

17 MARCH 2011

NOTICE OF MEETING

You are advised that the

Ordinary Meeting of Council

will be held in the

Council Chambers, Level 6, on

TUESDAY 22 MARCH 2011 AT 7.30PM.

Council Meeting**AGENDA NO. 4/11**

Meeting Date: Tuesday 22 March 2011
Location: Council Chambers, Level 6
Time: 7.30pm

NOTICE OF BUSINESS

Note: This meeting will be recorded on audio tape for minute-taking purposes as authorised by the Local Government Act 1993.

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1 CONFIRMATION OF MINUTES - Council Meeting held on 8 March 2011**File No.:** GRP/11/5/4/6 - BP11/88

In accordance with Clause 3.4.4 of 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 Council Meeting 3/11, held on Tuesday 8 March 2011, be confirmed.

ATTACHMENTS

- 1** Minutes - Ordinary Council Meeting - 8 March 2011

ITEM 1 (continued)**ATTACHMENT 1**

City of Ryde

Council Meeting**MINUTES OF MEETING NO. 3/11**

Meeting Date: Tuesday 8 March 2011
Location: Council Chambers, Level 6
Time: 7.30pm

Councillors Present: The Mayor, Councillor Etmekdjian and Councillors Butterworth, Campbell, Li, Maggio, O'Donnell, Petch, Perram, Pickering, Salvestro-Martin, Tagg and Yedelian OAM.

Apologies: Nil

Staff Present: General Manager, Group Manager – Community Life, Group Manager – Corporate Services, Group Manager – Environment & Planning, Acting Group Manager – Public Works, Media & Community Relations Officer and Manager – Governance.

PRAYER

Rev Richard Quadrio of Macquarie Chapel Presbyterian Church was present and offered prayer prior to the commencement of the meeting.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA

The following persons addressed the Council:-

No.	Name	Topic
1	Steve Ahern – 2RRR 88.5FM	Precis of Correspondence – Sydney Water Crown Development Application for 20 Goulding Road, Ryde (LDA2010/0079)

MAYORAL MINUTES

There were no Mayoral Minutes.

Agenda of the Council Meeting No. 4/11, dated Tuesday 22 March 2011.

ITEM 1 (continued)**ATTACHMENT 1****COUNCIL REPORTS****1 CONFIRMATION OF MINUTES - Council Meeting held on 22 February 2011**

RESOLUTION: (Moved by Councillors Petch and Yedelian OAM)

That the Minutes of the Council Meeting 2/11, held on Tuesday 22 February 2011, be confirmed.

Record of Voting:

For the Motion: Unanimous

2 REPORT OF WORKS AND COMMUNITY COMMITTEE MEETING 3/11 held on 1 March 2011

RESOLUTION: (Moved by Councillors Maggio and Tagg)

That Council determine Items 2 and 3 of the Works and Community Committee report, noting that Item 1 was dealt with by the Committee under delegated authority.

Record of Voting:

For the Motion: Unanimous

Item 2: RECOGNITION OF BUSINESSES, ORGANISATIONS AND COMPANIES THAT HAVE BEEN IN LONG TERM SERVICE IN THE CITY OF RYDE

MOTION: (Moved by Councillors Maggio and Tagg)

- (a) That when Council is approached by community organisations including not for profit organisations, churches, sporting/leisure groups, for the celebration of either 50, 75 or 100 year anniversaries Council provide a plaque recognising the services provided to the community which includes the groups name, the celebration occasion and the names of the Mayor, 11 Councillors and the General Manager.
- (b) That community organisations are invited to attend a Council meeting to receive the recognition plaque.
- (c) That a further report be provided regarding the opportunity for local businesses and clubs to be recognised for their services.

AMENDMENT: (Moved by Councillors Pickering and Yedelian OAM)

- (a) That when Council is approached by community organisations including not for profit organisations, churches, sporting/leisure groups, for the celebration of either 50, 75 or 100 year anniversaries Council provide a plaque recognising the services provided to the community which includes the groups name, the celebration occasion and the names of the Mayor, 11 Councillors and the General Manager.

ITEM 1 (continued)**ATTACHMENT 1**

- (b) That community organisations are invited to attend a Council meeting to receive the recognition plaque.

Record of Voting:

For the Amendment: The Mayor, Councillor Etmekdjian and Councillors Maggio, Pickering and Yedelian OAM

Against the Amendment: Councillors Butterworth, Campbell, Li, O'Donnell, Perram, Petch, Salvestro-Martin and Tagg

The AMENDMENT was declared **LOST**, with four (4) votes for and eight (8) votes against.

RESOLUTION: (Moved by Councillors Maggio and Tagg)

- (a) That when Council is approached by community organisations including not for profit organisations, churches, sporting/leisure groups, for the celebration of either 50, 75 or 100 year anniversaries Council provide a plaque recognising the services provided to the community which includes the groups name, the celebration occasion and the names of the Mayor, 11 Councillors and the General Manager.
- (b) That community organisations are invited to attend a Council meeting to receive the recognition plaque.
- (c) That a further report be provided regarding the opportunity for local businesses and clubs to be recognised for their services.

Record of Voting:

For the Motion: Unanimous

Item 3 ESTABLISHMENT OF MARKET IN CHURCH STREET TOP RYDE**RESOLUTION:** (Moved by Councillors Maggio and Petch)

- (a) That Council include the establishment of a market/fair in Church Street Top Ryde, on a trial basis, for consideration in the 2011/12 Management Plan and that Council staff to begin assisting the Chamber of Commerce in developing a project plan for the logistics to commence conducting the market/fair.
- (b) That the Project Plan be reported back to Council.
- (c) That the Project Plan be reported to the Economic Development and Advisory Committee for comment prior to the report being provided back to Council.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)**ATTACHMENT 1****3 RYDE PLANNING AND BUSINESS CENTRE AND OPTIONS FOR EXISTING RYDE LIBRARY**

RESOLUTION: (Moved by Councillors Petch and Pickering)

- (a) That the information provided in this report relating to the full costs of establishing the new Planning and Business Centre in the Top Ryde City complex be noted.
- (b) That Council endorse the proposed works as detailed in this report, for the existing Ryde library following the opening of new library at the Top Ryde City shopping centre later this year.

