soc	75. Newcastle Perm Bldg Soc TD	BBB+	N	2,000	3.05	3.05	3.05	0.81	10/02/2022	1095
Aus Unity	76. Aus Unity Bank TD	BBB	?	2,000	2.80	2.80	2.80	0.81	30/10/2019	364
Bank Australia	77. Bank Australia	BBB	N	1,000	2.29	3.05	2.59	0.41	30/08/2021	1096
CUA	78. CUA TD	BBB	N	2,000	3.00	3.00	3.00	0.81	3/12/2020	728
Defence Bank	79. Defence Bank TD	BBB	N	1,000	2.80	2.76	2.80	0.41	3/03/2020	364
Greater Bank	80. Greater Bank FRN	BBB	N	1,000	2.44	3.20	2.73	0.41	24/02/2020	1095
Me Bank	81. ME Bank At Call Account	BBB	N	809	1.26	1.70	1.30	0.33		
Me Bank	82. ME Bank FRN	BBB	N	1,500	2.23	3.03	2.52	0.61	9/11/2020	1096
Me Bank	83. ME Bank FRN	BBB	N	1,600	2.42	3.05	2.51	0.65	16/04/2021	1095
Me Bank	84. ME Bank TD	BBB	N	1,000	1.76	2.60	2.11	0.41	23/01/2020	170
Me Bank	85. ME Bank TD	BBB	N	2,000	2.39	2.39	2.39	0.81	7/11/2019	182
Me Bank	86. Members Equity TD	BBB	N	2,000	2.68	2.68	2.68	0.81	21/01/2020	327
P&N Bank	87. P&N Bank	BBB	N	1,000	3.50	3.50	3.50	0.41	2/11/2023	1821
Teachers Mutual Bank	88. Teachers Mutual Bank FRN	BBB	N	1,400	2.57	3.15	2.58	0.57	2/07/2021	1096
Auswide Bank	89. Auswide Bank TD	BBB-	N	2,500	2.06	2.51	2.06	1.01	4/02/2020	222
QBank	90. QBank FRN	BBB-	N	1,000	2.54	3.18	2.59	0.41	22/03/2021	1098
QBank	91. QBank FRN	BBB-	N	750	2.69	3.22	2.78	0.30	14/12/2021	1096
QBank	92. QBank Term Deposit	BBB-	N	1,000	2.81	2.86	2.81	0.41	12/12/2019	294
QBank	93. QBank TD	BBB-	N	1,000	2.55	2.73	2.55	0.41	7/05/2020	359
QBank	94. QBank TD	BBB-	N	1,000	2.80	2.80	2.80	0.41	7/11/2019	349
Bananacoast CU	95. Bananacoast CU TD	Unrated	N	2,000	2.95	2.95	2.95	0.81	13/02/2020	364
Bank of Sydney	96. Bank of Sydney TD	Unrated	?	1,000	2.77	2.79	2.77	0.41	15/10/2019	187
Bank of us	97. Bank of us TD	Unrated	?	1,000	2.80	2.81	2.80	0.41	10/12/2019	182
Bank of us	98. Bank of us TD	Unrated	?	1,000	2.21	2.56	2.21	0.41	10/12/2019	182
Capricornia CU	99. Capricornia CU TD	Unrated	N	2,000	1.85	1.85	1.85	0.81	29/04/2020	260
Coastline CU	100. Coastline Credit Union TD	Unrated	?	1,000	2.95	2.95	2.95	0.41	19/12/2019	386
Goldfields Money Ltd	101. Goldfields Money Ltd TD	Unrated	?	2,000	2.80	2.77	2.80	0.81	17/03/2020	369
Hunter United Credit Union	102. Hunter United Credit Union TD	Unrated	?	1,000	2.80	2.76	2.80	0.41	12/03/2020	366
Maitland Mutual	103. Maitland Mutual Bldg Soc TD	Unrated	N	1,000	2.75	2.73	2.75	0.41	10/03/2020	364
Maitland Mutual	104. Maitland Mutual	Unrated	N	1,500	1.91	2.76	1.91	0.61	7/05/2020	239
Police CU (SA)	105. Police CU - SA Term Deposit	Unrated	?	1,000	2.90	2.89	2.90	0.41	12/11/2019	362
Police CU (SA)	106. Police CU - SA	Unrated	?	1,000	2.90	2.90	2.90	0.41	7/11/2019	365
Queensland Country CU	107. QCCU TD	Unrated	?	1,000	2.75	2.74	2.75	0.41	10/03/2020	364
Regional Australia Bank	108. Regional Australia Bank TD	Unrated	N	2,000	3.10	3.10	3.10	0.81	13/08/2020	1093
South West CU	109. South West CU TD	Unrated	?	1,000	2.41	2.65	2.41	0.41	28/01/2020	257
Summerland CU	110. Summerland CU TD	Unrated	N	1,000	2.98	2.92	2.98	0.41	10/12/2019	364
Warwick CU	111. Warwick CU TD	Unrated	?	1,000	3.01	3.01	3.01	0.41	19/12/2019	386
Warwick CU	112. Warwick CU TD	Unrated	?	500	2.80	2.80	2.80	0.20	15/01/2020	321
Warwick CU	113. Warwick CU TD	Unrated	?	500	2.80	2.80	2.80	0.20	17/01/2020	323
WaW CU	114. WAW CU Coop	Unrated	N	2,000	2.26	2.26	2.26	0.81	12/12/2019	175
				<b>246,585</b>	<b>2.53</b>	<b>2.80</b>	<b>2.63</b>	<b>100</b>		

**ITEM 5 (continued)**

\*Monthly returns when annualised can appear to exaggerate performance

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

**Return including Matured/Traded Investments**

**Weighted Average Return**

**Benchmark Return: AusBond Bank Bill Index (%)**

**Variance From Benchmark (%)**

	Sep	12 Mth	FYTD
Weighted Average Return	2.54	2.85	2.65
Benchmark Return: AusBond Bank Bill Index (%)	1.03	1.74	1.15
Variance From Benchmark (%)	1.51	1.11	1.50

**Investment Income**

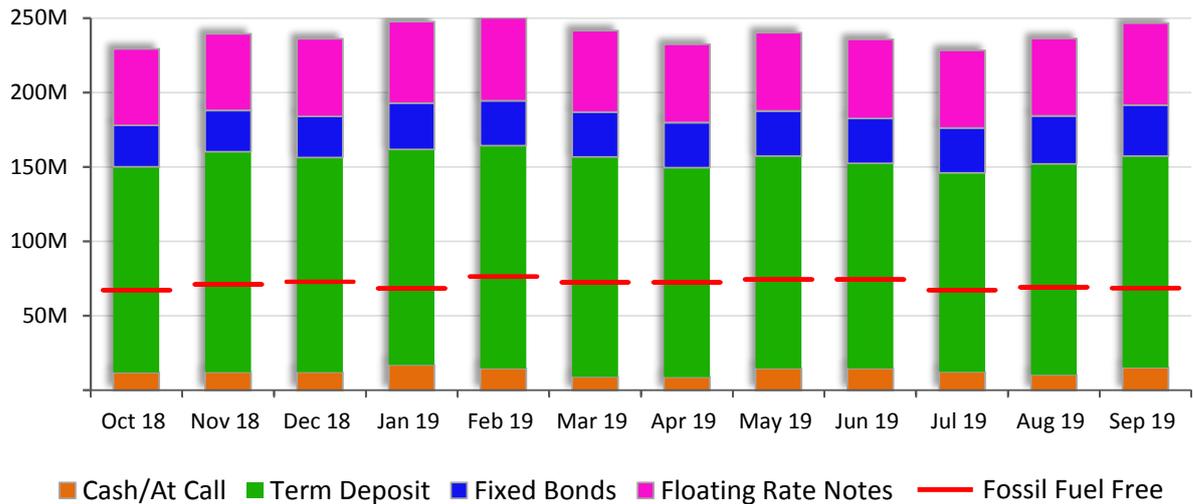
	\$000's
This Period	517
Financial Year To Date	1,584
Budget Profile	1,373
Variance from Budget - \$	211

