

**Meeting Date:** Tuesday 30 April 2013  
**Location:** North Ryde School of Arts Community Centre,  
201 Cox's Road, North Ryde  
**Time:** 7.30pm

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

**NOTICE OF BUSINESS**

<b>Item</b>	<b>Page</b>
2 COXS ROAD MASTERPLANS EXHIBITION OUTCOME.....	1

**AT THE CONCLUSION OF THE COUNCIL MEETING, COUNCIL WILL GO INTO  
AN OPEN FORUM SESSION TO ALLOW MEMBERS OF THE COMMUNITY TO  
ADDRESS COUNCIL ON ANY ISSUES.**

---

## 2 COXS ROAD MASTERPLANS EXHIBITION OUTCOME

---

**Report prepared by:** City Urban Designer

**File No.:** GRP/09/5/6/4 - BP13/479

---

### REPORT SUMMARY

In 2012 two draft Masterplans for the Coxs Road shopping centre were exhibited for six weeks from 9 May to 20 June. One Masterplan was prepared by a number of landowners in Coxs Road the other was prepared by Council. The exhibition of two master plans was undertaken in accordance with Council's resolution of its meeting on 24 April 2012.

During the exhibition period an allegation was made in the press questioning the validity of submissions received as part of the exhibition process. In response to these public allegations an independent company Micromex Research was engaged to undertake submission verification research. The research found that a significant number of submissions could either not be verified or were invalid.

The outcome of the submission verification research is that the exhibition process on the draft Masterplans caused confusion in the community.

This report puts forward a number of options for Council's consideration in relation to the Coxs Road Masterplan project. These options were presented at a Councillor Workshop on 23 April 2013 and Option 5 was supported.

### RECOMMENDATION:

That Council defers the development of a new Masterplan for the Coxs Road Centre, which would be undertaken in consultation with the community, until the State Government Planning Reforms are finalised and effective.

### ATTACHMENTS

- 1 Public Meeting Notes - 30 May 2012
- 2 City of Ryde letters - Coxs Road Masterplan Exhibition

Report Prepared By:

**John Wilson**  
City Urban Designer

Report Approved By:

**Meryl Bishop**  
Manager - Urban Planning

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

## ITEM 2 (continued)

### History

A detailed background of the Coxs Road Master Plan and Traffic Study was reported to Council at the meeting of 24 April 2012. A brief history of the project is provided below.

A master plan study of a number of the City's small centres was undertaken in 2010 to determine their development potential and their desired future role and character. The Coxs Road centre is the final small centre being considered as part of this study. The following timeline provides an outline of the preparation of the Cox's Road Masterplan.

Date	Action
3 Aug 2010	Council endorses the Small Centres Study in principle and resolves that a Traffic Study is required to address issues relating to the development capacity of Cox's Road
Feb 2011	Traffic Study which was co-funded by Council and some of the landowners was commenced
1 Nov 2011	The implications of the Traffic Study on the Cox's Road Masterplan presented to a Councillor Workshop
6 Dec 2011	Several of the landowners at Cox's Road presented their Masterplan to a Councillor Workshop
24 Apr 2012	Council considered a report that recommended that the Council Masterplan be placed on public exhibition.

The draft Coxs Road Masterplan prepared by Council as reported to Council on 24 April 2012 proposed reinforcing the significance of Cox's Road as a local centre and contributing to a lively streetscape along with increased pedestrian amenity. It proposed the existing retail shops be improved and expanded with residential apartments above to create mixed use development. The main issues that the Masterplan considered are outlined below:

#### Uses and zoning

- Retaining and extending the existing B1 zoning in Coxs Road

#### Built form

- New development would be built to a consistent alignment along the length of Cox's Road. Building heights are typically four to six storeys with the top storey set back to reduce the impact on the streetscape.

#### Public domain

- The draft Masterplan proposed improved public domain including widened footpaths and street tree planting which would improve pedestrian amenity in the centre and allow more opportunities for outdoor dining and cafes. Two new public spaces were proposed,

## ITEM 2 (continued)

### Community facilities

- The plan proposed mechanisms for funding upgrading community library and hall in accordance with the Ryde Cultural Places and Spaces Plan (2011)

### Traffic infrastructure

- An additional left turning lane in Cox's Road is proposed to assist in minimising traffic congestion in Cox's Road.
- Retaining off street public parking numbers and proposing an additional 17 new on-street parking spaces.

At the Council Meeting of Tuesday 24 April 2012, Council resolved:

- (a) *That Council accepts the Landowner's draft Masterplan dated 6 December 2011 for Coxs Road and the draft Coxs Road Masterplan prepared by Council to be publicly exhibited by Council for a period of 6 weeks from 9 May 2012 to 20 June 2012.*
- (b) *That a further report be provided to Council following the public exhibition period.*

The Landowner Masterplan document presented to Council was not available for staff to view before the meeting. The main differences between the two Masterplans presented to Council on the 24 April were the height and density of potential future development allowed under each plan and the provision of additional open space. Both plans propose changes to the existing planning controls for Coxs Road.

A comparison of the heights is shown in the following table:

Table 1 Masterplan height comparison

	Height along Coxs Road	Height along Cooney Street
Council Masterplan	4 – 6 Storeys	3 Storeys
Landowner Masterplan	5 – 8 Storeys	4 Storeys

Comparison of the density or the amount of development is more complex and varies from site to site. Overall the Landowner Masterplan allows for 28% more development (floor space) than the Masterplan prepared by Council in Coxs Road. That equates approximately to an additional 26,700m<sup>2</sup> of floor space for the Landowner plan.

## **ITEM 2 (continued)**

### **Public Exhibition**

This report refers provides an outline of the public exhibition process.