Record of Voting:

For the Motion: The Mayor, Councillor Etmekdjian and Councillors Campbell, Li, Maggio, O'Donnell, Petch, Pickering, Salvestro-Martin, Tagg and Yedelian OAM

Against the Motion: Councillors Butterworth and Perram

4 2011 NATIONAL GENERAL ASSEMBLY - 19-22 June

RESOLUTION: (Moved by Councillors Maggio and Petch)

- (a) That the Mayor, Councillor Petch and the General Manager (or his nominee) be authorised to attend the National General Assembly of Local Government to be held in Canberra from Sunday, 19 June to Wednesday, 22 June 2011.
- (b) That if the Australian Council of Local Government meeting is scheduled to be held, the Mayor be authorised to attend.
- (c) That a further report be prepared for the Council meeting on 12 April 2011, for the consideration of any proposed motions to be included on the National General Assembly business paper.

Record of Voting:

For the Motion: The Mayor, Councillor Etmekdjian and Councillors Li, Maggio, O'Donnell, Petch, Pickering, Salvestro-Martin, Tagg and Yedelian OAM

Against the Motion: Councillors Butterworth, Campbell and Perram

ITEM 1 (continued)**ATTACHMENT 1****5 CONSTITUTIONAL RECOGNITION OF LOCAL GOVERNMENT - Request by the Australian Local Government Association**

RESOLUTION: (Moved by Councillors Petch and Maggio)

- a) That the City of Ryde Council declares its support for financial recognition of local government in the Australian Constitution, so that the Federal Government has the power to fund local government directly and also for inclusion of local government in any new Preamble to the Constitution if one is proposed and calls on all political parties to support a referendum by 2013 to change the Constitution to achieve this recognition.
- b) That Council write to the Prime Minister, The Hon. Julia Gillard MP, the Leader of the Opposition, The Hon. Tony Abbott MP and all local Federal Members of Parliament advising them of Council's resolution and seeking their support.

Record of Voting:

For the Motion: The Mayor, Councillor Etmekdjian and Councillors Li, Maggio, Perram, Petch, Pickering, Salvestro-Martin, Tagg and Yedelian OAM

Against the Motion: Councillors Butterworth, Campbell and O'Donnell

PRECIS OF CORRESPONDENCE FOR CONSIDERATION**1 SYDNEY WATER CROWN DEVELOPMENT APPLICATION FOR 20 GOULDING ROAD, RYDE - LDA2010/0079**

RESOLUTION: (Moved by Councillors Petch and Campbell)

That this Item be considered in conjunction with Item 7 – Advice on Court Actions - Confidential Items.

Record of Voting:

For the Motion: The Mayor, Councillor Etmekdjian and Councillors Butterworth, Campbell, Li, O'Donnell, Perram, Petch, Salvestro-Martin, Tagg and Yedelian OAM

Against the Motion: Councillors Maggio and Pickering

NOTICES OF MOTION**1 AFFORDABLE HOUSING - Councillor Gabrielle O'Donnell**

MOTION: (Moved by Councillors O'Donnell and Campbell)

- (a) That the General Manager report to Council on the affordable housing strategy being successfully pursued by Canada Bay Council.

ITEM 1 (continued)**ATTACHMENT 1**

- (b) In any future VPA affordable housing options be considered.

AMENDMENT: (Moved by Councillors Perram and Yedelian OAM)

- (a) That the General Manager report to Council on the affordable housing strategy being successfully pursued by Canada Bay Council.
- (b) That this report also outline measures to directly involve local community consultation including those groups actively involved in housing and planning issues in the Ryde community, including MARS, CAPO and RAID.

Record of Voting:

For the Amendment: The Mayor, Councillor Etmekdjian and Councillors Li, Maggio, Perram, Petch, Pickering and Yedelian OAM

Against the Amendment: Councillors Butterworth, Campbell, O'Donnell, Salvestro-Martin and Tagg

The AMENDMENT was put and **CARRIED**, with seven (7) votes for and five (5) votes against. The AMENDMENT therefore became the MOTION which was put and **CARRIED**.

RESOLUTION: (Moved by Councillors Perram and Yedelian OAM)

- (a) That the General Manager report to Council on the affordable housing strategy being successfully pursued by Canada Bay Council.
- (b) That this report also outline measures to directly involve local community consultation including those groups actively involved in housing and planning issues in the Ryde community, including MARS, CAPO and RAID.

Record of Voting

For the Motion: The Mayor, Councillor Etmekdjian and Councillors Butterworth, Campbell, Li, Maggio, O'Donnell, Perram, Petch, Pickering and Yedelian OAM

Against the Motion: Councillors Salvestro-Martin and Tagg

2 NO STOPPING SIGN - CHARLES STREET - Councillor Roy Maggio

RESOLUTION: (Moved by Councillors Maggio and Petch)

That Council write to the RTA requesting that due consideration be given to re-evaluating the need to extend the existing No Stopping Sign along the western side of Charles Street on the exit side of the intersection at Morrison Road by approximately 13 metres further north, on grounds of community and commercial needs.

ITEM 1 (continued)**ATTACHMENT 1****Record of Voting:**

For the Motion: The Mayor, Councillor Etmekdjian and Councillors Li, Maggio, O'Donnell, Perram, Petch, Pickering, Tagg and Yedelian OAM

Against the Motion: Councillors Butterworth, Campbell and Salvestro-Martin

NOTICES OF RESCISSION

There were no Notices of Rescission.

QUESTIONS BY COUNCILLORS AS PER POLICY**TOURS AT BRUSH FARM HOUSE - Councillor Ivan Petch**Question:

Has Council terminated organising the tours of Brush Farm House hosted by Brush Farm Historic Society? If so why and is this contrary to the lease arrangements with the Society?

Answer:

Council has not terminated the tours as per the licence between the City of Ryde and Brush Farm Historical Society (BFHS) made on 2 July 2008, Brush Farm Historical Society agreed (verbatim) that:

"The Licensee shall:

- Conduct tours on four (4) public open days at Brush Farm House each year of this Agreement as agreed with Council"

The tours were a condition of the Licence to provide an opportunity for local residents and other interested parties to view the House after it had been restored. The tours were intended for the duration of the Licence.

The end of Brush Farm Historical Society's obligation under the Licence Agreement to provide the open days expired on the 31 January 2010, however, the tours can continue.

Question:

What is the Status of the lease with Brush Farm Historical Society?