**Fossil Fuel Free (000's)**

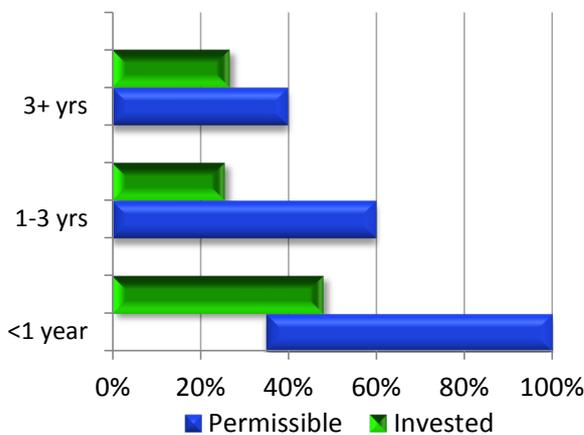
Yes	68,556
No	161,529
Unknown	16,500

**Analysis of investments**

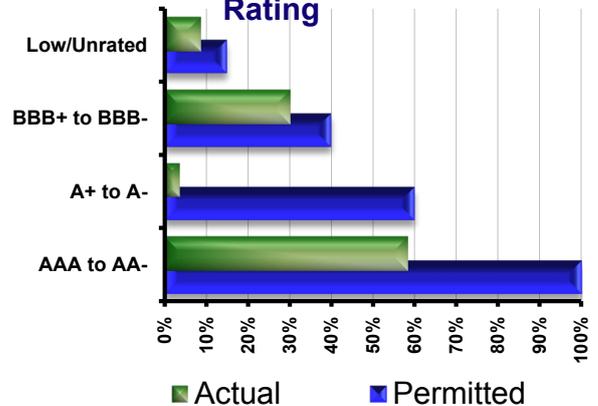
**Total Funds Invested**



**Policy Limits on Maturities**

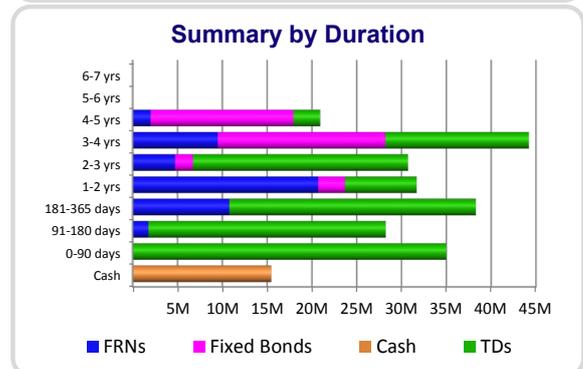
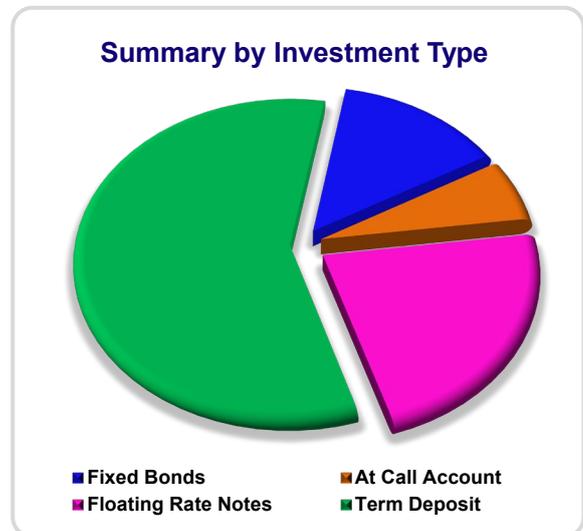
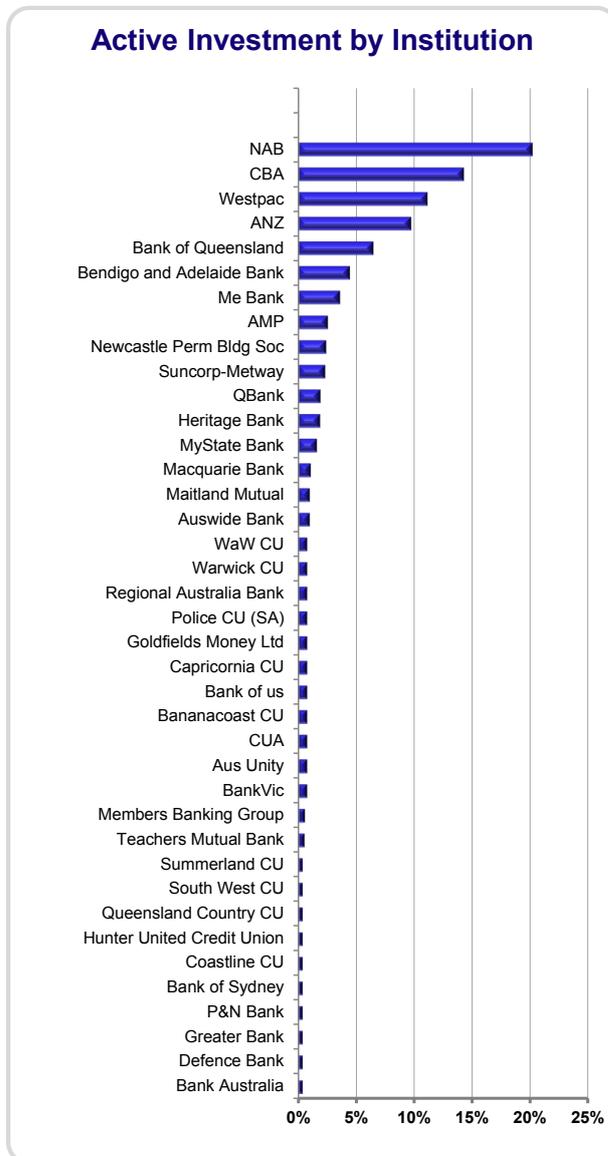


**Investment Summary by Rating**



Portion of deposits covered by Federal Guarantee are rated 'AAA'

**ITEM 5 (continued)**



	<365 days	>365 days
Cash/TDs	\$106.5M	\$51.0M
FRNs	\$12.5M	\$36.9M
Fixed Bonds	\$0.0M	\$39.6M
	<b>\$119.0M</b>	<b>\$127.6M</b>

**Divestment of Fossil Fuel Aligned Financial Institutions**

As at 30 September 2019, Council had a total amount of \$68.56 million (27.8% of Council’s total investment portfolio) invested in non-fossil fuel aligned financial institutions. A further \$16.5 million was invested in unrated financial institutions where their ‘alignment status’ is unclear/undetermined. It is almost certain all of these unrated financial institutions are non-fossil fuel aligned institutions as their lending profiles are almost identical to other unrated institutions. If it assumed those institutions are non-fossil fuel aligned financial institutions, then the total amount is \$85.06 million (34.49% of Council’s total investment portfolio).

By way of comparison, Council had \$50.5 million (24.5% of its total investment portfolio) invested in non-fossil fuel aligned financial institutions, as at 31 January 2018.

**ITEM 5 (continued)****Financial Implications**

Council's return for the reporting period is 2.54%, which is 1.51% above the benchmark figure of 1.03%. Income from interest on investments and proceeds from sales of investments totals \$1,584K for the 3 months ending 30 September 2019 and is \$211K above the 2019/20 year-to-date adopted Budget of \$1,373K.

**Summary**

Council's investment portfolio continues to perform well with returns well above benchmark. The recommendation in this report is consistent with Section 625 of the Local Government Act, which deals with the investment of surplus funds by Councils.

**Certificate of the Chief Financial Officer (Responsible Accounting Officer)**

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

Pav Kuzmanovski  
Chief Financial Officer

**ITEM 5 (continued)**

**ATTACHMENT 1**

**Council's Property Investment Portfolio**

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

<b>Property</b>	<b>\$' M</b>
1A Station St, West Ryde	0.960
2 Dickson Ave, West Ryde	1.300
8 Chatham Rd, West Ryde	1.420
202 Rowe Street, Eastwood	3.235
226 Victoria Rd, Gladesville	0.390
7 Anthony Road, West Ryde	5.230
7 Coulter Street, Coulter St Car Park, Gladesville	22.175
6-12 Glen Street, Glen Street Car Park, Eastwood	36.820
2 Pittwater Road, John Wilson Car Park, Gladesville	8.820
150 Coxs Road, Cox Rd Car Park, North Ryde	1.655
33-35 Blaxland Road, Argyle Centre, Ryde	5.630
19-21 Church Street and 16 Devlin Street, Ryde	10.990
6 Reserve Street, West Ryde	3.700
Herring Road Air Space Rights	0.535
741-747 Victoria Road, Ryde (Battery World)	7.130
53-71 Rowe Street, Eastwood	7.175
<b>Total Investment Properties as per the Financial Statements</b>	<b>117.165</b>
1 Constitution Road, Operations Centre, Ryde <sup>(1)</sup>	38.620
<b>PROPERTIES HELD AS INVESTMENT PROPERTIES</b>	<b>155.785</b>

(1) The value for this is currently held in Non-Current Assets in Note 9, and once vacated by Council; it will be transferred to Investment Properties within the Financial Statements.

(2) The above figures refer to the land only as valued at "best use", and do not include the value of any structures.

**Benchmark**

The Bloomberg Ausbond Bank Bill index is constructed as a benchmark to represent the performance of a passively managed short-term money market portfolio. It comprises thirteen Bank Bills of equal face value, each with a maturity seven days apart. The average term to maturity is approximately 45 days.

A Bank Bill is a non-interest bearing security issued by a bank whereby the bank takes on an obligation to pay an investor a fixed amount (face value) at a fixed future date. It is sold to an investor at a discount to the face value. Bank Bills are short-term money market investments with maturities usually between 30 days and 180 days.

## ITEM 5 (continued)

## ATTACHMENT 1

### Types of Investments

The following are the types of investments held by Council:

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

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

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

### Credit Rating Information

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

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

AAA: the best quality companies, reliable and stable

AA: quality companies, a bit higher risk than AAA

A: economic situation can affect finance

BBB: medium class companies, which are satisfactory at the moment

BB: more prone to changes in the economy

B: financial situation varies noticeably

CCC: currently vulnerable and dependent on favourable economic conditions to meet its commitments

CC: highly vulnerable, very speculative bonds

C: highly vulnerable, perhaps in bankruptcy or in arrears but still continuing to pay out on obligations

D: has defaulted on obligations and it is believed that it will generally default on most or all obligations

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

**ITEM 5 (continued)**

**ATTACHMENT 1**

**Council's Investment Powers**

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

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

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

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

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**6 2018/2019 DRAFT FINANCIAL STATEMENTS**

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**Report prepared by:** Senior Coordinator - Financial Reporting and Operations  
**File No.:** GRP/09/5/14 - BP19/1155

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**REPORT SUMMARY**

The purpose of this report is to provide an overview of the Council's 2018/19 Draft Financial Statements.

Council is required to prepare Financial Statements in accordance with the Local Government Act and Regulations, Local Government Code of Accounting Practice and Australian Accounting Standards. At its meeting on 27 August, Council resolved to release the unaudited 2018/19 Draft Financial statements for external audit.

In accordance with the above Resolution the external audit is almost complete and due to the timing in the preparation of Council's Agenda, a further supplementary report will be issued on this matter to all Councillors by Friday, 18 October 2019.

The 2018/19 Draft Financial Statements are required (by legislation) to be endorsed by Council and then placed on public exhibition. In addition to this, Council must ensure that its audited Financial Statements are lodged with the Office of Local Government no later than 31 October 2019.

**RECOMMENDATION:**

That Council consider the supplementary report circulated on this matter.

**ATTACHMENTS**

There are no attachments for this report.

