

Meeting Date: Tuesday 10 October 2017
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 5.00pm

NOTICE OF BUSINESS

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1 ELECTION OF CHAIRPERSON AND DEPUTY CHAIRPERSON

Report prepared by: Senior Coordinator - Governance

File No.: CLM/17/1/4/2 - BP17/997

REPORT SUMMARY

The Chairperson and Deputy Chairperson of the Ryde Central Committee are elected for a one (1) year term and the following procedures are to be followed for the election process:

- (a) Determination of method of voting (ordinary ballot, preferential ballot or open voting).
- (b) Announcement of nominations.
- (c) Conduct of election.

RECOMMENDATION:

- (a) That the Committee determine the method of voting for the election of the Chair and Deputy Chair.
- (b) That the Acting General Manager or his delegate, as Returning Officer, undertake the election of the Chair and Deputy Chair for the ensuing twelve (12) months by announcing the nominations and then conducting the election.

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Amanda Janvrin
Senior Coordinator - Governance

Report Approved By:

John Schanz
Manager - Risk, Audit and Governance

Roy Newsome
Director - Corporate and Organisational Support Services

2 CONFIRMATION OF MINUTES - Ryde Central Committee Meeting held on 8 August 2017

Report prepared by: Senior Coordinator - Governance
File No.: CLM/17/1/4/2 - BP17/996

REPORT SUMMARY

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

RECOMMENDATION:

That the Minutes of the Ryde Central Committee 6/17, held on 8 August 2017, be confirmed.

ATTACHMENTS

- 1 MINUTES - Ryde Central Committee Meeting - 8 August 2017

ITEM 2 (continued)

ATTACHMENT 1

**Ryde Central Committee
MINUTES OF MEETING NO. 6/17**

Meeting Date: Tuesday 8 August 2017
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 6.17pm

Councillors Present: Councillors Stott (Chairperson), Laxale, Perram and Yedelian OAM.

Apologies: Councillor Pendleton.

Absent: Councillors Maggio, Salvestro-Martin and Simon.

Staff Present: Acting General Manager, Acting Director – Customer and Community Services, Acting Director – Corporate and Organisational Support Services, Acting Director – City Planning and Development, Executive Officer – Ryde Central, Senior Coordinator – Communications, Senior Coordinator – Governance and Administration Officer – Councillor Support.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Ryde Civic Hub Committee Meeting held on 13 June 2017

RECOMMENDATION: (Moved by Councillors Laxale and Yedelian OAM)

That the Minutes of the Ryde Civic Hub Committee 5/17, held on 13 June 2017, 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 AUGUST 2017** in accordance with the Ryde Central Committee Terms of Reference in Council's Code of Meeting Practice.

ITEM 2 (continued)

ATTACHMENT 1

2 STATUS REPORT 20 - JULY 2017

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Laxale)

That the Committee receives and notes the content of 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 AUGUST 2017** in accordance with the Ryde Central Committee Terms of Reference in Council's Code of Meeting Practice.

The meeting closed at 6.19pm.

CONFIRMED THIS 10TH DAY OF OCTOBER 2017.

Chairperson

3 STATUS REPORT 21 - AUGUST AND SEPTEMBER 2017

Report prepared by: Executive Officer - Ryde Central
File No.: CSG/17/1/6 - BP17/986

REPORT SUMMARY

This report provides an update of progress on the status of this project, including the key actions being taken related to the Ryde Central project.

As this is the first report to Council following the election of the new Council, a brief history has been provided as part of this Status Report. The history is detailed in **ATTACHMENT 1**.

The report also notes that a full briefing on the Ryde Central project will be provided to Councillors on 28 November 2017.

RECOMMENDATION:

That the Committee receive and note this Status Report.