Answer:

The Licence Agreement ran out on the 31 January 2010. Until this is reviewed, the Licensee can continue to occupy the premises after the termination date on a day to day basis.

The licence agreement has not been renewed as on 8 June 2010 Council resolved:

"BRUSH FARM HOUSE - MARKET ANALYSIS FOR USE

- (a) That a market analysis of potential uses for Brush Farm House be

ITEM 1 (continued)**ATTACHMENT 1**

- undertaken to identify potential options for the future use of the property.
- (b) That no further capital expenditure, after the marquee and toilet block, be incurred until the market analysis has been further considered.
 - (c) That the Economic Development Advisory Committee be involved in the process."

The licence agreement has not been renewed pending the outcome of the market analysis , however the Brush Farm Historical Society's tenure is not under threat.

PUBLIC PARTICIPATION ON ITEMS NOT LISTED ON THE AGENDA

No addresses were made to Council.

CLOSED SESSION**ITEM 7 - ADVICE ON COURT ACTIONS****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.

RESOLUTION: (Moved by Councillors Petch and Butterworth)

That the Council resolve into Closed Session to consider the above matters.

Record of Voting:

For the Motion: The Mayor, Councillor Etmekdjian and Councillors Butterworth, Campbell, Li, Maggio, O'Donnell, Perram, Petch, Salvestro-Martin and Tagg

Against the Motion: Councillors Pickering and Yedelian OAM

Note: The Council closed the meeting at 9.15pm. The public and media left the chamber.

ITEM 1 (continued)**ATTACHMENT 1****7 ADVICE ON COURT ACTIONS**

RESOLUTION: (Moved by Councillors Petch and Butterworth)

- (a) That the report of the General Counsel be received.
- (b) That in respect of 20 Goulding Road, Ryde, Council not proceed with the Judicial review of the decision of the Minister of Planning pursuant to S.123 of the Environment Planning and Assessment Act.

Record of Voting:

For the Motion: Unanimous

PRECIS OF CORRESPONDENCE FOR CONSIDERATION**1 SYDNEY WATER CROWN DEVELOPMENT APPLICATION FOR 20 GOULDING ROAD, RYDE - LDA2010/0079**

Note: Steve Ahern from 2RRR 88.5FM had addressed Council on this Item earlier in the Meeting.

RESOLUTION: (Moved by Councillors Pickering and Petch)

- (a) That the correspondence be received.
- (b) That Council write to both the current Ministers and Shadow Ministers for Water, and Planning, seeking their commitment to direct Sydney Water to retain the 2RRR transmitter at 20 Goulding Road, Ryde, in accordance with the recommendation of the Joint Regional Planning Panel.
- (c) That Council reaffirm its position not to accommodate any such telecommunication facilities in Byron Park due to previous significant community opposition to mobile phone facilities in Byron Park.
- (d) That Council write to the local State Members of Parliament seeking their support of this resolution and bringing it to the attention of the Shadow Cabinet.
- (e) That this resolution of Council be made publicly available and an appropriate article be included in the Ryde City View.

Record of Voting:

For the Motion: Unanimous

OPEN SESSION

ITEM 1 (continued)**ATTACHMENT 1**

RESOLUTION: (Moved by Councillors Petch and Tagg)

That Council resolve itself into open Council.

Record of Voting:

For the Motion: Unanimous

Note: Open Council resumed at 9.59pm.

RESOLUTION: (Moved by Councillors Petch and Tagg)

That the business transacted in Closed Session be received and adopted as a resolution of Council without any alteration or amendment thereto.

Record of Voting:

For the Motion: Unanimous

NATIONAL ANTHEM

The National Anthem was sung at the conclusion of the meeting.

The meeting closed at 10.01 pm.

CONFIRMED THIS 22nd DAY OF MARCH 2011

Chairperson

**2 REPORT OF PLANNING AND ENVIRONMENT COMMITTEE MEETING 3/11
held on 15 March 2011****File No. GRP/10/3/001/5 – BP10/706**

Report Summary

Attached are the minutes of the Planning and Environment Committee Meeting 03/11 held on 15 March 2011. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

Items 1 and 2 were dealt with by the Committee within its delegated powers.

There are no Committee recommendations submitted to Council for determination.

RECOMMENDATION:

That Council note that Items 1 and 2 of the Planning and Environment Committee Meeting 03/11 held on 15 March 2011 were dealt with by the Committee under delegated authority.

ATTACHMENTS

- 1** Minutes - Planning and Environment Committee - 15 March 2011

ITEM 2 (continued)**ATTACHMENT 1**

City of Ryde

Planning and Environment Committee**MINUTES OF MEETING NO. 3/11****Meeting Date:** Tuesday 15 March 2011**Location:** Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde**Time:** 4.35pm

Councillors Present: Councillor Pickering (Chairperson) and Councillors Butterworth, O'Donnell and Yedelian OAM. Councillor Salvestro-Martin was present from 5.00pm for consideration of item 2 (not including inspections).

Apologies: Nil.

Staff Present: Group Manager – Environment and Planning, Manager Assessment, Manager Environmental Health and Building, Business Support Co-ordinator – Environment and Planning, Consultant Town Planner, Consultant Landscape Architect and Technical Support Officer.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

COMMITTEE REPORTS**1 CONFIRMATION OF MINUTES - Meeting held on 15 February 2011**

RESOLUTION: (Moved by Councillors Butterworth and Yedelian OAM)

That the Minutes of the Planning and Environment Committee 02/11, held on Tuesday, 15 February 2011, 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.

ITEM 2 (continued)**ATTACHMENT 1****2 158 CHATHAM ROAD, EASTWOOD. LOT 4 DP 573434. Local Development Application for demolition, tree removal and construct two storey dwelling, sauna room and pool enclosure. LDA2010/0028.**

Report: The Committee inspected the property at 158 Chatham Road, Eastwood.

Note: Mr Peter Mulligan and Mr Colin Yao addressed the meeting in relation to this item.