As per Council's resolution the two draft Masterplans for the Coxs Road shopping centre were exhibited for six weeks from 9 May to 20 June. The two Masterplans were exhibited on the City of Ryde Website, at Council libraries in the LGA, the Civic Centre and the Ryde Planning and Business Centre.

Notification of the exhibition was provided in the local paper and in the City View newsletter. Letters dated 9 May 2012 were sent to more than 2000 local landowners informing them of the exhibition of the two Masterplans and inviting them to a public meeting on 30 May 2012. Early in the exhibition period it became apparent that there were some questions in the community regarding the exhibition of the two Masterplans and their status. On 23 May 2012 the same landowners were sent a second letter and information sheet dated to answer these questions.

**ATTACHMENT 2** contains copies of the letters sent as part of the consultation process.

During the exhibition period a public meeting was held on 30 May 2012 where both Masterplans were discussed. Over 200 people attended the meeting. The meeting was facilitated by Elton Consulting to ensure independence. The minutes of the meeting are included in **ATTACHMENT 1**.

By the close of the exhibition period 1730 submissions had been received. Of these 415 were received directly by Council either as electronic submissions or letters. The remainder were delivered to Council by a representative of the Landowners Masterplan.

A letter dated 27 July 2012 was sent thanking those who had made submissions on the Masterplans.

The submissions received on the two Masterplans were not summarised or analysed as prior to the end of the exhibition period it became evident that there were concerns regarding the consultation process as an analysis of the submissions identified a large number of anomalies. These concerns resulted in the need for a submission verification process.

### **Verification of the Exhibition Process**

During the exhibition period a public allegation was made in the media questioning the validity of submissions made as part of the exhibition process. The City of Ryde was concerned that the integrity of the consultation process may have been compromised and that public confidence in the exhibition process was undermined. With this in mind a letter was sent to local landowners on 26 June 2012 (**ATTACHMENT 2**).

**ITEM 2 (continued)**

At the close of the exhibition period an independent company Micromex Research was engaged to undertake submission verification research to determine the validity of the submissions. The verification was carried out prior to reviewing the submissions. The research found that a significant number of submissions could either not be verified or were invalid. The research was for verification of submissions only. There was no suggestion that any particular individual or group was responsible for this outcome.

The Micromex report found that the exhibition of two Masterplans caused confusion in the community. It is suggested that only one Masterplan is exhibited at a time in the future.

**Masterplan Exhibition Outcomes and Next Steps**

The outcome of the submission verification research is that the Masterplan exhibition process is considered invalid. In light of this finding a review of the submissions was not undertaken nor was a submission summary table prepared.

The findings of the Micromex research support the public's concern about the exhibition processes and undermine public confidence in both Masterplans. The failure in the exhibition process has compromised the current draft Masterplans. The following issues need to be addressed:

- The exhibition process has failed to provide a way forward in terms of a preferred Masterplan and.
- There is uncertainty about the community's expectations for the Coxs Road area.
- The process undertaken to date has had a negative impact on Council's relationship with the community.
- The community should be given an opportunity to have input into the future built form, facilities and infrastructure in the area.
- With no Masterplan in place ad hoc 'unplanned' development may occur through planning proposals which could affect the long term amenity of the area.
- Major infrastructure improvements such as road intersection upgrades will only be achieved if a coordinated approach is taken to the Coxs Road area.
- There is pressure from some sectors to allow more growth in the area.

**ITEM 2 (continued)****OPTIONS FOR NEXT STEPS**

Council staff have determined that there are five options available to Council in relation to moving forward on the Coxs Road Masterplan. These options will be the subject of a Councillor Workshop to determine the way forward.

**OPTION 1: Back to First Principles**

As stated above, the previous process of placing two Masterplans on exhibition has been confusing for the community. The confusion and concerns about the process has had a negative impact on council and community relations.

At the community workshop held in April 2012 there was strong community sentiment against both Masterplans.

For these reasons, Council sees benefit in taking the process of the Masterplan back to 'First Principles' a process whereby the community would be involved in the initial stages of the planning, including articulating a vision for the future of Coxs Road and determining key priorities for the area. This community feedback would then be incorporated into a draft Masterplan for community consideration. A more detailed description of the consultation outcomes and methodology is provided below.

*The benefits of this process include:*

- Developing a Masterplan that is reflective of community sentiment thereby increasing chances of community support throughout the process
- An opportunity to address the negative impact of the previous process on the Council / community relationship through genuine community engagement

*Considerations to be made with this option:*

- In order to engage community early in the process and address the potential risk of community perceiving Council to be conflicted, Council staff recommend engaging an external facilitator for this process. This process of thorough and transparent community engagement facilitated by an independent external party will require funding.

**Option 2: Re-exhibition of Council's Masterplan**

An option for Council to consider is the re-exhibition of the Masterplan prepared by Council staff.

*The benefits of this process include:*

- Having a single plan on exhibition will reduce community confusion and allow for community members to consider and provide submissions on one option.



**ITEM 2 (continued)**

- As Council has identified in this report, the exhibition process is invalid. Therefore Council staff are unable to consider submissions made in relation to the previous exhibition process and still require community input in the proposed Masterplan should Council wish to proceed.
- Placing Council's plan on exhibition as opposed to returning to 'first principles' will incur a lesser additional funding requirement

*Considerations to be made with this option:*

- Community sentiment at the public meeting demonstrated a strong lack of support for Council's proposed Masterplan. Re-exhibiting the plan without taking into consideration known community sentiment could result in further damage to the Council/Community relationship

**Option 3: Re-exhibition of Landowners Masterplan only**

An option for Council to consider is the re-exhibition of the Masterplan prepared by the landowners.