ATTACHMENTS

1 History of Ryde Central Site

Report Prepared By:

Geoffrey Knox
Executive Officer - Ryde Central

Report Approved By:

Roy Newsome
Director - Corporate and Organisational Support Services

ITEM 3 (continued)

History of the Ryde Central Site

The history and the following key topics are covered in **ATTACHMENT 1**;

Ryde Central site

- Agreement between Council, RTA and the Beville Group in entering a Private Public Partnership which included the Integrated Traffic Solution between the Top Ryde City Shopping Centre site and Council's Civic Centre / Ryde Central site.
- The proposed development of Council's Civic Centre site, the acceptance of the Lend Lease tender proposal and the subsequent rescission motion passed by Council in September 2012, thereby stopping a proposed redevelopment.
- The initiation of the International Design Competition (ideas competition) endorsed by Council in late 2014. This initiative involved a significant community engagement process. The winning design from the Beijing Institute of Architectural Design (BIAD) was announced in September 2016 by Council's independent and eminent panel of judges.
- As the winning design was not commercially viable, Council's staff presented a range of options to Council and Council endorsed approaching BIAD, if they were able to adapt the commercially viable options to the design language of the winning design in addition to engaging an Australian architect to ensure the designs complied with Australian legislation.
- In August 2017, BIAD confirmed that they would provide Council with revised designs, which are due to be received and supported by financial analysis by late October 2017.

Ryde Civic Centre / Civic Hall

- Details the long history of issues and reports that have been submitted to Council in respect of the condition of the Civic Centre and Civic Hall.
- Council's consideration of options of alternative sites to replace the Civic Hall, if and when it is demolished as part of a future redevelopment of the Ryde Central site.

Devlin Street Pinch Point Program

- The RMS is looking to improve traffic flow travelling north on Devlin Street, and is proposing to remove one of the existing right turn lanes from Devlin Street into Parkes Street.

ITEM 3 (continued)

- Council has resolved to engage a consultant to update the previous traffic reports to confirm the importance of maintaining both lanes and therefore protecting the future viability of redevelopment of its Ryde Central site.

Change of Name – Ryde Central

- The process undertaken in renaming the Civic Centre / Civic Hall site as Ryde Central. This placename was formally gazetted by the Geographical Names Board on 19 May 2017, effective 1 July 2017.

Current Update on Key Issues

The following update and status is provided on the following key items

Devlin Street – Roads and Maritime Services (RMS) Pinch Point Program

RMS has provided Council with traffic data related to the section of Devlin Street adjacent to the Ryde Central site. Council has engaged Bitzios Consulting, a traffic engineering consultant to prepare a report on traffic generation and distribution prior to the redevelopment of the Ryde Central site. This report is expected to be received in November 2017.

Civic Hall

- Maintenance

Repair works to the roof are complete, except for replacement of a leaking gutter, which will be completed in October. External painting will commence in October 2017 and the floor repairs are scheduled for January 2018.

- Hirers

Council has called for expressions of interest for hire of the Civic Hall for the calendar year 2018.

Status of the BIAD Revised Concept Design Options

Following Council's consideration and endorsement to investigate viable options presented to Council at its meeting in June 2017, Council staff then approached BIAD. BIAD was requested to confirm that they could retain and apply the winning design language to revised concept design options for a larger development. It should be noted that due to the Government abandoning the Council Merger Proposal in July 2017, this decision has resulted in amendments to the options requested of BIAD.

ITEM 3 (continued)

BIAD have confirmed that they will provide revised concept designs for two (2) of the commercially viable options. BIAD have also advised that they have formed a relationship with PTW, a NSW registered architect, to ensure the concept designs are developed in accordance with Australian legislation.

BIAD have also advised that whilst they were attempting to have both revised concept designs remain within Council's planning controls for the site this has not been possible for both options. Therefore, BIAD will provide one (1) option within the current controls and one (1) outside the controls. These options are scheduled to be presented to Councillors in a Workshop on 28 November 2017.

This engagement of BIAD for these revised concept designs has been made within Council's approved budget.

Financial Implications

Adoption of the recommendation will have no financial impact.