RESOLUTION: (Moved by Councillors Butterworth and Yedelian OAM)

- (a) That Local Development Application No. 2010/28 at 158 Chatham Road, Eastwood, being Lot 4, DP 573434, be the subject of a Deferred Commencement Consent, and made subject to the following conditions:

Part 1 – Conditions relating to a Deferred Commencement Consent pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979

This consent shall not operate until the proposal demonstrates satisfactory compliance with the following, to the satisfaction of the Group Manager Environment and Planning:

1. Submission of a revised Landscape Plan that details:
 - (a) The retention of Tree Nos:
 - Tree No. 1 (Sydney Blue Gum)
 - Tree No. 31 (Sydney Blue Gum)
 - Tree No. 38 (Turpentine Tree)
 - Tree No. 14 (Black Bean Tree)
 - Tree No. 15 (Illawarra Flame Tree)
 - Tree No. 39 (Macadamia Tree)
 - Tree Nos. 24 – 27 (incl) (Leyland Cypress)
 - (b) The Tree Protection zones to be established around the above 10 trees during the construction process.
 - (c) The Tree Protection zones to be established around the 11 trees growing in adjoining properties.
 - (d) Retention of the driveway in its present location.
 - (e) That a one (1) metre high privacy screen be erected on top of the existing western boundary fence along the pool area to extend from the location of tree No. 11 to the location of tree No. 7.
2. Submission of revised Architectural Drawings that provide for retention of the driveway in its present location.
3. Submission to Council of samples of the proposed tiles and bricks to be used in the development. The tiles shall be of a red or grey colour. The brick colour shall be red with a smooth texture finish, similar to No. 156 Chatham Road.

ITEM 2 (continued)**ATTACHMENT 1**

Further, the columns, balustrade, windows and doors shall be of a cream or off-white colour.

4. A detailed Arborist Report which includes the measures to be used to ensure protection of all of the trees detailed in Condition 1 during the construction process.

Part 2 – General Conditions of Consent

The following requirements shall apply upon satisfactory completion of the requirements outlined in Part 1 of this consent (above).

1. Development is to be carried out in accordance with the following drawings and documentation:
 - The approved architectural drawings referred to in Deferred Commencement Condition 2.
 - The approved revised landscape plan referred to in Deferred Commencement Condition 1.
 - Statement of Environmental Effects prepared by FK Planning Group dated January 2010.
 - The approved schedule of external finishes referred to in Deferred Commencement Condition 3.
2. Compliance with the Building Code of Australia

All building work (other than work relating to the temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date of the application for the relevant construction certificate or complying development certificate was made).
3. Full compliance with the provisions of BASIX Certificate No. 278329S_02 dated 12 January 2010. Any architectural and/or fixture changes to the development will require the submission of a new BASIX certificate. Please note that modifications may require the submission of a Section 96 application in accordance with the Environmental Planning & Assessment Act.
4. **Design and Construction Standards.** All engineering plans and work shall be carried out in accordance with the requirements as outlined within Council's publication *Environmental Standards Development Criteria 1999 and City of Ryde Development Control Plan 2010 Section 8* except as amended by other conditions.
5. **Service Alterations.** All mains, services, poles, etc., which require alteration shall be altered at the applicant's expense.
6. **Restoration.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public

ITEM 2 (continued)**ATTACHMENT 1**

stormwater drainage facility will be carried out by Council following receipt of payment. Restoration of any disused gutter crossings will be carried out by Council following receipt of the relevant payment.

7. **Road Opening Permit.** The applicant shall apply for a road-opening permit where a new pipeline is proposed to be constructed within or across the footpath. Additional road opening permits and fees may be necessary where there are connections to public utility services (e.g. telephone, electricity, sewer, water or gas) are required within the road reserve. No drainage work shall be carried out on the footpath without this permit being paid and a copy kept on the site.

PRIOR TO CONSTRUCTION CERTIFICATE

8. Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Amendment Act, 1997 are to be complied with:
- a) A **Construction Certificate** is to be obtained in accordance with Section 81A (2)(a) of the Act.
 - b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A (2)(b) of the Act and Form 7 of Schedule 1 to the Regulations.
 - c) Council is to be notified at least two (2) days prior to the intention to commence building works, in accordance with Section 81A (2)(c) of the Act and Form 7 of Schedule 1 to the Regulations.
9. The applicant may apply to the Council or an accredited certifier for the issuing of a **Construction Certificate** and to Council or an accredited certifier to monitor compliance with the approval and issue any relevant documentary evidence or certificate/s.

Council Officers can provide these services, and further information can be obtained from Council by telephoning 9952 8222 (Customer Service).

10. Excavations and backfilling
- (a) All excavations and backfill associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
 - (b) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
11. Retaining walls and drainage
- If the soil conditions require it:
- (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided.
 - (b) adequate provision must be made for drainage.

ITEM 2 (continued)**ATTACHMENT 1****12. Support for neighbouring buildings**

If the soil conditions require it:

- (a) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - i) must preserve and protect the building from damage, and
 - ii) if necessary, must underpin and support the building in an approved manner, and
 - iii) must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (b) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on an adjoining allotment of land.
- (c) In this clause, "allotment of land" includes a public road and any other public place.

13. Protection of Public Places

- a) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.
- b) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- c) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- d) Any such hoarding, fence or awning is to be removed when the work has been completed.

14. Sydney Water

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the website www.sydneywater.com.au, see Your Business then see Building, Developing and Plumbing then Quick Check or telephone 13 20 92.

The consent authority or a private accredited certifier must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before the issue of any **Construction Certificate**.

15. A site works plan must be prepared and submitted with the Construction

ITEM 2 (continued)**ATTACHMENT 1**

Certificate for every demolition, earthworks or building works indicating methods of sediment and pollution control in accordance with Council's DCP 2006, Part 8.1 – Construction Activities.

16. A site works plan indicating compliance with Council's DCP 2006, Part 8.1 – Construction Activities, in relation to:

- a) sedimentation and pollution controls;
- b) tree preservation and protection measures;
- c) security fencing;
- d) builder's identification signage and demolition in progress signage; and
- e) provision of site toilets

to the satisfaction of Council or an accredited certifier is to be submitted to Council with the **Construction Certificate**.

17. In issuing this approval, Council has relied on the information provided by you about the siting of the building/structure on the allotment. If this information is incorrect, it is your responsibility to correct the errors. It may be advisable to undertake a land survey prior to commencing any works.

18. Dial 1100 Before You Dig'

Underground pipes and cables may exist in the area. In your own interest and for safety, telephone 1100 before excavating or erecting structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website www.dialbeforeyoudig.com.au.

If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the Development Consent (or a new development application) may be necessary. Council's Assessment Officer should be consulted prior to the lodgment of an application for a **Construction Certificate** if this is the case.