*The benefits of this process include:*

- Having a single plan on exhibition will reduce community confusion and allow for community members to consider and provide submissions on one option.
- As Council has identified in this report, the exhibition process is invalid. Therefore Council staff are unable to consider submissions made in relation to the previous exhibition process and still require community input in the proposed Masterplan should Council wish to proceed.

*Considerations to be made with this option:*

- Community sentiment at the public meeting demonstrated a strong lack of support for the Landowners proposed Masterplan. Re-exhibiting the plan without taking into consideration known community sentiment could result in further damage to the Council/Community relationship
- The Masterplan will need to be reviewed for feasibility by an independent consultant prior to exhibition.

**Option 4: Discontinue the project**

Council can consider the option of not continuing with the proposed Masterplan for Coxs Road.

*The benefits of this process include:*

- This approach would be in line with current community sentiment expressed at the public meeting.



**ITEM 2 (continued)**

- Placing Council's plan on exhibition as opposed to returning to 'first principles' will not incur the additional funding requirements

*Considerations to be made with this option:*

- Whilst Council staff's current understanding is that community sentiment may support this outcome, it is not possible for Council staff to clearly determine whether the community sentiment is based on a clear and thorough understanding of the Masterplan as the exhibition process has been determined to be invalid.
- As previously stated the exhibition process has had a negative impact on the Council / community relationship. Taking this approach means that this issue remains unresolved.
- Future development of the area and the lodgement of planning proposals may take place without an integrated plan in place. Particularly in regards to traffic and public open space.

**Option 5**

Council defers progressing work on the development of a Masterplan for Coxs Road until after the draft State Government Planning Reforms (as outlined in the White Paper) are finalised. Once the legislation is effective, Council would commence a masterplanning process for the Centre in consultation with the community (in line with Option 1 Back to First Principles).

*The benefits of this process include:*

- Allows for Council to develop a set of revised planning controls in accordance with the new State Government Planning framework.
- The delay in discussing a new masterplanning process with the community is considered a positive given the community sentiment on the draft masterplans as illustrated at the public meeting.
- Working with the community in developing the Masterplan will assist in achieving community support for any change within the Centre.

*Considerations to be made with this option:*

- While the State Government Planning legislation is finalised, future development may occur in the Centre without an integrated plan in place - in particular in relation to traffic and open space.
- The costs to employ consultants to undertake consultation with the community on the vision for the Centre and on the development of viable planning controls.

**ITEM 2 (continued)****Proposed Community Consultation Outcomes and Methodology (Option 1 only)**

The community consultation will achieve the following:

- Obtain the communities views on what future amenity, built form and infrastructure is needed in Coxs Road. Note the discussion will include
  - Traffic
  - Parking
  - Overshadowing
  - Size and types of buildings
  - Services
  - Footpaths and pedestrian use
  - Community facilities
- Establish the opportunities and constraints that exist in Coxs Road based on community input.
- Establish a formal and transparent process that has the support of the local community.
- Define the scope of a future Masterplan (if any).

The suggested consultation methodology includes:

- The appointment of an external consultant.
- Allowing the consultant to develop an independent community consultation program.
- The program will include consultation with residents, shopowners, landlords, community groups and other parties interested in the future of the Coxs Road Shopping Centre.
- A consultation program that will consider the following:
  - A walk around with the community
  - Public meeting(s)
  - Meetings with community representatives/ focus groups
  - Establishing a resident and landowner reference group
  - Workshops with resident and landowner reference group
  - Letters, brochures and other presentation materials

**ITEM 2 (continued)**
**Financial Implications**

The total project budget for the Cox's Road Masterplan was \$20,000. Council's contribution to the traffic study was \$10,000

**Option 1:**

Community Consultation: Should Council resolve to undertake additional work it will result in a financial impact of \$30,000 and this requires additional funding.

Option 1	Current approved budget	Estimated cost	Surplus/(Deficit)
Community Consultation/ Preparation of Masterplan	\$0	\$30,000	(\$ 30,000)

**Option 2:**

Exhibition of Council Masterplan: Should Council resolve to undertake additional work it will result in a financial impact of \$15,000 and this requires additional funding. This will include costs for exhibition consultation and verification of submissions to ensure transparency of the exhibition process.

Option 2	Current approved budget	Estimated cost	Surplus/(Deficit)
Exhibition of Council Masterplan	\$0	\$15,000	(\$ 15,000)

**Option 3:**

Exhibition of Landowner Masterplan: Should Council resolve to undertake additional work it will result in a financial impact of \$30,000 and this requires additional funding. This will include costs for verification of submissions to ensure transparency of the exhibition process, and independent consultant review of the Masterplan design to determine the outcomes of the exhibition process.

Option 3	Current approved budget	Estimated cost	Surplus/(Deficit)
Exhibition of Landowner Masterplan	\$0	\$30,000	(\$ 30,000)

**Option 4:**

No further action: No additional funding is required.

Option 4	Current approved budget	Estimated cost	Surplus/(Deficit)
No further action	\$0	\$0	\$0

**ITEM 2 (continued)**

## Option 5:

Defer the development of a new Masterplan for the Centre, undertaken in consultation with the community, until the State Government Planning Reforms are finalised and effective.

Option 5	Current approved budget	Estimated cost	Surplus/(Deficit)
No further action	\$0	\$30,000	(\$30,000)

It is proposed to fund the project from General Revenue.

**Conclusion**

The Micromex report found that the exhibition process is invalidated. The exhibition process has failed to provide a preferred Masterplan option and has undermined the existing masterplanning process. To move forward a number of options have been suggested for Council's consideration. These options were discussed at a Councillor Workshop on 23 April 2013. At this workshop, support was given to Option 5.