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HISTORY OF RYDE CENTRAL SITE

- In 2004/2005 the Top Ryde Shopping Centre's owners, Beville Group, lodged development applications for the redevelopment of the Top Ryde Shopping Centre.
- The redevelopment work could proceed only if the RTA's demands were met, which revolved around reducing and avoiding any delays to traffic flow on Devlin Street (70,000 vehicles a day). Three pedestrian crossings, poor intersection designs and the lack of good vehicle access to the shopping centre were obstacles to redevelopment.
- The solution was a Public Private Partnership (PPP), designated the "Tripartite Agreement", between the RTA, Beville Group and the City of Ryde. This ultimately resulted in ramps and underpasses providing shopping centre access, the replacement of pedestrian crossings on Devlin Street with bridges, a permanent rerouting of some bus routes from Victoria Road to Parkes Street, the surrender by Council of its Civic Centre forecourt and basement parking access in favour of easy accessibility to shopping centre basement parking, a change of one-way traffic flow in Pope Street and the redesign and re-phasing of all associated signalised intersections. The redesign of the traffic infrastructure was titled "Integrated Traffic Solution" (ITS) in which it was recognised that ITS Stage 1 would be installed (with some Stage 2 features) to accommodate the operation of Top Ryde City shopping centre and that ITS Stage 2 would be commissioned when Council redeveloped its island site.
- The PPP works and the Voluntary Planning Agreement (VPA) benefits associated with the "Top Ryde City" development took from 2006 to 2010 to complete and Council was fully involved in every stage of the work.
- The VPA included providing Council with a new Ryde Library, to replace the Centenary Library in the basement of Ryde Civic Hall, and a satellite services hub in Top Ryde City. These changes were the first signal that Council had embraced the concept of redeveloping its site and would be prepared to consider replacing its Civic Centre (occupied in 1964) and its Civic Hall (occupied in 1970).
- Council endorsed plans to redefine the future of its site and appointed a team of independent specialists to produce a viable development solution.
- The project team worked on the "Civic Precinct" between 2010 and 2012 and after an intensive EOI and RFT process identified the submission from Lend Lease Development (LLD) as the preferred architectural and financial solution. This was designed to provide Council with new offices, a Council Chamber and Councillors facilities and allowed for the community to receive a new multifunctional performance space and a set of rooms for special interest community groups in which to meet. These facilities were provided in exchange for the purchase of residential development rights on the site. The project increased the value of Council's assets on the site by approximately \$60M and provided full underground parking facilities accessed by means of connections to the ramps, underpasses and bridges provided by Beville under the PPP and ITS Stage 1. The design fully utilised the height available under the LEP (areas of 75 metres, 21.5 metres, 15.5

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metres and zero height) but not the allowable FSR, achieving the viability target within 48,000 sqm and not 60,000 sqm as permitted by the LEP.

- The arrangement with LLD became the subject of a Project Development Agreement between City of Ryde and Lend Lease Developments which was ready to sign before the 2012 Local Government Election.
- At the September 2012 Local Government Elections, the new Council rescinded its previous decision in respect of the Civic Centre redevelopment and the project was stopped.
- In 2013, the NSW Heritage Commission determined that the Civic Centre did not have sufficient merit for state heritage listing. Council also resolved not to assess the heritage significance of the Civic Centre.
- In late 2014, Council supported the reconsideration of exploring the redevelopment options for the Civic Centre site, on the basis the City of Ryde community were fully consulted.
- In May 2015 the "Design Our Ryde" project, an International Design (Ideas) Competition was initiated which aimed to present Council, in time for the 2016 Local Government Election, with a new design concept to guide the future redevelopment of the site.
- The search for a design was therefore international in seeking fresh insights to the possibilities for the site and from the beginning the project was structured to involve the community at all key milestones and encourage their participation. Design Our Ryde was an ideas competition aimed at identifying an imaginative, iconic and pragmatic concept to guide the future development of the site. It was made clear in the competition documentation that although the author(s) of the winning design would retain copyright of their design, Council was not under any obligation to construct it.
- The selection of the winning design, from 175 entries across more than 40 countries, made by an independent panel of eminent designers, with the benefit of community input, was announced in August 2016. The winner was Design 572 from the Beijing Institute of Architectural Design (BIAD).
- The natural next step was to determine if construction of the design would be financially beneficial for Council. In order to validate its financial viability, Design 572 was interrogated from a cost of construction perspective by WT Partnership (which had been Council's Quantity Surveyor on the Civic Precinct project) and from the viewpoint of commercial viability by HillPDA (who had advised Council about the offers by the tenderers in the Civic Precinct project).
- Design 572 as submitted was found not to be commercially viable. Over some months economies in design and construction were studied and sixteen further options explored from a cost and viability perspective. Three of these options were found to be viable and unsurprisingly, as with the Civic Precinct proposal, were found to require a large number of residential units to be built to provide sufficient returns to enable the developer to provide community benefits back to Council, such as Council's administration offices and community facilities.
- One unviable solution that closely mirrored Design 572, provided sufficient accommodation for an amalgamated Council's offices and Council Chamber but at a direct cost to Council.