19. **Driveway condition.** The existing driveway shall be resurfaced at the completion of building works so as to maintain the driveway in a serviceable condition.
20. **Drainage Plans.** The plans and supporting calculations of the proposed drainage system, including the on-site detention system and details addressing any overland flow from upslope properties are to be submitted with the Construction Certificate application.
- Any drainage pit within a road reserve, a Council easement, or that may be placed under Councils' control in the future, shall be constructed of cast in-situ concrete. Details shall be submitted with the Construction Certificate application.
21. **On-Site Stormwater Detention.** Stormwater runoff from all impervious areas shall be collected and piped by gravity flow to a suitable on-site detention system in accordance with City of Ryde, Development Control Plan 2006: - Part 8.2; Stormwater Management. The minimum capacity of the piped drainage system shall be equivalent to the collected runoff from a 20 year average recurrence

ITEM 2 (continued)**ATTACHMENT 1**

interval storm event. Overland flow paths are to be provided to convey runoff when the capacity of the piped drainage system is exceeded up to the 100 year average recurrence interval and direct this to the on-site detention system. Runoff which enters the site from upstream properties should not be redirected in a manner which adversely affects adjoining properties. The gutters, pipes and downpipes shall be designed for the 1 in 100 year, 5 minute storm events.

The system is to be cleaned regularly and maintained to the satisfaction of Ryde City Council.

22. **On site stormwater detention Tank.** All access grates to the on site stormwater detention tank are to be hinged and fitted with a locking bolt. Any tank greater than 1.2 metres in depth must be fitted with step irons.
23. **Rainwater Tank Volume & First Flush System.** The applicant is to amend the stormwater drainage plan to ensure that a minimum volume of 9000 litres is achieved in accordance with BASIX Certificate no. 27832S_02. A first flush mechanism is to be designed and constructed with the water tank system. Details of the first flush system are to be submitted with the construction certificate application.
24. **Erosion and Sediment Control Plan.** An *Erosion and Sediment Control Plan (ESCP)* shall be prepared by a suitably qualified consultant in accordance with the guidelines set out in the manual "*Managing Urban Stormwater, Soils and Construction*" prepared by the Department of Housing. These devices shall be maintained during the construction works and replaced where considered necessary.

The following details are to be included in drawings accompanying the *Erosion and Sediment Control Plan*

- (a) Existing and final contours
 - (b) The location of all earthworks, including roads, areas of cut and fill
 - (c) Location of all impervious areas
 - (d) Location and design criteria of erosion and sediment control structures,
 - (e) Location and description of existing vegetation
 - (f) Site access point/s and means of limiting material leaving the site
 - (g) Location of proposed vegetated buffer strips
 - (h) Location of critical areas (drainage lines, water bodies and unstable slopes)
 - (i) Location of stockpiles
 - (j) Means of diversion of uncontaminated upper catchment around disturbed areas
 - (k) Procedures for maintenance of erosion and sediment controls
 - (l) Details for any staging of works
 - (m) Details and procedures for dust control.
25. An **Enforcement levy** is to be paid to Council on lodgement of the **Construction Certificate** application in accordance with the requirements of Council's Management Plan (scheduled fees).
 26. Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be

ITEM 2 (continued)**ATTACHMENT 1**

received prior to the issuing of the **Construction Certificate**.

27. A security deposit (category: dwelling houses with delivery of bricks or concrete or machine excavation) is to be paid to Council (Public Works and Services Group) as well as the Infrastructure Restoration and Administration Fee. Please refer to Council's Management Plan for the current fee amounts.
28. Documentary evidence of compliance with Conditions 25, 26 and 27 to the satisfaction of Council or an accredited certifier is to be submitted to the Council prior to the issuing of the **Construction Certificate**.
29. The Landscape Plan shall be amended by the inclusion throughout the site of 20m² of low water usage species of vegetation. Specific plant details shall be detailed on the Landscape Plan.
30. The pool fence is to be erected around the perimeter of the swimming pool having an effective height of at least 1.2 metres at any point along its length on the outside of the fencing, fitted with a self-closing and locking gate (the latch of which is to be placed on the inner face in such a position as to be out of reach of small children). The pool fence is to be constructed in accordance with the provisions of the Swimming Pools Act, 1992 and Swimming Pools Regulation 2008, except as amended by Council's requirements to not have openable windows or doors through which access to the pool area can be gained, forming part of the pool fence. Details of compliance are to be reflected on the plans submitted with the **Construction Certificate**.
31. The sauna pool pump is to be enclosed in an approved acoustic enclosure, which will ensure that the noise emitted there from does not exceed 5dB(A) above the background noise level when measured at the nearest source of annoyance. Full details are to be provided to Council or the accredited certifier prior to the issue of a **Construction Certificate**.
32. The submission to, and approval by Council, of a Traffic Management Plan (TMP) in respect of the proposed development which details measures to be utilised to ensure construction and allied vehicles enter and leave the site in a safe manner during the construction period. The TMP shall include details of traffic control personnel to be utilized in the proximity of Chatham Road.
33. Tree Protection Zones are to be established around all trees to be retained on the site, and the trees in the immediately adjoining sites, prior to the commencement of any works including demolition or construction.
34. Tree Protection Zones are to be a minimum of 50% beyond the original dripline of the tree or in accordance with the appointed Consultant Arborist's specifications and approved by Council.
35. Tree Protection Zones are to be fenced with post and solid rail fencing, ideally chain link fencing would be used, and have signage attached stating "**Tree Protection Zone – Keep Out**". This fencing must incorporate erosion control measures.
36. Removal of existing structures (demolition), plants and unwanted material within tree protection zones must be undertaken by hand. No machinery is to be used

ITEM 2 (continued)**ATTACHMENT 1**

within these areas unless approved by Council.