**ITEM 2 (continued)**

**ATTACHMENT 1**



**Client**  
City of Ryde Council

**Project**  
Coxs Road Master Plan Public Meeting

30 May 2012  
6.30pm – 8.45pm  
Holy Spirit Church Hall

Presentation of City of Ryde Council's  
Master Plan and the Landowners' Master  
Plan

**Date**  
August 2012

**Contact**  
Brendan Blakeley  
9387 2600  
brendan@elton.com.au



**ITEM 2 (continued)**

**ATTACHMENT 1**

Sydney  
t (02) 9387 2600  
PO Box 1488  
Level 6, 332-342 Oxford St  
Bondi Junction NSW 1355  
f (02) 9387 2557  
consulting@elton.com.au  
www.elton.com.au  
ABN 56 003 853 101

---

Prepared by **Emily Pow**

---

Reviewed by

**Brendan Blakeley**

---

Date **August 2012**

---

Job number

---

Document name **Coxs Road Master Plan Public Meeting Final Notes**

---

Version **1**

---

This document is  
printed on paper produced  
using sustainable forestry  
practices and chlorine  
free pulp

**ITEM 2 (continued)**

**ATTACHMENT 1**

**Contents**

---

1	Welcome and background – Dominic Johnson	2
2	Outline of Session Proceedings – Brendan Blakeley	2
3	Council Master Plan Presentation – Margaret Fasan	2
4	Landowners Master Plan Presentation – Lisa Dent, Andy Ludwig and Terry Morris	2
5	Key Differences Presentation	2
6	Summary of Issues from Discussion	3
7	Discussion	3
8	Show of hands in support of the master plan	9
9	Thank You and Close – Dominic Johnson	9



**ITEM 2 (continued)**

**ATTACHMENT 1**

**1 Welcome and background – Dominic Johnson**

Dominic Johnson, Director of Planning at the City of Ryde Council, welcomed everyone and explained the purpose of the meeting was to discuss the two master plans currently on exhibition:

- Council Master Plan
- Landowners Master Plan

Council explained what a master plan was and why a master plan was being considered for Coxs Road.

Council stated that they recognised the existing issues at Coxs Road for example traffic, ageing infrastructure and access.

Explanation given about the process of the master plan and that this was the first of several opportunities to comment on the proposals.

Agenda

- Background
- Outline of session proceeding
- Council Master Plan
- Landowner Master plan
- General different between plans
- Open discussion
- Summary of comments and close.

**2 Outline of Session Proceedings – Brendan Blakeley**

The purpose of the meeting was to provide members of the public with an opportunity to:

1. Learn more about the two master plans
2. Ask question about the two master plans
3. Opportunity for the council to hear your views on the two proposals.

Community members were asked to focus of discussion on the two master plans and if they wished to discuss other issues to contact Council during Council hours.

The format of the evening was outlined along with some ground rules to assist as many people as possible to have an opportunity to provide comments or ask questions.

Members of the community were also encouraged to make a submission to Council, complete the survey on the web, or email Council any questions or comments.

**3 Council Master Plan Presentation – Margaret Fasan**

**4 Landowners Master Plan Presentation – Lisa Dent, Andy Ludwig and Terry Morris**

**5 Key Differences Presentation**

**ITEM 2 (continued)**

**ATTACHMENT 1**

**6 Summary of Issues from Discussion**

- Planning process
- Traffic and parking issues
- Pedestrian safety
- Impacts of this proposal and cumulative development on community and character
- Amenity impacts on surrounding residents and on the school (particularly privacy)

**7 Discussion**

**Question/ Comment**

**Response**

**Planning Process**

*Resident*

I understand North Ryde Commons has a 99 year lease from State Government, how can the Landowners Master Plan propose changes to this land?

*Response from Council*

The Landowners essentially have no right to develop on that land. They have put this forward as possible community benefit.

The Landowners Master Plan can suggest development options for the North Ryde Commons however development decisions are made by Local and State governments.

*Community Member*

Who is the ultimate approval authority on development of this nature? What are the issues that would be considered by JRPP, over shadowing, inconsistent boundaries? JRPP does not have interest in economic viability.

*Response from Council*

The likely steps would be:

- Master Plan is adopted by Council but it is not a statutory legal document
- Local Environmental Plan which outline the planning controls is changed to reflect the Master Plan including zoning, height, FSR
- Minister for Planning and Infrastructure approves the changes
- Landowners then can lodge a development application
- Council staff assess the application considering impacts on neighbours such as overshadowing and make a recommendation
- The JRPP would determine the development application.

**ITEM 2 (continued)**

**ATTACHMENT 1**

*Community Member*

Where is the exhibition on display? Should it not be around this area where people can have a look at it?

*Resident*

You have mentioned you will be widening, traffic lanes and foot paths, how does Council acquire land from land owners to allow this traffic flows to occur?

*Resident – Question*

1. When will the chosen plan be approved?
2. When will it be completed after that is considered?
3. How long will all activity be suspended while alterations are being done?
4. How would the two schools operate while development is occurring?
5. Why would a change of lights timing at Coxs Road not achieve what you want to do now, instead of introducing a slip lane?

*Anglican Church Member and Resident*

What development can be done under B1? Can we know and have an opportunity to discuss Council's final recommendation?

*Response from Council*

You can view both master plans on exhibition on the website, and Council libraries including the library in Coxs Road.

*Response from Council*

As part of their development consent, landowners contribute money under Section 94. This money is then essentially used to improve public amenity and undertake council works for example acquire land, build the extra slip way or plant street trees and furniture.