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- In accordance with Council's resolution, BIAD was requested for a fee proposal to determine if the design language expressed by Design 572 could be successfully applied to far larger concept designs, as required for commercial viability, within the limits of the LEP and with assistance from an Australian architect to ensure planning and BCA compliance.
- BIAD has confirmed a fee within Council's approved Budget of \$95,000 and they are in the process of providing Council with two (2) design concepts of viable options, aligned to the design language expressions in Design 572.

Ryde Civic Centre/ Civic Hall

- The Ryde Central site was acquired by Council in mid last century. The Civic Centre was completed in 1964 and the Civic Hall and Library buildings were completed in 1970.
- There has been a long history of various issues with the Civic Centre building. A listing of reports submitted to Council in recent years, addressing maintenance, refurbishment options is detailed below; -

11 October 2011	Council Report	Overview of Condition of Corporate Buildings and Essential Works
28 February 2012	Council Report	Civic Centre Urgent Sewer Works
13 November 2012	Council Report	Ryde Civic Centre
26 February 2013	Council Report	Ryde Civic Centre Priority Maintenance
9 April 2013	Council Report	Civic Centre Maintenance Schedule 2013-2018
13 April 2013	Councillor Workshop	Civic Centre Maintenance Schedule
14 May 2013	Council Report	Civic Centre Maintenance Schedule – Update and Revised Estimate of Works
26 August 2014	Council Report	Civic Centre Maintenance Schedule – Update and Revised Estimate of Works
11 November 2014	Council Report	Civic Centre Maintenance Schedule – Update and Revised Estimate of Works
28 July 2015	Council Report	Civic Centre Overview of WHS Incidents and Maintenance Expenditure
20 October 2015	Ryde Civic Hub	Civic Centre Update of WHS Incidents and Maintenance Expenditure
20 October 2015	Council (Extra Ordinary Meeting)	Civic Centre Update of WHS Incidents and Maintenance Expenditure

- Due to the on-going redevelopment options that Council has been considering, particularly over the last decade, Council's decisions reinforced the need to undertake essential maintenance to the buildings to ensure the safety of both the public and staff.
- The Civic Centre building provides engineering services the Civic Hall. To separate these services and make the Civic Hall a standalone facility would require significant expenditure. Large capital expenditure on the Civic Centre and Civic Hall cannot be justified in the face of the potential redevelopment of the site.
- In October 2015, SafeWork NSW served two Improvement Notices upon Council for the Civic Centre building for the suspended ceiling (tiles had fallen from the grid)

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and floor coverings (extensive trip hazards due to age and patching of floor finishes).

- Rectification of these defects would have involved exceptionally high costs, widespread disruption of administrative functions and potentially exposed Council to the risk of having to make the building BCA compliant, a huge step up from Ordinance 70 of 1964 with which it is currently compliant.
- Council consequently resolved to vacate the building in May 2016 and Council relocated to leased premises in North Ryde. This move allowed many staff also to relocate from the Operations Centre at 1 Constitution Road, in the interest of improved communications and integration, and to acquire sufficient space to accommodate staff from Lane Cove and Hunters Hill Councils to potentially fulfil the administration requirements of an amalgamated council.
- In July 2016 Council resolved to make the vacated Civic Centre building available as a training facility for emergency services agencies coordinated by the NSW Police Force's Capability Support Unit of the Counter Terrorism & Special Tactics Command. After prolonged negotiations a Licence Agreement was executed on 18 April 2017 between the Council of the City of Ryde and NSW Police Force (NSWPF) for the use of the building for these purposes.
- An internal procedure is now in place to manage the activities defined by the Licence Agreement.