37. Tree Protection Zones, unless covering an area already hard paved, are to be mulched, to a depth of 100mm, with high quality brush chip. This mulch is to be maintained for the duration of demolition and construction works.
38. All activities not relating to the maintenance of the trees are to be excluded from the Tree Protection Zones. The area is not to be used for storage of materials, stockpiling, siting of work sheds, preparation of mixes, cleaning of tools or equipment, pedestrian or vehicular activity, including parking.
39. Refuelling and/or maintenance of machinery and equipment are not permitted within 10 metres of any Tree Protection Zone.
40. The washing down of machinery, chemical, concrete or cement handling equipment or the storage of chemicals is not permitted within 10 metres of Tree Protection Zones.
41. Original soil levels must be maintained within Tree Protection Zones. Council approved cut and fill within this area must be done under the supervision of the appointed Consultant Arborist.
42. Placement of all underground services is to be outside of the Tree Protection Zones. Where this is not possible, tunnelling or boring is to be used. Where boring or tunnelling is not possible, all excavation must be by hand. All work must be carried out under the direct supervision of the appointed Consultant Arborist.
43. Site personnel must be made aware of all Tree Protection requirements, measures and any actions that constitute a breach of the Conditions of Development Consent with regard to tree protection on the site.
44. Signage should be erected at all site entry points indicating that Tree Protection Zones exist within the site.
45. A Notice of Intent is to be lodged with Council, in accordance with the Tree Preservation Order and Tree Management Policy, not less than seven (7) working days prior to the commencement of tree works on this site. This Notice should outline all tree works to be undertaken in accordance with the Conditions of Development Consent.
46. All works carried out on trees must be in accordance with Australian Standard 4373-1996 "Pruning of Amenity Trees". The topping or lopping of trees or the use of spikes is prohibited.
47. Roots with a diameter equal to or larger than 25mm encountered during excavation works outside of the Tree Protection Zones must be cleanly cut in accordance with accepted arboricultural practice.
48. An inspection of the site, prior to the issue of the **Construction Certificate**, will be undertaken by a Council Officer to ensure adequate Tree Protection Zones have been installed around all trees, located on this site that have been identified in Condition 33.

ITEM 2 (continued)**ATTACHMENT 1**

49. Random inspections of the site will be undertaken by Council Officers to ensure that Tree Protection Zones around trees identified in Condition 33 are maintained in accordance with requirements of this consent.
50. The Landscape Plan submitted with the **Construction Certificate** shall include screen planting that utilizes native species that will have a mature height of 3.0m. Screen planting shall include the area adjacent to the entire rear boundary of No. 152 Chatham Road, except where the four existing pine trees are to be retained.
51. The Landscape Plan submitted with the Construction Certificate shall incorporate
 - (a) Appropriate species that are representative of the original Sydney Turpentine Ironbark Forest (STIF) community.
 - (b) The provision of a tree within the front garden area that has a mature height of 10 metres together with a spreading canopy.
 - (c) The provision of a tree within the rear yard that has a mature height of 15 metres together with a spreading canopy.
52. The portion of the subject site not built upon shall be maintained over the life of the development so as to meet the Inner Protection Area (IPA) standard as set out in Planning for Bushfire Protection 2006 (Appendix 5)
53. Building construction, in respect of the south and west elevations as well as Level 2 on the north and east elevations shall comply with Level 3 of AS.3959-1999 – Construction of Buildings in Bushfire Prone Areas.
54. Details, including samples, of the proposed bricks and tiles shall be submitted to, and approved by Council, prior to release of the Construction Certificate.
55. The **Construction Certificate** application shall be designed so as to comply with the conditions contained in Section 6 of the Geotechnical Investigation prepared by Keighran Geotechnics dated 24 December 2009.

PRIOR TO COMMENCEMENT

56. The Principal Certifying Authority is required to ensure that adequate provisions are made for the following measures at each stage of construction, to ensure compliance with the approval and City of Ryde's DCP 2006, Part 8.1 - "Construction Activities":
 - Sediment control measures.
 - Tree Preservation and protection measures.
 - Security fencing.
 - Materials or waste containers upon the footway or road.
 - PCA and principal contractor (the coordinator of the building work) signage and site toilets.
57. Council recommends that a Registered Surveyors check survey certificate be submitted to the Principal Certifying Authority (*and Council, if Council is not the PCA*) detailing compliance with Council's approval at the following stages:

ITEM 2 (continued)**ATTACHMENT 1**

- a) After excavation work for the footings, but prior to pouring of concrete, showing the area of the land, proposed building and boundary setbacks.
 - b) At damp course level showing the area of the land, proposed building and the boundary setbacks.
 - c) Prior to construction of the first completed floor/floor slab showing the area of the land, proposed building and the boundary setbacks.
 - d) Prior to construction of the first completed floor/floor slab showing the area of the land, proposed building and the boundary setbacks and verifying that the proposed building is being constructed to the approved levels.
 - e) Prior to construction of each floor level showing the area of the land, proposed building and the boundary setbacks and verifying that the proposed building is being constructed to the approved levels.
 - f) On completion of the proposed building showing the area of the land, completed building and the boundary setbacks.
58. **Council is to be notified in writing before work commences** - The applicant must notify Council of the following particulars in writing at least seven (7) working days before demolition work commences:
- the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - the date the work is due to commence and the expected completion date.
59. **Site security** - Security fencing must be provided around the perimeter of the site, and other precautions taken, to prevent unauthorised entry to the site during the demolition period.
60. **Site signage** - A rigid durable sign showing the demolition contractor's name, address and telephone contact details must be displayed in a prominent position on the site so that they can be easily read by anyone in any public road or other public place adjacent to the site.
61. **Sediment and Erosion Control.** The applicant shall install appropriate sediment control devices in accordance with an approved plan **prior** to any earthworks being carried out on the site. These devices shall be maintained during the construction period and replaced where considered necessary. Suitable erosion control management procedures shall be practiced. This condition is imposed in order to protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.
62. **Compliance Certificate.** A Compliance Certificate should be obtained confirming that the constructed erosion and sediment control measures comply with the construction plan and City of Ryde, Development Control Plan 2010: - Part 8.1; Construction Activities
63. **Vehicle Footpath Crossings.** Concrete footpath crossings shall be constructed at all locations where vehicles cross the footpath, to protect it from damage resulting from the vehicle traffic. The location, design and construction shall conform to the requirements of Council. Crossings are to be constructed in plain reinforced concrete and finished levels shall conform with property alignment levels issued by Council's Public Works Division. Kerbs shall not be returned to the alignment line. Bridge and pipe crossings will not be permitted.