Report Prepared By:

**Christine Joyce**  
**Senior Coordinator - Financial Reporting and Operations**

Report Approved By:

**Pav Kuzmanovski**  
**Chief Financial Officer**

**Steven Kludass**  
**Director - Corporate Services**

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**7 RYDE RIVERWALK - Delivery of Future Links Including Bill Mitchell Park to Glades Bay Park**

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**Report prepared by:** Senior Coordinator - Park Planning; Manager - Parks  
**File No.:** GRP/09/3/17 - BP19/728

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**REPORT SUMMARY**

This report responds to a Council resolution from 26 March 2019 regarding the construction of a potential future link of the Ryde Riverwalk Masterplan (RRWM) between Bill Mitchell Park and Glades Bay Park, as well as identifying further opportunities for the implementation of the RRWM.

A revised concept design for the missing link between Bill Mitchell Park and Ross Street has been prepared following a review of the original concept design, giving consideration to previous feedback received and obtaining technical studies. This revised concept is provided in **ATTACHMENT 1**. It proposes that the alignment of the boardwalk connection is above the existing seawall heading from Bill Mitchell Park towards Ross Street. The boardwalk then proceeds through a small section of mangroves and connects to the boardwalk constructed in 2014/15 as part of the Ross Street to Glades Bay Park project. A new public dinghy launching facility, as is detailed within the RRWM has been incorporated into the design. The boardwalk is proposed to be constructed over City of Ryde land, Crown land or Roads and Maritime Services (RMS) land. Where it passes over RMS land Council will seek a license agreement for this to occur. No construction is proposed to occur on private land.

Surveys have been completed of the property boundary for each lot where the proposed boardwalk passes between the property and the river. A map detailing this information is provided in **ATTACHMENT 2**. This has confirmed that only one property, 101 Western Crescent, Gladesville shares a common boundary with the Mean High Water Mark of the Parramatta River. Staff have consulted with this property owner and discussed a connection from the private land of this property to the proposed boardwalk and then steps from the boardwalk to the river bed. This is supported by the property owner and has been included in the design provided in **ATTACHMENT 1**.

All other property owners including those at 95 & 97 Western Crescent, Gladesville have advised Council staff that their interests are represented by the Water Front Action Group (WAG). The President of this group has indicated that WAG are opposed to the construction of any boardwalk connecting Bill Mitchell to Glades Bay Park and did not wish to negotiate with Council on the construction of any structure, regardless of location or design. Therefore staff have not discussed the delivery of this project with the owners of those properties.

**ITEM 7 (continued)**

Legal advice obtained by staff indicates that, following the completion of the required planning requirements and finalising a license agreement with RMS, Council is able to lawfully construct the boardwalk as proposed. As such this report has recommended the addition of funding to the Four Year Delivery Plan for this purpose. It is noted that WAG provided a legal opinion to Council in 2013 which outlined their reasons for considering the property owners at 95 and 97 Western Crescent Gladesville have 'riparian rights', that is a lawful right to have uninterrupted access to the river. Legal advice obtained by Council staff does not agree with this opinion. Furthermore these property owners will be able to utilise the boardwalk and nearby dinghy launching structure to access the Parramatta River in a safe and accessible manner. This will allow their use and enjoyment of the river to continue, as well as providing infrastructure that can be utilised by the wider Ryde population.

The link between Bill Mitchell Park and Glades Bay Park is one of three identified potential links identified in the RRWM. These links are summarised as;

1. Bill Mitchell Park to Ross Street,
2. Putney Park to Kissing Point Park, and
3. Along the frontage of 20 Waterview St, Putney located between Bennelong Park and Settlers Park.

This report recommends allocating funding to progress with the construction of the Bill Mitchell to Ross Street link. It has also been recommended to undertake further investigation on the Putney Park to Kissing Point Park link with a report to come back to Council on the matter. The link across the frontage of 20 Waterview St, Putney is currently the subject of legal proceedings and this report recommends that Council reaffirm its support for this link. Further details on the status of these links are provided within the body of this report.

The report further recommends that Council clarify its position in relation to the delivery of future components of a constructed boardwalk along the River within the LGA. This clarification to indicate that Council will continue to pursue the delivery of the Riverwalk as outlined in the adopted 2007 Ryde Riverwalk Master Plan which includes a mix of riverside boardwalks and street connections along the length of the Parramatta River through the LGA.

**RECOMMENDATION:**

- (a) That Council adjust the 2019 - 23 Four Year Delivery Plan to include \$1.2m into the 2020/21 Passive Parks Program to fund the construction of the link between Bill Mitchell Park to Glades Bay Park, funded from s7.11 reserves.
- (b) That, following further investigation and advice, a report be presented to Council regarding the Putney Park to Kissing Point Park future link.

**ITEM 7 (continued)**

- (c) That Council continues to support the creation of the future link between Bennelong Park and Settlers Park, as an entirely foreshore connection, around the Halversons boatshed located within 20 Waterview Street, Putney.
- (d) That the General Manager prepare a press release confirming Council's position on the implementation of the Ryde Riverwalk is consistent with those identified in the 2007 Ryde Riverwalk Master Plan.

**ATTACHMENTS**

- 1 Concept Design
- 2 Boundaries of 91 - 105 Western Crescent, Gladesville
- 3 Site Photos

Report Prepared By:

**Michael Longworth**  
**Senior Coordinator - Park Planning**

Report Approved By:

**Simon James**  
**Manager - Parks**

**Wayne Rylands**  
**Director - City Works**

**ITEM 7 (continued)****Council Resolutions**

This report has been prepared in response to the following Council resolutions;

At its meeting on 26 March 2019 Council resolved unanimously;

- (a) *That a project to deliver the Ryde River Walk connection from Bill Mitchell Park to Ross Street be included in the 2019/20 year of the 2019 – 2023 Draft Four Year Delivery Plan.*
- (b) *That funding to a maximum of \$175K be allocated to prepare the detailed design for this connection to be funded from Section 7.11 monies and/or other funding sources.*
- (c) *That a report be prepared for Council that identifies remaining sections of the Ryde Riverwalk and provides options for further implementation of the Master Plan.*
- (d) *That this report come back to Council before October of this year and also includes estimated costs for construction of the connection from Bill Mitchell Park to Ross Street.*

At its meeting on 11 December 2018 Council resolved unanimously, in part;

- (f) (ii) *That the city of Ryde commit to exploring ways to complete an accessible, uninterrupted riverside boardwalk through the Ryde LGA along the Parramatta River - seeking financial assistance from the Federal and State Government. This is in keeping with the GSC northern district plans to:-*
  - \* *Improving walking and safe cycling ways*
  - \* *Enhancing foreshore access to Sydney Harbour and the District's waterways, and therefore should be considered a high priority.*

**Planning Context**

The importance of public access to the Parramatta River and therefore the delivery of the potential future links of the Ryde Riverwalk Masterplan (RRWM) is identified across all levels of government. At a Federal level, the Sydney Harbour Federation Trust, established in 2001, manages various sites on the Harbour that have unique cultural and environmental elements. To enhance public access to the foreshore, the Trust has removed fences, remediated contaminated lands, regenerated bushland and created new landscape for the public's enjoyment. The Trust is governed by the *Sydney Harbour Federation Trust Act 2001*, which enshrines a number of objectives, including that public access is maximised to the harbor foreshore.

**ITEM 7 (continued)**

At a NSW Government level, the Central City and North District Plan's both highlight the importance of enhanced public access to the foreshore. The vision for the Central City District will partly be achieved by linking parks along waterways and enhancing the quality of, and access to the Parramatta River. Of the Priority Corridors identified in the Central City District Plan, Priority Corridor 1 is identified for the Parramatta River Foreshore, described as *a continuous open space corridor along both sides of the Parramatta River, connecting ... Parramatta ... to future connections eastward towards Iron Cove*. The delivery of the future links therefor aligns to the Central District Plan.

The North District Plan's vision of improved lifestyle and environment will be achieved by enhancing foreshore access to the District's waterways and by protecting and improving its waterways. The Plan identifies the importance of *improving foreshore access by completing missing links along the northern Parramatta River foreshore* to enhance the liveability of the District. Therefore, any effort by Council to construct the future links of the Ryde Riverwalk is supported by strategic documents developed by NSW Government agencies.

At a local level, Council's adoption of the RRWM in 2007 demonstrates its commitment to enhancing public access to the Parramatta River foreshore. The RRWM was developed to improve the community's enjoyment of the unique attractions along the foreshore of the Parramatta River, with better public access and enhanced recreational facilities. The objective of the RRWM was not to create a continuous foreshore walkway along the entirety of the Parramatta River, but to celebrate the diversity of the landscape within the local government area. The RRWM explores the land and water relationship in Ryde and how it varies considerably due to geology and landform. In the east of the City, the landscape is more convoluted than the west, with steep ridges extending into the river and narrow bays requiring climbing over these ridges, allowing for views down to the water and along the river. The landscape to the west is typically gently undulating slopes with wide bays, such as Meadowbank Park, fronting onto the river allowing ease of movement along the journey.

The RRWM outlines various route typologies reflecting their context and hierarchy within the route. Additionally the document identifies three potential future links;

Potential Future Link 1: Bill Mitchell Park to Glades Bay Park

Potential Future Link 2: Putney Park to Kissing Point Park

Potential Future Link 3: 20 Waterview St, Putney located between Bennelong Park and Settlers Park.

The first constructed stage of the RRWM, from Meadowbank Park through to the eastern end of Kissing Point Park, opened to the public in 2008. Additional improvements have followed including the shared user path in Morrison Bay Park. In 2014/15 Council commenced construction within Bill Mitchell Park, Glades Bay Reserve, Looking Glass Bay Park and Banjo Paterson Park. The connection between Bill Mitchell Park and Glades Bay Park was not constructed at this time due to funding constraints and potential construction delays.