*Response from Council*

1. There may not be a plan approved at all but if it were to be it will be in term of this Council.
2. The process would take a long time.
3. Yes, its disruptive but you manage situation by construction management and good traffic management, the development happening at West Ryde centre is an example.
4. The school would operate as usual, however temporary drop off zones and entrances and exits would be put in place during construction should the school be affected.
5. This was the advice given to Council from the traffic engineers. Council is following the recommendations provided by professionals.

*Response from Council*

Firstly, Council will decide if it wants a master plan for the Coxs Road centre. Then it will follow through with the legal process of amending the Local Environmental Plan (LEP). During this process there will be more opportunities for you to have your say about the proposed plans.

The B1 zoning is essentially the current zoning of the area, it allows for:

- Neighbourhood stops
- Community facilities
- Childcare centres

**ITEM 2 (continued)**

**ATTACHMENT 1**

*Community Member*

How do we get the master plans to be redone in more detail?

- Shop-top housing.

*Response from Council*

The master plans currently on exhibition are just the beginning of a process. Once one of the master plans are chosen (and neither maybe adopted by the Councillors). The master plan would then be translated into controls in a Development Control Plan and Local Environmental Plan.

*Community Member – Question*

What are the Development Control Plans, is there a Social Impact Study? Has one been commissioned, where is it?

*Response from Council*

The master plan process does not require Social Impact Assessment (SIA). Large developments require a SIA, these would be undertaken and considered during the assessment of a specific development.

---

Traffic and Parking

*Resident*

I'm not against improvements, but there is a lack of information about entrances and exits from the underground car parks from the buildings onto Coxs Rd . It's a real shemuzzle now and with an increase of traffic coming in and out will get worse. Where cars will be coming in and out of car spaces and buildings?

*Response from Council*

The detail is not yet known, Council would put in place requirements for new development such as underground parking and ensuring entrances and exits had good lines of sight. One of the benefits of a master plan is that it could allow us to develop a more coordinated approach to traffic management and consolidate exits and entry points.

*Resident*

We are going to have all this extra traffic, other streets could be utilised. You need to coordinate volumes of traffic going down Coxs Road with growth.

Noted.

*Resident*

My concerns are traffic and parking, also Coxs Road is narrow, apart from the left hand turning lane what else is proposed? Coxs Road is narrow and congested, parking on Coxs Road is difficult, and the pulling in and out of car spots on Coxs Road causes congestion.

*Response from Council*

Traffic is a major problem on Coxs Road and Cooney Street, the question for us is how do you deal with new development and parking?

Council would work with developers, traffic engineers and the community to find the best solutions for the centre in regards to traffic and parking.

*Response from the Landowners*

Traffic is a concern, the traffic study has indicated with additional work both master plans can go ahead with improvements. Our suggestion of a footbridge would free up green time as well to improve traffic flow.

**ITEM 2 (continued)**

**ATTACHMENT 1**

*Resident*

I was previously a Crossing Supervisor at North Ryde Primary for many years and the traffic was bad then, it's worse now. I don't think the traffic study reflect the existing situation which is very bad. As a Crossing Supervisor we stand there every day, there is traffic coming from 4 or 5 driveways, have you ever been there at night or during the day and traffic use the other way in the area (from Epping Road), traffic is bumper to bumper. Also Top Ryde Shopping Centre is going bust, why are you putting in extra shops? Where are people who are going to work in these new shops in Coxs Rd going to park? You are not taking into account traffic coming down Pittwater Road, or going to Macquarie University, there is a new hospital being built. There is now over 4,500 thousand cars coming through daily.

*Resident*

There is a land owner up there [Cox Road centre] that has a lease on the property and hasn't been able to lease it for the last three years.

*Resident*

In the picture that showed parking, it was rear to curb, it was suggested it would be less disruptive, however with rear to curb you have to stop flow of traffic while you park, and this would be multiplied by the number cars trying to park there, [stopping traffic].

*Resident*

A part from the \$6m, how much more would the rate payers have to put in? Basically does council need to purchase any other land, is council going to build units or car parking?

*Resident*

I come here twice a day, the traffic study was taken between 4pm – 7pm people had already left, it needs to be from 2.30pm. Also, the traffic study was undertaken during the week of the June long weekend, the study is not a

*Response from Council*

Traffic is a problem across Sydney, Macquarie Park is growing, Macquarie University is growing, there are still large DA's to be approved, the issue of traffic doesn't go away neither does the issue of population growth. People have to live somewhere. Our task is to provide places for people to live such as our local centres while also protecting lower density residential neighbourhoods.

In order to help protect the low density areas in Ryde, Council has adopted a strategy which focuses on putting density in centres.

It is important to note Council's housing targets provided by the State Government will be met through measures made to other larger town centres in the LGA.

*Response from the Landowners*

There won't be a surplus retail commercial floor space, the amount proposed isn't a great increase, it will be an upgrade of what is already here.

Noted.

Noted.

*Response from Council*

Council would use money generated by development under Section 94 to pay for improvements to the centre. This includes upgrade of the library, revitalisation of the public domain and other community infrastructure such as car parking.

Noted.



**ITEM 2 (continued)**

**ATTACHMENT 1**

reflection of the normal people of the area.  
What about turning right onto Coxs Road,  
what about people who do that?

---

**Pedestrian Safety**

*North Ryde Pedestrian Safety Group*

Noted.

We are concerned about the safety of school children walking to school. Why is it very centric and focused to the east side of Franklins in the commercial district, neither master plan does not take into account the pedestrian traffic attending North Ryde Public School. Also, the survey of people on the street show a majority of people are there to go shopping. The survey was not taken during peak pick up times. The crossing over Land Cove Road is currently dangerous, pedestrian crossing needs to be considered, the vision needs to be expanded along the entire of Cox's Road not just the commercial precinct.