ITEM 2 (continued)**ATTACHMENT 1**

64. (a) A dilapidation survey is to be undertaken in the locality of all properties that could be potentially affected by the construction of this development. The dilapidation survey shall be carried out prior to any work commencing on the site. The applicant shall, at their own cost, rectify any damage caused to other properties during construction of the proposal. A copy shall be submitted to the Principal Certifying Authority (*and Council, if Council is not the PCA*).
- (b) The dilapidation survey shall include the existing driveway and the adjoining retaining walls and the like.
65. Tree Protection Zones are to be established around all trees to be retained on the site prior to the commencement of any works including demolition or construction.
66. Tree Protection Zones are to be a minimum of 50% beyond the original dripline of the tree or in accordance with the appointed Consultant Arborist's specifications and approved by Council.
67. Tree Protection Zones are to be fenced with post and solid rail fencing, ideally chain link fencing would be used, and have signage attached stating “**Tree Protection Zone – Keep Out**”. This fencing must incorporate erosion control measures.
68. Removal of existing structures (demolition), plants and unwanted material within tree protection zones must be undertaken by hand. No machinery is to be used within these areas unless approved by Council.
69. Tree Protection Zones, unless covering an area already hard paved, are to be mulched, to a depth of 100mm, with high quality brush chip. This mulch is to be maintained for the duration of demolition and construction works.
70. All activities not relating to the maintenance of the trees are to be excluded from the Tree Protection Zones. The area is not to be used for storage of materials, stockpiling, siting of work sheds, preparation of mixes, cleaning of tools or equipment, pedestrian or vehicular activity, including parking.
71. Refuelling and/or maintenance of machinery and equipment are not permitted within 10 metres of any Tree Protection Zone.
72. The washing down of machinery, chemical, concrete or cement handling equipment or the storage of chemicals is not permitted within 10 metres of Tree Protection Zones.
73. Original soil levels must be maintained within Tree Protection Zones. Council approved cut and fill within this area must be done under the supervision of the appointed Consultant Arborist.
74. Placement of all underground services is to be outside of the Tree Protection Zones. Where this is not possible, tunnelling or boring is to be used. Where boring or tunnelling is not possible, all excavation must be by hand. All work must be carried out under the direct supervision of the appointed Consultant Arborist.
75. Site personnel must be made aware of all Tree Protection requirements, measures and any actions that constitute a breach of the Conditions of Development Consent

ITEM 2 (continued)**ATTACHMENT 1**

with regard to tree protection on the site.

76. Signage should be erected at all site entry points indicating that Tree Protection Zones exist within the site.
77. A Notice of Intent is to be lodged with Council, in accordance with the Tree Preservation Order and Tree Management Policy, not less than seven (7) working days prior to the commencement of tree works on this site. This Notice should outline all tree works to be undertaken in accordance with the Conditions of Development Consent.
78. All works carried out on trees must be in accordance with Australian Standard 4373-1996 "Pruning of Amenity Trees". The topping or lopping of trees or the use of spikes is prohibited.
79. Roots with a diameter equal to or larger than 25mm encountered during excavation works outside of the Tree Protection Zones must be cleanly cut in accordance with accepted arboricultural practice.

DURING DEMOLITION

80. In relation to demolition, all work is to be carried out in accordance with the requirements of AS 2601 (*The Demolition of Structures*).
81. Security fencing shall be provided around the perimeter of the building/demolition site and precautionary measures taken to prevent unauthorized entries of the site at all times during demolition and construction.
82. All demolition and all construction and associated work is to be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays.
83. Adequate precautions must be taken to control the emission of dust from the site during demolition and construction work. These precautions could include minimizing soil disturbance, use of water sprays, erecting screens and not carrying out dusty work during windy conditions.
84. All work involving asbestos products and materials, including asbestos-cement sheeting (i.e. fibro) must be carried out in accordance with the guidelines for asbestos work published by WorkCover New South Wales.
85. **Asbestos work** - All work involving asbestos products and materials, including asbestos-cement sheeting (i.e. fibro), must be carried out in accordance with the guidelines for asbestos work published by WorkCover New South Wales.
86. **Dust control** - Appropriate measures must be taken to control the generation of dust during demolition work:
 - Any existing accumulations of dust (e.g. in ceiling voids and wall cavities) must be removed using an industrial vacuum cleaner fitted with a high efficiency particulate air (HEPA) filter.
 - Any materials that are likely to generate dust during demolition or removal

ITEM 2 (continued)**ATTACHMENT 1**

must be wetted down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be allowed to enter the street or stormwater system.

- All stockpiles of materials that are likely to generate dust must be kept damp or covered.

Demolition work must not be carried out during high winds, which may cause dust to spread beyond the boundaries of the site.

87. **Demolition wastes** - All demolition wastes must be stored in an environmentally acceptable manner and be removed from the site at such intervals as may be necessary to ensure that no nuisance or danger to health, safety or the environment is created.
88. **Recyclable wastes** - All wastes nominated for recycling or re-use in the approved waste management plan must be segregated from other wastes and be transported to a place or facility where they will be recycled or re-used.

DURING CONSTRUCTION

89. Concrete wastes must be collected, stored and treated in accordance with the *Concrete Wastes* guide published by the Environment Protection Authority.
90. Only unpolluted water is to be discharged to Council's stormwater drainage system.
91. The L₁₀ noise level measured for a period of not less than 15 minutes while demolition and construction work is in progress must not exceed the background noise level by more than 20 dB(A) at the nearest affected residential premises.
92. All excavated material must be removed from the site. No fill is to be placed above the natural ground level.
93. All demolition and all construction and associated work is to be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays.
94. No spoil, stockpiles, building or demolition material is to be placed on any public road, footpath, park or Council owned land.
95. Site toilets shall be provided in accordance with the WorkCover Code of Practice entitled "Amenities for Construction Work".
96. If any changes are made to the waste management plan, a new waste management plan must be submitted to and approved by Council. The new plan must include the types and estimated volumes of waste materials that will be generated; the proposed method of reuse, recycling or disposal; and the name and address of the recycling facility or landfill site if the waste is to be recycled or disposed of off site. Reuse and recycling must be maximised.