**ITEM 7 (continued)****Waterfront Land Ownership**

Projects to connect various waterfront parks in a similar style to the Bill Mitchell Park to Glades Bay Park typically can be quite controversial due to property owners feeling aggrieved due to perceived impacts on property values and loss of amenity and/or privacy. With consideration of these impacts, Council's actual ability to deliver this style of project primarily relates to whether privately owned land parcels have a direct relationship with a natural boundary such as the Mean High Water Mark (MHW). Where the boundary of a property directly adjoins the MHW, it is considered that the property owner has the right to access the water without restriction, that is, they have 'riparian rights'. The MHW is defined by the Roads and Maritime Authority (RMS) and changes over time due to natural processes such as sedimentation. All land below the MHW within Sydney Harbour is owned by RMS. As such, privately owned land that utilise the MHW as a boundary on their Deposited Plans, and where the MHW has moved overtime, are able to undertake Boundary Redefinitions to accurately define their parcel of land.

As various subdivisions and public works occur over time, the MHW can be superceded by manmade structures. This can result in the MHW becoming the Former Mean High Water Mark (FMHW). Where these structures are sea walls, the RMS utilises the toe of the seawall as the boundary between lots.

Boundary Surveys obtained by Council identify that the properties at 95 and 97 Western Crescent Gladesville are separated by another Lot created with the construction of the sea wall in the 1940's. Furthermore the legal advice to Council is that when in some instances standard or king tides go beyond the identified location of the MHW or top of a seawall, it does not create riparian rights for a property owner. As agreement has been reached with the property owner (101 Western Crescent) whose boundary does adjoin the MHW of the Parramatta River and based on the boundary surveys obtained and legal advice, the other property owners (95 and 97 Western Crescent and 52 Ross Street) do not have riparian rights and the construction of a boardwalk along the riverbank can lawfully proceed. It is noted that WAG provided a legal opinion to Council in 2013 which outlined their reasons for considering property owners in that area had 'riparian rights'.

**Completion of Future Links as identified in the Ryde Riverwalk Master Plan**

The following section of this report explores the three potential future links of the Ryde Riverwalk as identified in the 2007 Ryde Riverwalk Master Plan. The report focuses primarily on the connection between Bill Mitchell Park and Glades Bay Park and explores key challenges and opportunities for the two other potential future links.

## ITEM 7 (continued)

### Potential Future Link 1: Bill Mitchell Park to Glades Bay Park

#### Purpose

This link will provide a boardwalk connection linking Bill Mitchell Park and Glades Bay Park. This project connects in the south to the 2014/15 boardwalk project linking Ross St road reserve through to Glades Bay Park. The delivery of this link was identified in the 26 March 2019 resolution.



#### Design

A revised concept design for the potential future link between Bill Mitchell Park and Glades Bay Park has been prepared following a review of the original concept design and taking into consideration community feedback from 2013 and updated technical studies. The concept, provided in **ATTACHMENT 1**, proposes that the alignment of the boardwalk connection is above the existing seawall heading from the south of Bill Mitchell Park. The boardwalk then proceeds through a small section of mangroves and connects to the Glades Bay Park boardwalk, constructed in 2014/15. New dinghy launching facilities have been incorporated into the design. The boardwalk is located on either City of Ryde land, Crown land or Roads and Maritime Services land. The level of the boardwalk is set by the identified sea level rise by the NSW Chief Scientist and Engineer's 2012 report *Assessment of the science behind the NSW Government's sea level rise planning benchmarks*.

## ITEM 7 (continued)

Within the proximity of the southern area of the proposed boardwalk is the roost of a powerful owl. As the majority of the new boardwalk is away from the roosting tree, the Birdlife Project does not expect there to be new management issues. It was recommended that Council undertake some delineation works during summer to create an exclusion zone around the tree to minimise pedestrian activity within the proximity of the base of the tree itself. This issue will also be considered during the preparation of the Review of Environmental Factors (REF).

### Planning Approval

The project will utilise the provisions of *State Environmental Planning Policy (Infrastructure) 2007* as it is considered development without consent. This will require the preparation of a Review of Environmental Factors (REF) to inform the detailed design of the project. A REF is an environmental assessment undertaken to assist in meeting the requirements of Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This will consider the environmental impacts of the project, including potential impacts on the Powerful Owl. The REF is not a publically accessible document.

### Private Land Ownership

To determine whether individual parcels of land have a direct relationship with Glades Bay (Parramatta River), a detailed investigation has been undertaken by two registered surveyors. The location of each lot's boundaries was confirmed and demonstrates that only 101 Western Crescent has a direct relationship with the Mean High Water Mark. A plan detailing the surveyed property boundaries is provided in **ATTACHMENT 2**. For the information of Councillors site photographs are provided in **ATTACHMENT 3** demonstrating the current relationship between the properties and the water. Further information regarding the sequential process of subdivisions is detailed below.

#### 95 Western Crescent

Current title: Lot 19 DP130847

1886: Original subdivision of the area, identifying this parcel as Lot 19 of Section H on DP1821, showing a natural boundary with Glades Bay.

1944: Glades Bay Reclamation Plan DP432222, identifies a seawall has been constructed within and beyond the limits of Glades Bay. The Plan identifies that the toe of the seawall is the new boundary for the RMS Maritime land. As the reclaimed land is between Lot 19 and the toe of the seawall, this has effectively severed the parcel's relationship with the water and that the previous MHW is now the FMHW.

**ITEM 7 (continued)**

1964: DP219821 shows that this parcel does not have the MHWL as a boundary.

1995: DP130847 shows that this parcel does not have the MHWL as a boundary and that the parcel shares a boundary with a 'reserve for public recreation'.

As the Title for 95 Western Crescent does not have the MHWL as a natural boundary, legal advice obtained by staff is that the proposed boardwalk can lawfully be constructed across the frontage of this property.

97 Western Crescent

Current title: Lot 1 DP1043719

1886: Original subdivision of the area, identifying this parcel as Lot 20 of Section H on DP1821, showing a natural boundary with Glades Bay.

1944: Glades Bay Reclamation Plan DP432222, identifies a seawall has been constructed within and beyond the limits of Glades Bay. The Plan identifies that land has been reclaimed within Glades Bay behind the seawall and that the toe of the seawall is the new boundary for the reclaimed land. As the reclaimed land is between Lot 20 and the toe of the seawall, this has effectively severed the parcel's relationship with the water and that the previous MHWL is now the FMHWL.

2002: Redefinition Plan creating Lot 1 DP1043719, identifies that this parcel does not share a boundary with the MHWL but rather the FMHWL. This Plan also identifies the reclaimed land between 97 Western Crescent and the toe of the sea wall which was divested from Maritime Services Board by gazette on 14 November 1941.

As the Title for 97 Western Crescent does not have the MHWL as a natural boundary, legal advice obtained by staff is that the proposed boardwalk can lawfully be constructed across the frontage of this property.

99 Western Crescent

Current title: Lot 1 DP848346

1886: Original subdivision of the area, identifying this parcel as Lot 21 of Section H on DP1821, showing a natural boundary with Glades Bay.

1952: Subdivision plan DP380292 of lots 20, 21 and 22 of Section H from DP1821, showing that this parcel's relationship with the MHWL has been severed by a portion of reclaimed land.

**ITEM 7 (continued)**

1995: Redefinition Plan of Lot 1 DP 848346, identifying the FMHWM is the boundary of the parcel.

Council staff have discussed the project with the owner of this property and the owner is supportive of the design proposed by Council.

101 Western Crescent

Current title: Lot 1 DP1232306

1886: Original subdivision of the area, identifying this parcel as Lot 22 of Section H on DP1821, showing a natural boundary with Glades Bay.

2017: Redefinition of Lot C DP380292, identifying that the parcel does have a boundary with the MHWM.

As 101 Western Crescent shares a boundary with the MHWM, Council will need to discuss the delivery of this project with the owner of this lot to determine an acceptable design solution.

Based on the above analysis and the legal advice obtained, it is considered that the only property to continue to have a natural boundary with the river identified on their Title is 101 Western Crescent, Gladesville. To respond to this, officers have met with the owner of 101 Western Crescent multiple times to discuss the proposed project. The owner is receptive to the construction of a boardwalk, subject to Council providing access from their property, over the boardwalk and then down to the river bed. Officers discussed three options for the owners consideration and a solution has been agreed upon. This solution maintains the property owners continued access from their land to the riverbed. The proposed concept design – **ATTACHMENT 1** – includes the agreed solution.

**Financial Implications**

Developer contributions will be utilised to fund this connection through the draft s7.11 plan, with a required additional budget of \$1,200,000. The availability of this funding has been confirmed with Council's Developer Contributions Coordinator. It is recommended that the 2019 - 23 Delivery Plan be adjusted to incorporate \$1,200,000 into the Passive Parks Program in 2020/21. This will allow a contract to be awarded and construction to commence by June 2020.