---

**Amenity**

*Resident*

What privacy is going to be afforded to people on the Lane Cove and Cooney St side, with a 6 storey building looking over them?

*Response from Council*

Council recognises that the taller the building the more chance for overlooking. To ensure the interests of all parties are considered, when Council assesses development applications, we ensure steps are taken to protect as much privacy of neighbours as possible through distances between buildings, particularly window treatments when there is potential to conflict, and other privacy features include trees and landscaping. The respective heights of the buildings at the Cooney St edge of the master plan site are:

- Council master plan three storeys
- Landowners master plan four storeys

*Holy Spirit Parishioner*

There is an inherent privacy conflict between the proposed development and the operation of a school. I have concerns about the open space along Coxs Rd. If the school site wasn't encumbered by the larger setback required to create the open wider footpaths the buildings proposed along the school frontage could have a greater separation from the school site. Why is the large foot path on the shady side of Coxs road not on sunny side, the school is disadvantaged?

---

Noted.

**ITEM 2 (continued)**

**ATTACHMENT 1**

---

Impacts of Development – community and character

*Community Member*

This shopping centre is attractive because its small scale, convenient and serves the local community. It is also occupied by two schools, I really despair what would happen to Holy Spirit, I feel sorry for any child having to go to school near so much development. Everyone should start to get active about this overdevelopment. What about the loss of character and community feel. In isolation this development is a problem and it is worse when you consider the cumulative impacts of the other development proposals nearby?

*Resident*

I have a question about zoning, we worked together to overturn the Alangrove development, we said no high rise development should be south of Epping Highway. PAC overturned its decision in our favour. Why then is this still in the same block in Alangrove being considered? Why is there a view to change zoning now from R2.

*Resident*

I believe this is inappropriate development, we need responsible development, the zones to school will be changed to commercial or residential development, what about the Corridor Strategy which facilitates large high rise? We do not want high rise in North Ryde, we want low density housing, we like the amenity of local shopping centre, high rise should near railways. Can bendy buses go on Coxs Road? Will we be made to pay for parking? Will heritage buildings be preserved?

*Resident*

I have strong objections to a public walk way between what is currently the non-public walk between the Church and the School, what is currently unused school land, what has been allocated school space. Also, is the slip lane

*Response from Council*

Yes, there are 11 big developments in the pipe line but we are only looking at this centre.

Council does consider the cumulative impact of development in an area however the Cox Road centre has been identified as an appropriate place for consolidating higher density development. This strategy helps to protect and maintain low density throughout the rest of the LGA while also achieving housing targets set by the State Government.

*Response from Council*

The master plan does not propose to rezone any residential land in the Coxs Road centre. The master plan proposes to only increase the building heights currently permissible under B1.

*Response from Council*

The zoning to churches and schools will not be changing, unless supported by the churches and schools and supported by Council.

The Corridor Strategy is guided by its own set of controls identified in the assessment process and is for very specific areas within the Ryde LGA. Coxs Rd is not one of these areas.

The issue of capacity to accommodate bendy buses is one for the traffic planners to consider of this proposal advances to the next stage.

Under Council's guidelines there will be no paid parking on the street.

The heritage houses will be protected.

*Response from Council*

Proposed angle parking would be placed on the northern side of Coxs Road. Footpaths would be the same width on either side of the road and widened.

---



**ITEM 2 (continued)**

**ATTACHMENT 1**

been acquired compulsory? Will there be equity in regards to setbacks of development and footpaths on both sides of the roads.

Other

*Chair of Holy Spirit Council*

Holy Spirit Parish is happy to participate in discussions with Council as the largest land owner in the Coxs Road centre. We would like to make this clear. We did not participate in what is called the 'landowners Master Plan', we do not endorse either master plan, we encourage all to make up their own minds, we are not motivated by commercial benefit but community benefit, our development plans include future seniors living, youth facilities and improved facilities for the school and parish.

Noted.

*Community Member*

If the development does occur, what will happen to the existing rental agreements with shop owners?

*Response from Council*

That would be between the landowner and the tenant as per their individual lease agreements.

*Community Member*

I received this glossy leaflet, about the Landowners master plan, it's says we are the Council, Holy Spirit and Shop owners. I would just like to know, how does Council feel about being name in this leaflet?

*Response from Council*

Not going to comment on that.

People have asked why is there two master plans? Well the Landowners wanted to make some changes to the centre and so were recommended to create a master plan, during this process Council officers concluded the Landowners Master Plan was too ambitious, so it was decided to progress a council developed plan that was of a lesser intensity but still viable.

**8 Show of hands in support of the master plan**

In support of the Landowners Master Plan	2 approximately
In support of Councils Master Plan	20 approximately
In support of neither Master Plan	Majority

**9 Thank You and Close – Dominic Johnson**

**ITEM 2 (continued)**

**ATTACHMENT 2**

City of Ryde

ABN 81 621 292 610  
Civic Centre  
1 Devlin Street Ryde  
Locked Bag 2069  
North Ryde NSW 1670  
cityofryde@ryde.nsw.gov.au  
www.ryde.nsw.gov.au  
TTY (02) 9952 8470  
Facsimile (02) 9952 8070  
Telephone (02) 9952 8222

x  
x  
x  
x

09 May 2012

Our Ref: UPS2009/33/016

Dear Sir/Madam,

**COXS ROAD SHOPS - PRELIMINARY DRAFT MASTER PLANS - COMMUNITY CONSULTATION**

The City of Ryde is considering changes to the planning controls for the Coxs Road shopping centre, if there is found to be sufficient community support. The planning controls set the height and density of future development in the area. Before considering changes to the planning controls the City of Ryde has undertaken a master plan of the area

**What is the purpose of a master plan?** The purpose of the master plan is to provide a long term vision for the Coxs Road shops and to improve the public domain, parking, traffic congestion, appearance of the buildings and landscaping.