Ryde Civic Hall Maintenance

- The Ryde Civic Hall engineering services are dependent upon the Civic Centre. It has been proven uneconomic to change this situation and large capital expenditure on the Civic Centre cannot be justified in the face of the potential redevelopment of the site.
- The Civic Hall is a well utilised community facility due to its unique ballroom floor of approximately 450sqm.
- The majority of community groups that hire the Civic Hall have no easy alternative sites to which to relocate. The Civic Hall is therefore to remain operational on the site until a decision to close it is made as the consequence of a decision to relocate the facility or replace it within the redevelopment of the site.
- With regard to keeping the Civic Hall in an operational condition, a maintenance contingency fund of \$150,000 has been created. From this funding, \$15,000 has been allocated to complete roof repairs and approximately \$30,000 is proposed to be used to renovate the ballroom floor early in 2018.

Ryde Civic Hall Relocation

- A significant component of the cost of redeveloping the Ryde Central site would be to include the multifunctional performance space and committee meeting rooms defined in the Design Our Ryde Competition Brief. The estimate for this facility is \$35 million.
- 3,618 sqm GFA would be required, mostly column-free, and parking provided in some manner for people hiring the hall and rooms, with easy access for community buses for bulk bookings.

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- During the period the Ryde Central site is developed (estimated at 3 years) the users of the Civic Hall would be displaced (if suitable alternative locations cannot be found), with the disruption being significant.
- Council's staff have explored options of possible alternative sites for the Civic Hall/ Performance space. The options for Council are limited and this matter needs to be addressed in any decision to redevelop the Ryde Central site. Council is due to receive a new community facility into the future as part of the Lachlan's Line development, however, timing and confirmation that the facility would meet the needs of users need to be confirmed.
- This matter is subject to Council's review of the Ryde Central project.

Devlin Street Pinch Point Program

- As part of the Integrated Transport Solution (ITS) Stage 1 executed under the Private Public Partnership (PPP), two right turn lanes from Devlin Street were provided into Blaxland/Parkes Streets at the southern junction of Devlin Street and Blaxland Road.
- Two lanes were required under ITS Stage 2 and it was economic to construct them together in Stage 1, with one lane "chevron-ed" in anticipation of its opening when Council's site had been redeveloped.
- When the Civic Precinct project was terminated by the Council elected in September 2012, a number of parties had to be formally informed and one of these was the RTA.
- When the redevelopment of the Civic Centre site was recommenced in 2015, as "Design Our Ryde", Council did not communicate this initiative to the RTA.
- On 1 November 2016 the RMS informed Council it intended to remove the turning lane under chevrons and open it as an additional north bound lane to ease congestion under the auspices of its 'Pinch Point Program'.
- Council immediately responded on the grounds that the loss of this lane, installed at the insistence of the RTA to cater for the traffic load on Devlin Street once Council's site had been developed, would put at risk the proposed ITS Stage 2 works to cope with traffic loads subsequent to Council's development of its land.
- Council has engaged Bitzios Consulting to reconfirm the justification for the two right turn lanes from Devlin Street and Council is expected to receive this report by November 2017.

Design Our Ryde Naming Campaign

- As part of the International Design Competition, the community were requested to nominate suitable names for Council's site and then the shortlisted names would be voted on by the community to confirm the preferred name.
- As a result of this process, the community's preferred name was Ryde Central, which was then supported by Council to be submitted to the Geographical Names Board for endorsement.
- The Geographical Names Board late 2016 and early this year, undertook its advertising process and have confirmed that 'Ryde Central' has now been gazetted as the placename for Council's Civic Centre site.

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- As a result of this advice Council has promoted this new name through its normal communication channels and also renamed its standing Committee for this project to the Ryde Central Committee from the 1 July 2017.