## ITEM 7 (continued)

### Potential Future Link 2: Putney Park to Kissing Point Park

#### Purpose

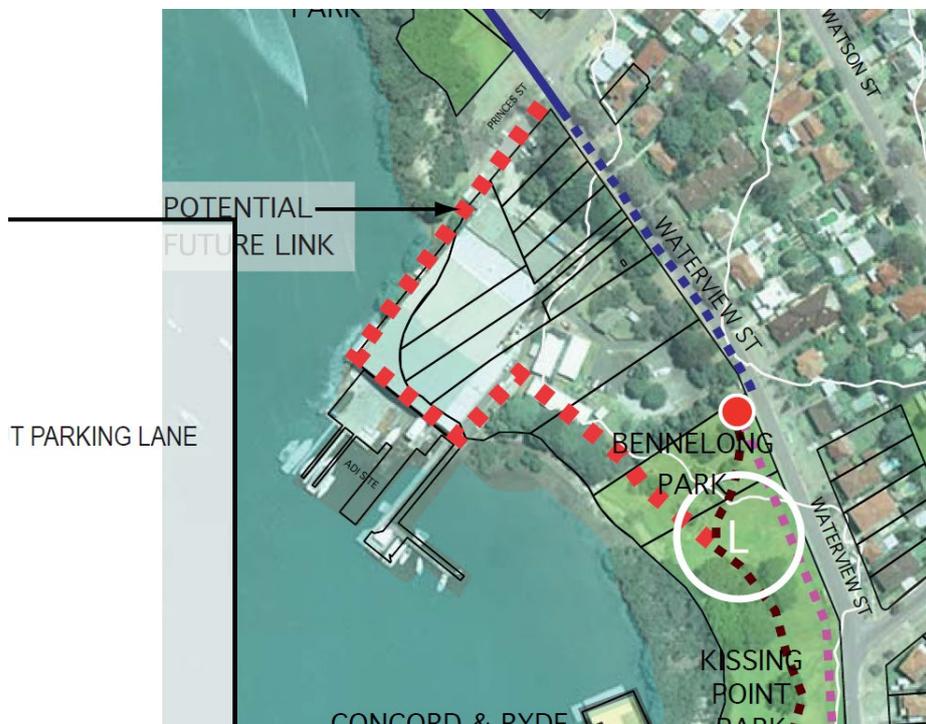
This link will allow users to move between Putney Park in the east and Kissing Point Park in the west.

It is recommended that staff undertake further investigation, obtain additional advice and prepare a report to Council regarding the implementation of this potential future link. No funding is currently identified to construct this connection and should it be determined that construction is viable, grant assistance should be sought in delivering this connection.

### Potential Future Link 3: Bennelong Park to Settlers Park

#### Purpose

This link will allow users to move between Bennelong Park in the east, through 20 Waterview St along the foreshore and around the Halvorsen boatshed and into Settlers Park in the west.



**ITEM 7 (continued)**Design

This development is currently subject to court proceedings. The original development application does not provide uninterrupted, accessible foreshore access around the entirety of the boatshed.

Current Status

Council has been advised previously regarding the redevelopment of 20 Waterview St Putney, most recently by Councillor Information Bulletin on 2 April 2019. In summary, a Local Development Application 2018/223 was submitted to Council on 4 June 2018 by the applicant. The application proposed a Concept Plan Approval for the adaptive reuse of the boatshed, 70 dwellings on the site, landscape design, car parking, demolition and land remediation works. The Concept Plan did not provide uninterrupted foreshore access as it was discontinued on the western side of the boatshed. After this issue and others were raised with the applicant in November 2018, the applicant advised that formal amended plans and additional information would be submitted to Council in early 2019. The applicant then lodged an appeal to the Lands and Environment Court on 24 January 2019. As this development is now the subject of an appeal, further updates will be provided to Councillors by the General Counsel in a Confidential session (Legal Updates).

**Council Resolution 11 December – uninterrupted riverside boardwalk**

To clarify Council's position with the community in regards to the future development of the Ryde Riverwalk it is recommended that the General Manager distribute a press release containing the information outlined below.

That Council will continue to implement the delivery of the Ryde Riverwalk as detailed within the Master Plan adopted by Council in 2007, as the feasibility of delivering these links is confirmed and funding becomes available. Additionally, the press release will state that the Ryde Riverwalk and its continued implementation demonstrates to the community Council's commitment to enhancing public access to the Parramatta River foreshore, consistent with the directions of the NSW Government in the North and Central District Plans. The completion of these links is also supported through the work the Parramatta River Catchment group is undertaking by encouraging greater public use and access to the river. The Ryde Riverwalk celebrates the City's unique landform, from the ridges in the east that pierce down into the River to the wide open bays in the west, such as Meadowbank Park, and provides users the opportunity to explore these landscapes. Where possible, future delivery projects will be accessible and allow residents access down to and traverse the riverfront.

**ITEM 7 (continued)****Conclusion**

Based on the property boundary survey information, legal advice obtained and positive negotiations with the property owner of 101 Western Crescent Gladesville, it is recommended to proceed with the project of constructing the boardwalk extension between Bill Mitchell Park and Ross Street. Funding for this purpose has been identified in the Section 7.11 reserves. Initial investigations on the link detailed in the Ryde Riverwalk Master Plan between Kissing Point Park and Putney Park has identified some matters that require clarification and further investigation. It is therefore proposed that this be the subject of a further report to Council. The other link between Bennelong Park and Settlers Park is currently before the Land and Environment Court and it is recommended to reconfirm Council's commitment to support this link as previously done through the adoption of the Ryde Riverwalk Master Plan.

Finally to clarify Council's position in regards to the construction of a boardwalk along the Parramatta River it is recommended that the General Manager distribute a press release stating that Council will continue to implement the delivery of the Ryde Riverwalk as detailed within the Master Plan adopted by Council in 2007, as the feasibility of delivering these links is confirmed and funding made available.