Council at its meeting of 24 April 2012 endorsed the exhibition of two draft master plan studies of the area. One draft master plan study has been prepared by council staff. The other has been prepared by landowners.

**Why is this relevant to me?** We are encouraging community members who live near the centre and use the shops and facilities, to comment on which master plan (if any) you prefer and what your vision for the Coxs Road shops may be.

**How can I look at the plans?** The exhibition period will run from Wednesday 9 May 2012 to Wednesday 20 June 2012. The two master plans can be viewed on the 'Have Your Say' section of the Council website: [www.ryde.nsw.gov.au/haveyoursay](http://www.ryde.nsw.gov.au/haveyoursay) or at your local City of Ryde library.

**How can I find out more about the plans?** You are invited to attend an information session to discuss the preliminary draft master plans.

The meeting will be held from **6.30 pm until 8.30 pm on Wednesday 30 May 2012** at the Holy Spirit school hall next to the Holy Spirit Church at 191 Coxs Road, North Ryde. If you wish to attend please email John Wilson at [jwilson@ryde.nsw.gov.au](mailto:jwilson@ryde.nsw.gov.au) or call 9952 8222 by Friday 25 May 2012.

**ITEM 2 (continued)**

**ATTACHMENT 2**

**How can I make my thoughts known to Council?** If you would like to comment on the draft master plan studies you can complete and return the survey included with this letter or you can write to:

The General Manager  
City of Ryde  
Locked Bag 2069  
NORTH RYDE NSW 1670

Alternatively written comments can be made online through the "Have Your Say" section of the City of Ryde website: [www.ryde.nsw.gov.au/haveyoursay](http://www.ryde.nsw.gov.au/haveyoursay).

The survey and written submissions will be received up until 4.00 pm Wednesday 20 June 2012.

**What happens with my comments?** Following the exhibition, the issues raised in the submissions/surveys received and the outcomes of the workshop will be reported to Council for consideration. If there is sufficient support for either master plan a planning proposal will be put forward to change the existing planning controls for the area.

It is Council's policy that all submissions will be publicly accessible on request. Supply of personal information is voluntary, however anonymous submissions may be given less weight.

For further information on the draft plans and the consultation program please John Wilson on 9952 8222.

Yours sincerely,



**Dominic Johnson**  
Group Manager  
Environment and Planning

**ITEM 2 (continued)**

**ATTACHMENT 2**

«Name»  
«Address\_1»  
«Address\_2»  
«Address\_3»  
«Address\_4»

23 May 2012

Our ref: UPS2009/33/16

Dear Sir/Madam

**COXS ROAD SHOPS – PRELIMINARY DRAFT MASTERPLANS – INFORMATION SHEET**

Our previous letter dated 9 May 2012 included an invitation to attend an information session to discuss the preliminary draft Masterplans for the Coxs Road shops.

This session will be held from **6.30 pm until 8.30 pm** on **Wednesday 30 May 2012** at the Holy Spirit school hall next to the Holy Spirit Church at 191 Coxs Road, North Ryde. If you wish to attend please email John Wilson at [jwilson@ryde.nsw.gov.au](mailto:jwilson@ryde.nsw.gov.au) or call 9952 8222 by Friday 25 May 2012 to register.

On the basis of community feedback following the initial information letter Council has prepared the attached information sheet with the aim of answering a number of frequently asked questions about the Master Plan process and next steps.

The information sheet may answer some of the questions you have in preparation for the information session next week.

For further information on the draft plans and the consultation program please contact John Wilson on 9952 8222.

Yours sincerely



Dominic Johnson  
Group Manager  
Environment and Planning

**ITEM 2 (continued)**

**ATTACHMENT 2**

**COXS ROAD PRELIMINARY DRAFT MASTERPLAN (PREPARED BY COUNCIL STAFF)  
INFORMATION SHEET**

**What is a built form Masterplan?**

A Masterplan sets the vision for the future character of an area and provides a framework for future development. It ensures that the community and local government have a clear vision for the future of an area so that they can move in the same direction. A Masterplan provides a foundation for considering changes to planning controls.

**Why has Council prepared a Masterplan for Coxs Road?**

The Coxs Road shopping centre Masterplan was begun as part of the Ryde Local Planning Study. The Ryde Local Study included a review of planning controls for a number of town and small centres which included Coxs Road. Coxs Road is the final small centre being considered. Changes to the planning controls for the Coxs Road shopping centre may occur, if there is found to be sufficient community support.

**What Planning Controls would be considered in a Masterplan?**

The planning controls considered in a Masterplan are the zoning (land use), maximum height, density and setbacks of development in the area.

**Why is Council currently undertaking consultation for the Masterplan for Coxs Road?**

The Coxs Road Masterplan prepared by Council was begun in February 2010. The Masterplan was carried out by an independent specialist consultant team. The lead consultant prepared the Masterplan independently and has not discussed the plan with any landowner. A preliminary draft Masterplan was reported to Council in August 2010. At this meeting Council endorsed the Masterplan study in principle but resolved that a traffic study of Coxs Road be undertaken prior to community consultation taking place. The traffic study was undertaken in 2011. The Masterplan was placed on hold until the traffic study was complete.

The Masterplan and traffic study were reported to Council on the 24 April 2012. At this meeting Council resolved that the Masterplan prepared by council staff and a second Masterplan prepared by a number of local landowners should proceed to exhibition for community consultation.

On 9 May 2012 both plans were put out on exhibition for public comment.

This exhibition is the first opportunity for all landowners to respond to the Masterplan prepared by council staff.

