

Meeting Date: Tuesday 3 March 2015
Location: Committee Room 1, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.00pm

Councillors Present: Councillors Maggio (Chairperson), Li and Pendleton.

Apologies: Councillor Etmekdjian.

Leave of Absence: Councillor Perram.

Staff Present: Acting Group Manager – Community Life, Group Manager – Public Works, Service Unit Manager – Project Development, Section Manager – Program Delivery, Section Manager – Asset Systems, Section Manager – Program Delivery, Traffic Engineers and Executive Assistant to Mayor and Councillors.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 3 February 2015

RESOLUTION: (Moved by Councillors Li and Pendleton)

That the Minutes of the Works and Community Committee 1/15, held on 3 February 2015, be confirmed.

Record of Voting:

For the Motion: Unanimous

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

2 PROJECT STATUS REPORT AS AT 31 JANUARY 2015 - PROJECT DEVELOPMENT UNIT

RESOLUTION: (Moved by Councillors Pendleton and Li)

That Council receive and note this report.

Record of Voting:

For the Motion: Unanimous

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

3 TRAFFIC AND PARKING MATTERS PRESENTED TO RYDE TRAFFIC COMMITTEE held on 29 January 2015

RESOLUTION: (Moved by Councillors Pendleton and Li)

- (a) That Council implement 'No Parking' along the frontage of No.43-51 Constitution Road, Meadowbank.
- (b) That Council install "1P; 7am-5pm; Mon-Fri" signage along the frontage of 64 Bowden Street, Meadowbank.
- (c) That Council maintain the current configuration of the Midway Roundabout.
- (d) That Council:
 - (i) Approve the installation of 'No Parking' signage for 120m along the Faraday Lane frontage of 3-13 Angas Street, between the statutory 'No Stopping' zone (10m from the intersection of Underdale Lane) to the end of the cul-de-sac.
 - (ii) Approve the implementation of 'Give Way' line marking and signage on Faraday Lane at the intersection of Underdale Lane.
- (e) That Council adjust the Bus Zone and 'No Stopping' restrictions outside No.37 Balaclava Road, Eastwood, as follows:
 - (i) Bus Zone: relocated 8 metres west of the newly constructed bus shelter.
 - (ii) 'No Stopping' zone: 5 metres east of the newly constructed bus shelter.
 - (iii) Should the removal/relocation of the splitter island be deemed feasible in future the 'J' stream is to be relocated directly outside the newly constructed bus shelter.
- (f) That Council extend the RPS Zone 8 to include the existing '2P; 8am-9pm; Mon-Fri' on both sides of Angas Street, Meadowbank, from See Street through to the Angas Street Bridge.
- (g) That Council adjust the parking restrictions along No.18-20A Buffalo Road, Gladesville, from '1/2P; 8:30am-3:30pm; Mon-Fri' to '1/4P 6:30am-3:30pm; Mon-Fri'.
- (h) That Council install a No Parking Zone for the length of 5.4m at the frontage of No.72 Balaclava Road, Eastwood.

Record of Voting:

For the Motion: Unanimous

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

LATE ITEM

4 DEMOLITION OF THE RYDE PONY CLUB BUILDING AT MARSFIELD PARK

Note: A Memorandum from the Acting Group Manager – Community Life dated 3 March 2015, together with attachments were tabled in relation to this Item and copies are ON FILE and attached to these Minutes.

RECOMMENDATION: (Moved by Councillors Maggio and Pendleton)

- (a) That Council allocate \$27,500 for the demolition and associated works of the building previously occupied by the Ryde Pony Club and return the site to the park, as reported in the December Quarterly Review report.
- (b) That any future use of the site be a subject of a Council report.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **10 MARCH 2015** as it is outside the Committee's delegations.

The meeting closed at 5.16pm.

CONFIRMED THIS 17TH DAY OF MARCH 2015.

Chairperson

MEMORANDUM

To: Chair of Works and Community Committee, Cllr Maggio and Councillors

From: Tatjana Domazet
A/Group Manager – Community Life

Date: 3 March 2015

Subject: Demolition of the Ryde Pony Club Building at Marsfield Park

Dear Councillors,

Council, at its meeting on 24 February 2015 resolved, in part, the following:

- (h) *That a report regarding the proposed demolition of the Pony Club Building in Marsfield Park be provided to the next Works and Community Committee Meeting.*

Due to time constraints in order to meet Council reports deadline, I have prepared this Memo for your consideration together with supporting documentation.

Background

The site licenced to the Ryde Pony Club (RPC) is located on the Crown Reserve known as Marsfield Park and has been used by the RPC since 1964. The most recent 5 year licence commenced on 1 January 2009. The annual licence fee for 2013 was \$2,273.00, inclusive of GST.

The Riding for the Disabled Association Inc. (RDA) commenced on the site in May 2009 under a similar licence arrangement.

An MOU between the RPC and the RDA was completed in 2009, at the time when the RDA took up occupancy of the site, with respect of shared use of the grounds and facilities.

In October 2013, Council received representations from a Committee member of the RPC indicating that due to the loss of a membership, the club would not be in a position to continue to operate in 2014 and as a result, they would not renew their five year licence (expired on 31 December 2013). Council officers met with two remaining representatives of the Club in late 2013 where it was confirmed that the RPC would not be renewing their licence and would vacate the site. Under the terms of the licence, the licensee was required to return the premises in good repair. It should be noted that under the licence condition, Council was responsible for repairs and maintenance of a structural nature and external building fabric.

The Pony Club Building

The building has been vacant since December 2013. Following concerns raised by Council staff, a building inspection report was commissioned. This report indicated that the structure was manifestly unsafe in its current condition and as such, the building has been fenced off to ensure public safety and no unauthorised access to the structure (refer attached photo).

Condition of the Building

A Building Inspection Report was done by a qualified and licenced tradesperson (circulated). The report provided the following recommendation:

'The structure is in very poor and unsafe condition when compared to buildings of a similar age. The structure has been significantly damaged by termites in the past. The termite activity is still active. In my opinion the structure cannot be adequately or feasibly repaired and should be demolished. The structure is unsafe in its current condition. The slab however can be utilised after demolition has taken place'.

Council has obtained quotes for the demolition of the building which was costed at approximately \$20,000. An additional allowance has been made for cost of the temporary fencing and removal of the concrete slab, should that be required.

Options

Should Council decide to replace the building with a similar structure, the cost of replacement is estimated at \$108,000. Any upgrades to this area would also require an improvement to the vehicle and pedestrian access and additional lighting. This is not a recommended option.

Financial consideration

Based on the quote for demolition of the existing structure and removal of concrete slab as well as provision of temporary safety fencing, \$27,500 is required to meet the cost of these works.

Conclusion

Given the unsafe condition of the building, Council's risks in keeping the building fenced off to ensure public safety and prevent public access to this site, it is recommended that Council proceeds with the immediate removal of the building.

Recommendation

- (a) That Council allocate \$27,500 for the demolition and associated works of the building previously occupied by the Ryde Pony Club and return the site to the park, as reported in the December Quarterly Review report.
- (b) That any future use of the site be a subject of a Council report.

Attachments

1. Map of the relevant area of the Park
2. Current photo of the site

Marsfield Park