**ITEM 7 (continued)**

**ATTACHMENT 1  
Concept Design**

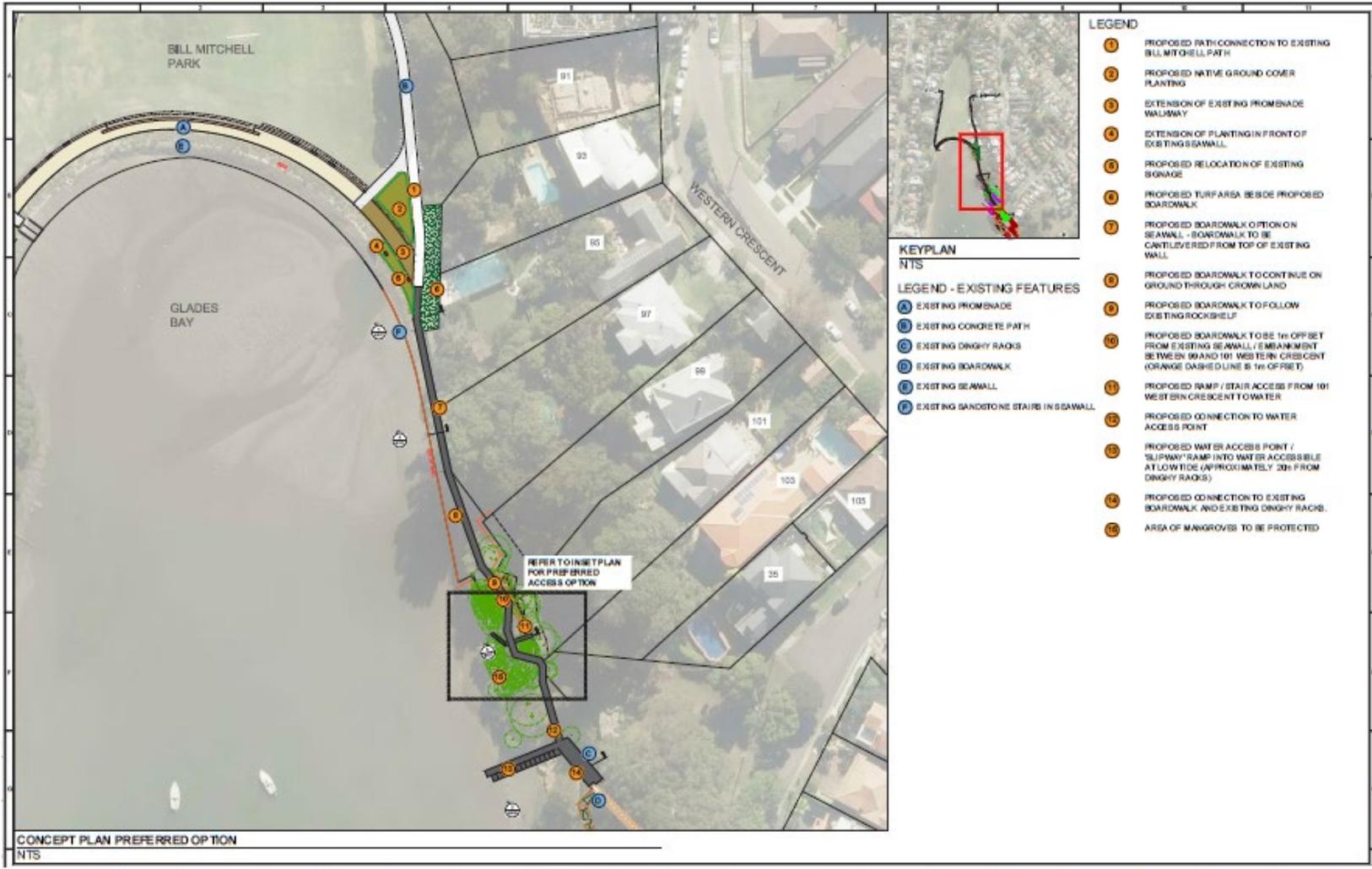
**ATTACHMENT 1**



 City of Ryde  
Lifestyle and opportunity  
@ your doorstep

**ITEM 7 (continued)**

**ATTACHMENT 1**



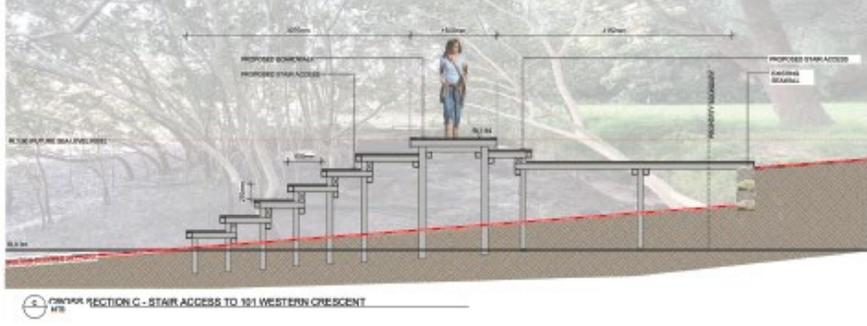
**ITEM 7 (continued)**

**ATTACHMENT 1**



**INSET PLAN - PREFERRED ACCESS OPTION**  
Scale 1:100@A1

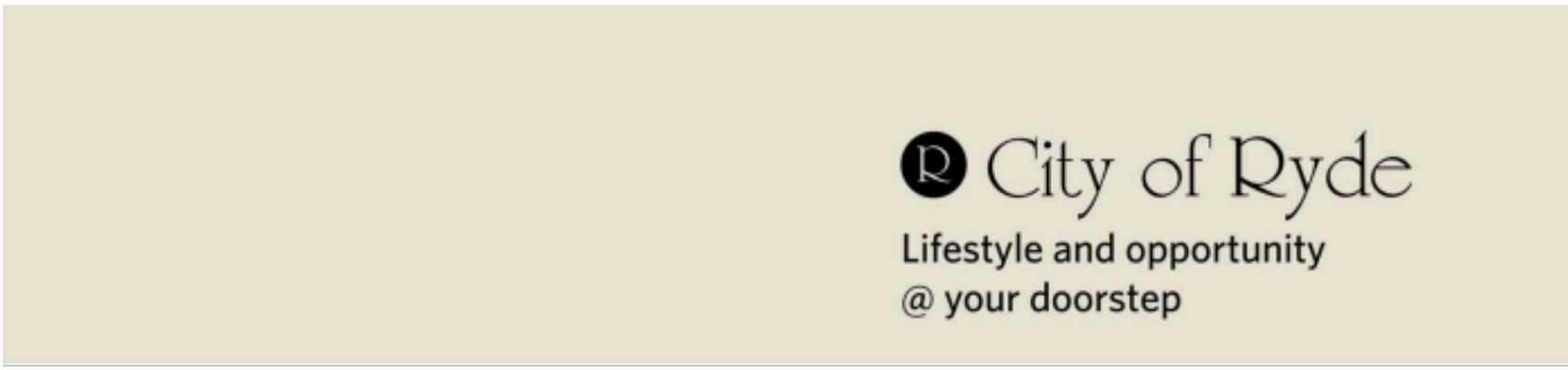
**PREFERRED OPTION LOCATION:**  
 Located centrally along the boundary of 101 Western Crescent with stair access proposed between existing trees and mangroves. Most direct access to the riverbed.



**ITEM 7 (continued)**

**ATTACHMENT 2**

**ATTACHMENT 2**  
**Boundaries of 91 - 105 Western Crescent, Gladesville**





**ITEM 7 (continued)**

**ATTACHMENT 3  
Site Photographs**

**ATTACHMENT 3**

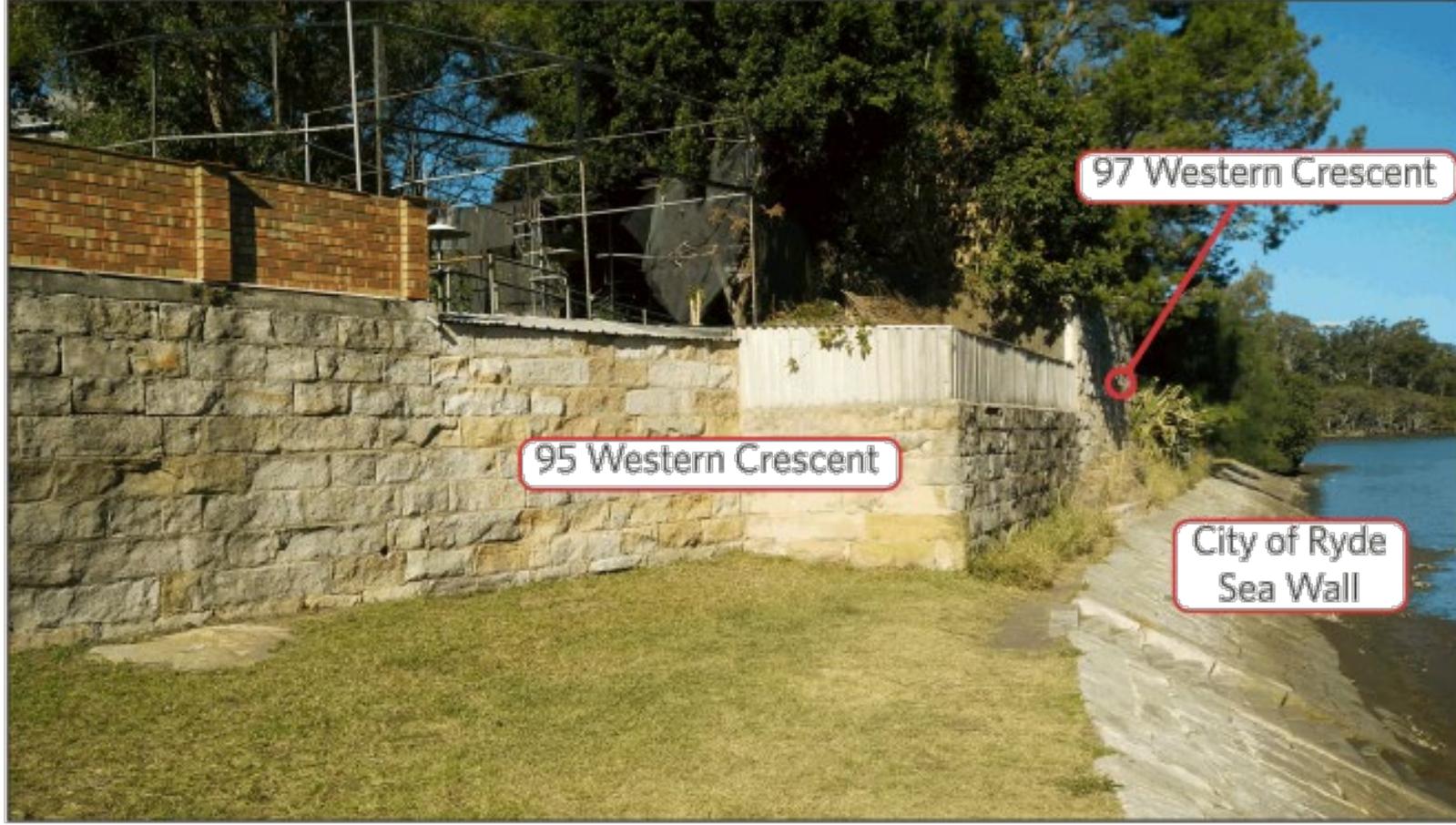


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**ITEM 7 (continued)**

**ATTACHMENT 3**

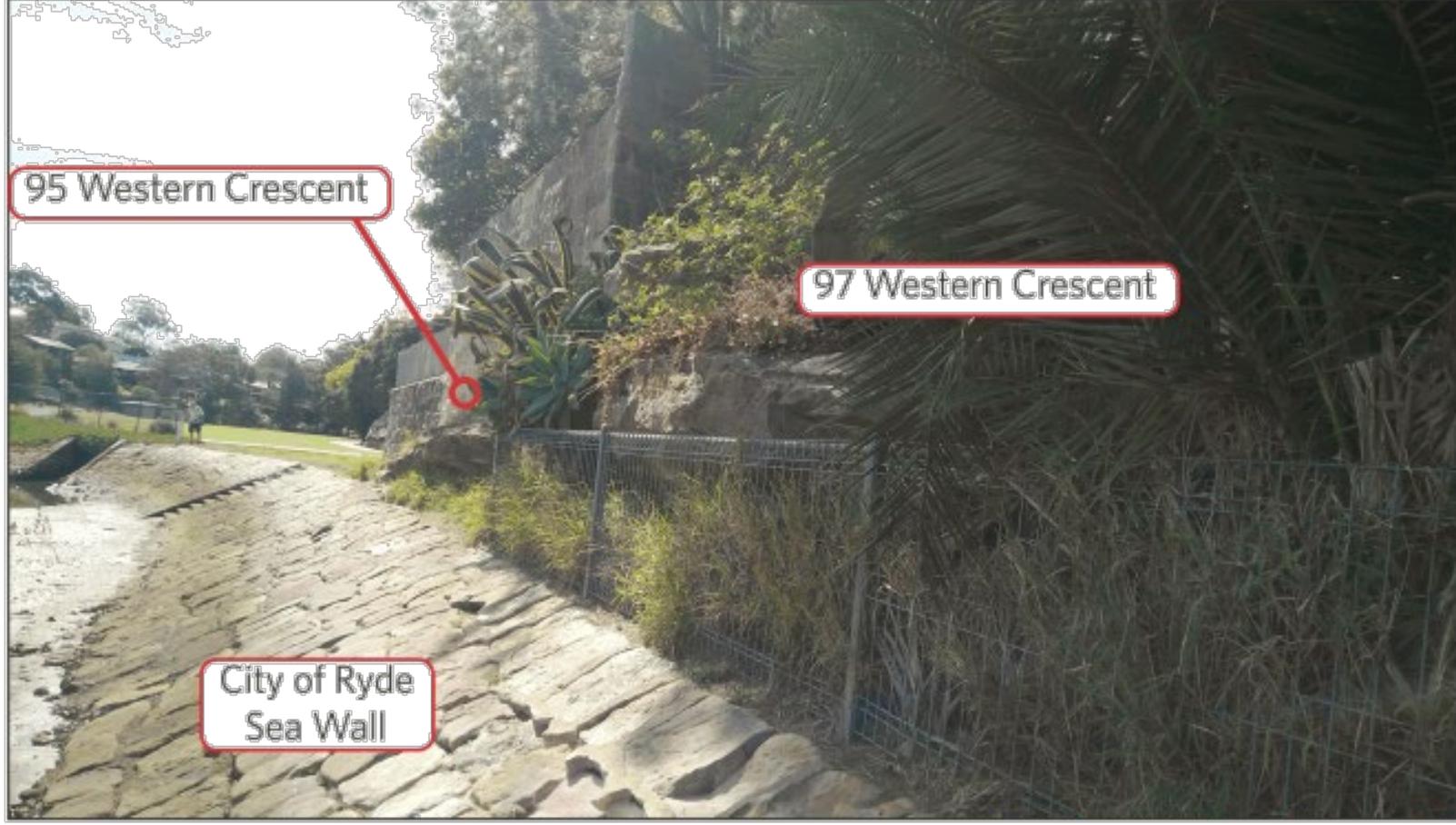
95 & 97 Western Crescent



**ITEM 7 (continued)**

**ATTACHMENT 3**

**95 & 97 Western Crescent**



**ITEM 7 (continued)**

**ATTACHMENT 3**

**97 & 99 Western Crescent**



**ITEM 7 (continued)**

**ATTACHMENT 3**  
101 Western Crescent



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## 8 PROPOSED COMMUNITY CENTRE WITHIN ROWE STREET CARPARK DEVELOPMENT

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**Report prepared by:** Project Manager  
**File No.:** GRP/09/3/17 - BP19/712

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### REPORT SUMMARY

Following Council's resolution of July 2018, concept design and comprehensive community consultation for a shopper car park were completed on Council's current at-grade car park at 53-71 Rowe St, Eastwood. Following broad community and business support of the concept, a Development Application (DA) submission was made in March 2019 and budget provisions were considered and approved by Council as part of the 2019-22 Delivery Plan budget process.