**What is the status of the Coxs Road Masterplan Studies?**

Both the Coxs Road Masterplan studies are preliminary draft documents. The Masterplan prepared by Council was prepared to undertake consultation with the local community. The final Masterplan will be a guiding document for changes to the planning controls for the Coxs Road shopping centre, if there is found to be sufficient community support. The Masterplan has not been approved. No changes to the planning controls have been passed.

**Why is this relevant to me?**

We are encouraging community members who live near the centre and use the shops and facilities to comment on which Masterplan (if any) you prefer and what your vision for the Coxs Road shops may be.





**ITEM 2 (continued)**

**ATTACHMENT 2**



**How can I look at the plans?**

The exhibition period is from Wednesday 9 May 2012 to Wednesday 20 June 2012. The two Masterplans can be viewed on the 'Have Your Say' section of the Council website: [www.ryde.nsw.gov.au/haveyoursay](http://www.ryde.nsw.gov.au/haveyoursay) or at your local City of Ryde library.

**How can I find out more about the plans?**

You are invited to attend an information session to discuss the preliminary draft Masterplans. The session will be held from **6.30 pm until 8.30 pm on Wednesday 30 May 2012** at the Holy Spirit school hall next to the Holy Spirit Church at 191 Coxs Road, North Ryde. If you wish to attend please email John Wilson at [jwilson@ryde.nsw.gov.au](mailto:jwilson@ryde.nsw.gov.au) or call 9952 8222 by Friday 25 May 2012.

**How can I make my thoughts known to Council?**

A survey form was sent to you previously. If you would like to comment on the draft Masterplan studies you can write to:

*The General Manager  
City of Ryde  
Locked Bag 2069  
NORTH RYDE NSW 1670*

Alternatively written comments can be made online through the "Have Your Say" section of the City of Ryde website: [www.ryde.nsw.gov.au/haveyoursay](http://www.ryde.nsw.gov.au/haveyoursay).

The survey and written submissions will be received up until 4.00 pm Wednesday 20 June 2012.

**What are the Next Steps?**

- Following exhibition of the two Masterplan studies the submissions will be collated and reviewed by council staff.
- The outcomes of the consultation resulting from submissions received and any recommended changes will be reported to Council. **At this point Council may recommend a planning proposal be undertaken to change the existing planning controls for the area or not.**
- If Council supports these changes, draft planning controls will be prepared and the draft controls will be exhibited for public comment.
- The outcomes of the public exhibition resulting from submissions received will be reported to Council. **At this point Council may resolve to proceed with the changes to the planning controls or not.**
- If Council adopts the changes they are then submitted to the Department of Planning for gazettal.
- **A development application for a site cannot be considered under the new planning controls until they are gazetted.**
- When a development application for a site is submitted the community will again have opportunity to respond.



**ITEM 2 (continued)**

**ATTACHMENT 2**

x  
x  
x

26 June 2012

Our ref: UPS2009/33/16

Dear Sir/Madam

**COX'S ROAD (LAND OWNERS) MASTER PLAN – PUBLIC CONSULTATION PROCESS**

I refer to Council's letter seeking submissions with respect to both the draft Council preferred master plan and the draft Cox's Road land owner's master plan.

You may be aware of recent press articles relating to allegations that members of the community were being paid to write supportive letters in relation to the land owners master plan for the redevelopment of the Cox's Road shopping centre.

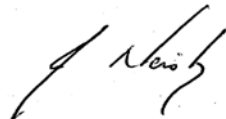
Council is most concerned that as a result the public exhibition process for the "land owners" Master Plan for the Cox's Road shopping precinct may have been improperly influenced.

Council is also concerned that the integrity of the consultation process may have been compromised and I wish to reassure you and the community at large that Council will do everything possible to ensure that public confidence in Council processes is not undermined. If you have any information that may assist with our investigation please contact Council Customer Service unit on 9952 8222.

I can confirm that the matter has now been referred to the Independent Commission Against Corruption for their advice.

I reiterate that Council's concerns relate only to the community consultation process for the "land owners" Master Plan for the Cox's Road shopping precinct and not to the community consultation process for Council's Master Plan which is also currently on public exhibition.

Yours sincerely



John Neish  
General Manager



**ITEM 2 (continued)**

**ATTACHMENT 2**



  
Lifestyle and opportunity @ your doorstep

x  
x  
x

27 July, 2012

Dear Sir / Madam,

**Coxs Road Master Plan Studies – Confirmation of Receipt of Submission**

Thank you for your recent submission regarding the above draft Master Plan Studies.

All submissions received will be taken into account when reported to Council later in the year. The City of Ryde will write to inform you when this meeting will occur so that you can review the report and address Council at its meeting if you wish.

You may be aware of recent press articles relating to allegations that members of the public were being paid to write supportive letters in relation to the "landowners" master plan for the redevelopment of the Coxs Road shopping centre.

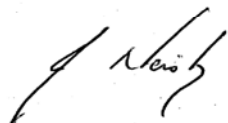
Council is most concerned that as a result the public exhibition process for the "landowners" Master Plan for the Coxs Road shopping precinct may have been improperly influenced.

Council is also concerned that the integrity of the consultation process may have been compromised and I wish to reassure you and the community at large that Council will do everything possible to ensure that public confidence in Council processes has not been undermined. If you have any information that may assist with our investigation please contact the Council Customer Service unit on 9952 8222.

I can confirm that the matter has been referred to the Independent Commission Against Corruption for their advice.

I reiterate that Council's concerns relate only to the community consultation process for the "land owners" Master Plan and not at all to the community consultation process for Council's Master Plan, also currently on public exhibition.

Yours sincerely



John Neish  
General Manager