A decision by the Sydney North Planning Panel on the development application is anticipated in late October 2019, which is to be followed by a tender for construction. Project completion and car park operation is currently scheduled for the end of 2020, subject to determination of the DA, successful tendering, and construction.

Council at its meeting of 30 April 2019 resolved:

- (a) *That the General Manager prepare a report into the financial viability of constructing a community centre in conjunction with the proposed Rowe Street East car park development.*
- (b) *That the report is to include details about relevant planning controls and approval pathways required and timing options for construction.*

The purpose of this report is to respond to the resolution and outline various development scenarios and options for Council's consideration.

The assessment of viability were considered on the basis of the following key assumptions:

- The primary purpose of the Rowe Street Car Park site remains as a future a shopper car park to provide approximately 150 shopper car parking spaces.
- The development remains an above-ground structure due to high costs associated with a basement car parking structure.
- A potential Community Centre option considered on the top floor of the car park to minimise impact on traffic flow within the shopper car park but which necessitates a re-design of the car park and its functions.
- A notional Community Centre floor space of approximately 400 sqm, representing approximately one quarter of a single floor plate of the current car park design which is to be accessible by lifts.

**ITEM 8 (continued)**

- The Community Centre may include multifunctional rooms; separated by operable walls, a shared semi-commercial kitchen facility, shared breakout and tea preparation, storage and toilet facilities.
- Appropriate car parking in support of this type of community space development.

The following outlines four (4) possible development scenarios.

**Scenario 1: Stand-alone Multi-level Car Park (“Base Case”)**

Develop a multi-level car park as per Council resolution of July 2018. The current car park design accommodates approximately 150 shopper car spaces over 5 levels.

Under this option Council would proceed to the next stage of the project, which is to provide a multi-level car park for short term stay facility for the shoppers on Rowe St Eastwood (subject to DA conditions and approval).

This is the current Council resolved position and the cost estimate of this scenario is \$11.1 million.

**Scenario 2: Re-design of current car park development to incorporate some community facility space**

This scenario considers a Community Centre facility of approximately 400 sqm within the current allowable maximum building height and generally in line with the key assumptions outlined above. Due to the planning height control of 15.5m already being fully utilised in the current shopper car park design, the number of car parking spaces will diminish due to the space being occupied by a proposed community facility.

This scenario would provide approximately 120 car spaces in total, including approximately 20 spaces for the Community Centre facility and 100 shopper car parking spaces (a reduction of approximately 50 car parking spaces available for shoppers under the Base Case).

This scenario will necessitate preparation of a new Development Application and extends the timeline for project delivery by 12 to 18 months.

The preliminary cost estimate of this scenario is \$13.9 million.

**Scenario 3: Re-design of current car park development to incorporate some community facility space and basement car parking**

This scenario considers Scenario 2 and addresses the potential loss of 50 shopper car spaces under the Base Case.

**ITEM 8 (continued)**

Notwithstanding the key assumption of the development remaining an above-ground structure due to high costs associated with a basement car parking, the shortfall of car spaces may be met through the provision of up to 50 basement car parking at an estimated additional cost of \$3.5m.

This scenario will necessitate preparation of a new Development Application and extends the timeline for project delivery by 12 to 18 months

The preliminary cost estimate of this scenario is \$17.4 million.

Scenario 4: Stand-alone multi-level car park with provisions for essential built-in building services to accommodate a potential future community centre

This scenario incorporates consideration for the required structural modifications and inclusions to Scenario 1, together with provision of design and/or additional building services to accommodate a future community facility at this site. A future community centre development is dependent on a planning proposal to amend the RLEP to increase the allowable height by approximately 6 metres at this site.

This scenario, subject to both a successful planning proposal and likely a new Development Application (for construction of the community centre), will retain the target of approximately 150 shopper car spaces. Council could proceed to a further development at a later date and construct a community centre above the current car park development (from Scenario 1).

The preliminary cost estimate of this scenario is \$11.9 million for the provision of design and structural modifications, together with additional building services. Preliminary cost estimate for the construction of an additional level and a community centre facility is in the order of \$3.8m, resulting in a total development cost estimate of approximately \$15.7m.

Planning Control and Approval Pathway

The City of Ryde's current statutory planning instrument is the Ryde Local Environmental Plan 2014 (RLEP). Proposing to rezone land or change development standards and controls (e.g. amending the building height and floor space ratio controls, listing or delisting heritage items, etc.) involves a formal planning process to prepare or amend the RLEP.

A planning proposal must demonstrate the strategic merit of the proposed amendments. The level of detail required depends on the complexity of the proposed amendment(s) and must contain adequate information to demonstrate that relevant environmental, social, economic, and other site specific matters have been identified. A draft site specific development control plan (DCP) may also be required for certain planning proposals that involve significant changes to the planning controls.

**ITEM 8 (continued)**

Determining a planning proposal, and if supported, making a subsequent LEP involves a thorough assessment process. The timeframe varies depending on the nature and complexity of the proposed amendments and the proposal's consistency with the state and local strategic planning framework. As an indicative guide, proposals that are minor in nature have a median timeframe of 6 to 9 months while more complex proposals tend to have longer timeframes of up to 12 months or in some cases longer.

Council is currently in the final stages of its development of a new *Halls and Facilities Strategy* to help plan and manage its halls and facilities now and into the future. The draft Strategy adopts a holistic approach to the planning and delivery of community halls and facilities to meet the needs of City of Ryde by providing for a sustainable network of community facilities.

The draft Strategy indicates a strong preference for a consolidated community space in the Eastwood catchment and considers the preference of a single multi-purpose district level community centre hub of approximately 3000 sqm in support of the growing population, as operationally, the facility is more effective and attracts a diversity of users to a central service point. Council may also consider any new community centre facility at other suitable sites in Eastwood in the context of the Halls and Facilities Strategy and subsequent delivery plans.

As Scenarios 2 and 3 are not viable due to loss of shopper car spaces and significant cost in establishing basement car parking, if Council is of a view to build the community centre in the future at this site, subject to a successful planning proposal and is prepared to fund the essential building provisions to the current car park development design, then Scenario 4 can be a viable option or Councils continues with Scenario 1, stand-alone multi-level car park ("Base Case")\_which is the current approved project.

It is recommended that Council considers the content of this report and approve one of the recommendations listed below.

**RECOMMENDATION:**

- (a) That Council continues the development of a stand-alone multi-level car park as per Council resolution July 2018 as outlined in scenario 1 of this report.

**OR**

- (a) That Council endorses Scenario 4 as outlined in this report, to continue the development of a stand-alone multi-level car park with provisions for essential built-in building services to accommodate a potential future community centre, ensuring up to 150 shopper car parking spaces.
- (b) That appropriate funding is allocated from the s7.11 reserve.

**ITEM 8 (continued)**

**ATTACHMENTS**

There are no attachments for this report.

Report Prepared By:

**Garo Aroutunian**  
**Project Manager**

Report Approved By:

**Glenn Davis**  
**Manager - Strategic Property**

**Joe So**  
**Executive Manager - Strategy and Innovation**

**George Dedes**  
**General Manager**

**ITEM 8 (continued)****Background**

In October 2017, Council resolved to conduct a comprehensive traffic, parking, cycling and pedestrian study of Eastwood and its surrounds. The study identified a shortfall in short term parking in Eastwood.

Council in July 2018 resolved to progress with the design and redevelopment of a shopper car park in the eastern town centre at Council's existing at-grade car park site. The Council car park site at 53-71 Rowe Street, Eastwood is 1380 sqm in area, zoned B4 mixed-use and has a current maximum building height limit of 15.5m.

Council at its meeting of 30 April 2019 further resolved:

- (a) *That the General Manager prepare a report into the financial viability of constructing a community centre in conjunction with the proposed Rowe Street East car park development.*
- (b) *That the report is to include details about relevant planning controls and approval pathways required and timing options for construction.*

The purpose of this report is to respond to the April 2019 resolution and which addresses the viability of constructing a community centre in conjunction with the proposed Rowe Street East car park development and details the relevant planning controls and approval pathways required.

**Discussion****Progress of Rowe St East car park development**

Following Council's resolution of July 2018, a concept design of the proposed shopper car park was prepared and comprehensive community consultation undertaken on this concept.

Following broad community and business support of the concept, specialist consultancies were engaged and a Development Application (DA) submission was made in March 2019. Estimated cost of the proposed car park is approximately \$11.1M and relevant budget provisions were considered and approved by Council as part of the 2019-22 Delivery Plan budget process.

A decision by the Sydney North Planning Panel on the DA is anticipated in late October 2019, which is to be followed by a tender for construction. Project completion and car park operation is currently scheduled for the end of 2020, subject to determination of the DA, successful tendering, and construction.

**ITEM 8 (continued)**Considerations in the context of the draft Halls and Facilities Strategy

Council is currently in the final stages of its development of a new *Halls and Facilities Strategy* (Strategy) to help plan and manage its halls and facilities now and into the future.

The draft Strategy adopts a holistic approach to the planning and delivery of community halls and facilities to meet the needs of City of Ryde by providing for a sustainable network of community facilities in the City of Ryde. It recommends models of facility provision and informs the development of Council's Section 7.11 Contributions Plan and future discussions with developers, government agencies and community organisations around community halls and facilities delivery.

In developing the Strategy, a review and update of the Social and Cultural Infrastructure Framework was also conducted to take into account population growth and changing demographics of the LGA and to consider other circumstances that may have changed since the development of this Framework in 2014. This review will also help inform the City's future strategies.

The draft Strategy indicates a strong need for a consolidated community space in the Eastwood catchment and considers the preference of a single multi-purpose district level community centre hub of approximately 3000 sqm in support of the growing population, as operationally, the facility is more effective and attracts a diversity of users to a central service point.

Viability assessment

To enable an assessment of the viability of possible community space, a number of assumptions were made in conjunction with the Rowe St East car park development project to establish key design parameters within the current allowable maximum building height. The key assumptions being:

- The primary purpose of the Rowe Street Car Park site remains as a future a shopper car park to provide approximately 150 shopper car parking spaces.
- The development remains an above-ground structure due to high costs associated with a basement car parking structure.
- A potential Community Centre option considered on the top floor of the car park to minimise impact on traffic flow within the shopper car park but which necessitates a re-design of the car park and its functions.
- A notional Community Centre floor space of approximately 400 sqm, representing approximately one quarter of a single floor plate of the current car park design which is to be accessible by lifts.

**ITEM 8 (continued)**

- The Community Centre may include multifunctional rooms; separated by operable walls, a shared semi-commercial kitchen facility, shared breakout and tea preparation, storage and toilet facilities.
- Appropriate car parking in support of this type of community space development.

Development Scenarios:

The main environmental planning instrument applying to the proposal is the Ryde Local Environmental Plan 2014 (RLEP). A number of development scenarios were examined on the above assumptions, and the relevant provisions of the RLEP, in particular:

*Clause 2.1 – Land use zones*

The subject site on which the proposed carpark building is to be located is zoned B4 Mixed Use under the RLEP Land Zoning Map. Community facilities are permitted with consent.

*Clause 4.3 Height of buildings*

The subject site is granted a maximum permissible building height of 15.5m under the RLEP Height of Buildings mapping.

The following outlines four (4) possible development scenarios.

**Scenario 1: Stand-alone Multi-level Car Park (“Base Case”)**

Develop a multi-level car park as per Council resolution of July 2018. The current car park design accommodates approximately 150 shopper car spaces over 5 levels.

Under this option Council would proceed to the next stage of the project, which is to provide a multi-level car park for short term stay facility for the shoppers on Rowe St Eastwood (subject to DA conditions and approval).

This is the current Council resolved position and the cost estimate of this scenario is \$11.1 million.

**Scenario 2: Re-design of current car park development to incorporate some community facility space**

This scenario considers a Community Centre facility of approximately 400 sqm within the current allowable maximum building height and generally in line with the key assumptions outlined above. Due to the planning height control of 15.5m already being fully utilised in the current shopper car park design, the number of car parking spaces will diminish due to the space being occupied by a proposed community facility.

**ITEM 8 (continued)**

This scenario would provide approximately 120 car spaces in total, including approximately 20 spaces for the Community Centre facility and 100 shopper car parking spaces (a reduction of approximately 50 car parking spaces available for shoppers under the Base Case).

This scenario will necessitate preparation of a new Development Application and extends the timeline for project delivery by 12 to 18 months.

The preliminary cost estimate of this scenario is \$13.9 million.

**Scenario 3: Re-design of current car park development to incorporate some community facility space and basement car parking**

This scenario considers Scenario 2 and addresses the potential loss of 50 shopper car spaces under the Base Case.

Notwithstanding the key assumption of the development remaining an above-ground structure due to high costs associated with a basement car parking, the shortfall of car spaces may be met through the provision of up to 50 basement car parking at an estimated additional cost of \$3.5m.

This scenario will necessitate preparation of a new Development Application and extends the timeline for project delivery by 12 to 18 months

The preliminary cost estimate of this scenario is \$17.4 million.

**Scenario 4: Stand-alone multi-level car park with provisions for essential built-in building services to accommodate a potential future community centre**

This scenario incorporates consideration for the required structural modifications and inclusions to Scenario 1, together with provision of design and/or additional building services to accommodate a future community facility at this site. A future community centre development is dependent on a planning proposal to amend the RLEP to increase the allowable height by approximately 6 metres at this site.

This scenario, subject to both a successful planning proposal and likely a new Development Application (for construction of the community centre), will retain the target of approximately 150 shopper car spaces. Council could proceed to a further development at a later date and construct a community centre above the current car park development (from Scenario 1).

The preliminary cost estimate of this scenario is \$11.9 million for the provision of design and structural modifications, together with additional building services. Preliminary cost estimate for the construction of an additional level and a community centre facility is in the order of \$3.8m, resulting in a total development cost estimate of approximately \$15.7m.

**ITEM 8 (continued)****Planning Control and Approval Pathway**

The City of Ryde's current statutory planning instrument is the Ryde Local Environmental Plan 2014 (RLEP). Proposing to rezone land or change development standards and controls (e.g. amending the building height and floor space ratio controls, listing or delisting heritage items, etc.) involves a formal planning process to prepare or amend the RLEP.

A planning proposal must demonstrate the strategic merit of the proposed amendments. The level of detail required depends on the complexity of the proposed amendment(s) and must contain adequate information to demonstrate that relevant environmental, social, economic, and other site specific matters have been identified. A draft site specific development control plan (DCP) may also be required for certain planning proposals that involve significant changes to the planning controls.

Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Guide to Preparing Planning Proposals outlines the minimum components that must be included in a planning proposal.

The possible need for a planning proposal arises if it is desired to maintain a target of 150 shopper car parking spaces on this site. A planning proposal may take a number of years to finalise, with no guarantee of approval.

Determining a planning proposal, and if supported, making a subsequent LEP involves a thorough assessment process. The timeframe varies depending on the nature and complexity of the proposed amendments and the proposal's consistency with the state and local strategic planning framework. As an indicative guide, proposals that are minor in nature have a median timeframe of 6 to 9 months while more complex proposals tend to have longer timeframes of up to 12 months or in some cases longer.

The inclusion of a community facility to the existing car park development will also necessitate the preparation and lodgement of a new DA. The DA will require existing plans to be re-engineered to accommodate all the services and inclusions to enable the Community Centre to be able to function within a multi-level car park (such as but not limited to sewerage, air conditioning, mechanical ventilation, fire services, waste services and the like).

A new development application will need to be reviewed by the Urban Design Review Panel and approval by Sydney North Planning Panel. Documentation to support a new DA will include (but not limited to):

- Detailed site survey
- Architectural Drawings, Shadow Diagrams, Site Analysis Plan and Perspectives
- Access Report

**ITEM 8 (continued)**

- Water Management Drawings, Sedimentation and Erosion Control Plan and Water Management Report
- QS Cost Report
- Preliminary Site (Contamination) Investigations Report
- Community Survey
- Waste Management Plan
- Energy Efficiency Report
- Façade Concept Strategy
- BCA Statement and Fire Engineering Report
- Traffic and Transport Assessment Report
- Acoustic Report
- Lighting Statement
- Mechanical Services Statement on Natural Ventilation
- Geotechnical Report
- Crime Prevention Through Environmental Design Report

**Financial Implications**

Funding is available via Council's Section 7.11 reserve.

**Options**

Following analysis of the various scenarios as outlined in this report, the following options are available for Council's consideration.

As Scenarios 2 and 3 are not viable due to loss of shopper car spaces and significant cost in establishing basement car parking, if Council is of a view to build the community centre in the future at this site, subject to a successful planning proposal and is prepared to fund the essential building provisions to the current car park development design, then Scenario 4 can be a viable option.

**Option 1 – standalone multi-level car park (Base Case)**

Council continues the development of the multi-level car park as per Council resolution of July 2018.

**Option 2 – Scenario 4**

- (a) That Council endorses Scenario 4 as outlined in this report, to continue the development of a stand-alone multi-level car park with provisions for essential built-in building services to accommodate a potential future community centre, ensuring up to 150 shopper car parking spaces.
- (b) That appropriate funding is allocated from the s7.11 reserve.

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## **CONFIDENTIAL ITEMS**

### **9 REQUEST FOR TENDER - TENDER EVALUATION - COR-RFT-011/19 - ASSET INVENTORY COLLECTION AND CONDITION DATA ASSESSMENT**

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**Report prepared by:** Senior Coordinator - Integrated Asset Management

**Report approved by:** Manager - Civil Infrastructure and Integration; Director - City Works

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#### **Confidential**

This item is classified CONFIDENTIAL under Section 10A(2) of the Local Government Act, 1993, which permits the meeting to be closed to the public for business relating to the following: (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

**File Number:** GRP/09/3/17 - BP19/1122

**Page Number:** 90

### **10 ADVICE ON COURT ACTIONS**

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#### **Confidential**

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

This matter is classified confidential because it contains advice concerning legal matters that are:-

- (a) substantial issues relating to a matter to which the Council is involved.
- (b) clearly identified in the advice, and
- (c) fully discussed in that advice.

It is not in the public interest to reveal all details of this matter as it would prejudice Council's position in any court proceedings.

**Report prepared by:** General Counsel

**File Number:** GRP/09/5/8 - BP19/965

**Page Number:** 126