ITEM 2 (continued)
PRIOR TO OCCUPATION CERTIFICATE**ATTACHMENT 1**

97. An **Occupation Certificate** must be obtained from the Principal Certifying Authority (PCA) and a copy furnished to Council in accordance with Clause 151 of the Environmental Planning and Assessment Regulation 2000 prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.
98. **Compliance Certificates – Engineering.** Compliance Certificates should be obtained for the following (If Council is appointed the Principal Certifying Authority [PCA] then the appropriate inspection fee is to be paid to Council) and **submitted to the PCA**:
- Confirming that all vehicular footway and gutter (layback) crossings are constructed in accordance with the construction plan requirements and Ryde City Council's *Environmental Standards Development Criteria - 1999*.
 - Confirming that the driveway is constructed in accordance with the construction plan requirements and Ryde City Council's *Environmental Standards Development Criteria - 1999*.
 - Confirming that the constructed internal car park and associated drainage complies with AS 2890, the construction plan requirements and Ryde City Council's *Environmental Standards Development Criteria - 1999*.
 - Confirming that the site drainage system (including the on-site detention storage system) servicing the development complies with the construction plan requirements and City of Ryde, Development Control Plan 2006: - Part 8.2; Stormwater Management
 - Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including the on-site detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.
 - Confirming that the vehicular crossing has been removed and the kerb and gutter have been constructed in accordance with Council's *Environmental Standards Development Criteria*
99. **Disused Gutter Crossing.** All disused gutter and footpath crossings shall be removed and the kerb and footpath reinstated to the satisfaction of Council.
100. **Work-as-Executed Plan.** A Work-as-Executed plan signed by a Registered Surveyor clearly showing the surveyor's name and the date, the stormwater drainage, including the on-site stormwater detention system if one has been constructed and finished ground levels **is to be submitted to the Principal Certifying Authority (PCA)** and to Ryde City Council if Council is not the nominated PCA. If there are proposed interallotment drainage easements on the subject property, **a Certificate from a Registered Surveyor is to be submitted to the PCA** certifying that the subject drainage line/s and pits servicing those lines lie wholly within the proposed easements.
101. **On-Site Stormwater Detention System - Marker Plate.** Each on-site detention system basin shall be indicated on the site by fixing a marker plate. This plate is to be of minimum size: 100mm x 75mm and is to be made from non-corrosive metal or 4mm thick laminated plastic. It is to be fixed in a prominent position to the nearest

ITEM 2 (continued)**ATTACHMENT 1**

concrete or permanent surface or access grate. The wording on the marker plate is described in City of Ryde, Development Control Plan 2006: - Part 8.2; Stormwater Management. An approved plate may be purchased from Council's Customer Service Centre on presentation of a completed City of Ryde OSD certification form.

102. **Positive Covenant, OSD.** The creation of a Positive Covenant under Section 88 of the Conveyancing Act 1919, burdening the property with the requirement to maintain the stormwater detention system on the property. The terms of the instruments are to be generally in accordance with the Council's draft terms of Section 88E instrument for Maintenance of Stormwater Detention Systems and to the satisfaction of Council.
103. **Drainage Construction.** The stormwater drainage on the site is to be constructed in accordance with plan the approved construction certificate version of the stormwater drainage plans drawings no.C1A,C2B, C3A &C4A prepared by ADC Design Group Pty Ltd 11/1109 & 29/1209 and as amended in red by Council's Development Engineering Assessment Team.

POST OCCUPATION CERTIFICATE

104. Within 2 days of issuing a final Occupation Certificate, the Principal Certifying Authority (PCA) is required to generate a BASIX Completion Receipt in accordance with the provisions of the EP & A Regulation 2000. The PCA is to refer to the BASIX Completion Receipt tool at www.basix.nsw.gov.au/administration/login.jsp in order to generate the BASIX Completion Receipt and a printed copy of the receipt is to be placed on the PCA file.

OPERATIONAL

105. The pool and sauna pump is not to be operated between 8pm and 7am Mondays to Fridays and between 8pm and 8am on Saturdays, Sundays and public holidays.
- (b) That staff urgently request the owner of the property to have the quality of the pool water upgraded to an appropriate standard suitable for swimming. Alternatively, request the owner to have the pool drained.
- (c) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous.

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

The meeting closed at 6.00pm.

CONFIRMED THIS 5TH DAY OF APRIL 2011.

Chairperson

3 REPORT OF WORKS AND COMMUNITY COMMITTEE MEETING 4/11 held on 15 March 2011

File No. GRP/10/3/001/5 – BP10/706

Report Summary

Attached are the Minutes of the Works and Community Committee Meeting 4/11 held on 15 March 2011. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

Items 1, 2, 3 and 5 were dealt with by the Committee within its delegated powers.

The following Committee recommendations are submitted to Council for determination in accordance with the delegations set out in Clause 5.3.2 of the Code of Meeting Practice relating to Charters, functions and powers of Committees:

4 SIGNIFICANT TREE REGISTER NOMINATION - Linton Avenue, West Ryde

Note: The Committee inspected the site at Linton Avenue, West Ryde

RECOMMENDATION: (Moved by Councillors Petch and Perram)

That the two *Cinnamomum camphora* (Camphor Laurel) trees, one located at 2 Linton Avenue and the other at 6 Linton Avenue West Ryde, not be placed on Council's Significant Tree Register.

Note: This matter will be dealt with at the Council Meeting to be held on **22 March 2011** as substantive changes were made to the published recommendation

6 TREE MANAGEMENT REVIEW - 12 Jeanette Street, East Ryde

Note: The Committee inspected the site at 12 Jeanette Street, East Ryde

RECOMMENDATION: (Moved by Councillors Petch and Tagg)

That the three *Cupressus sempervirens* (Pencil Pine) be conditionally approved for removal. The condition being that prior commitment is given to include the replacement planting of three trees that are 1.5 Metres at time of planting and will reach a minimal height of 8 Metres at maturity.

Note: This matter will be dealt with at the Council Meeting to be held on **22 March 2011** as substantive changes were made to the published recommendation

7 TREE MANAGEMENT REVIEW - 160-186 Balaclava Road, Marsfield

Note: The Committee inspected the site at 160-186 Balaclava Road, Marsfield.

RECOMMENDATION: (Moved by Councillors Petch and Tagg)

ITEM 3 (continued)

That the one *Eucalyptus microcorys* (Tallowwood) and two *Eucalyptus* sp. be conditionally approved for removal. The condition being that prior commitment is given to agree with the replacement planting of three trees that are 1.5 metres at time of planting and will reach a minimal height of 8 metres at maturity.

Note: This matter will be dealt with at the Council Meeting to be held on **22 March 2011** as substantive changes were made to the published recommendation

8 TREE MANAGEMENT REVIEW - 82 Waring Street, Marsfield

Note: The Committee inspected the site at 82 Waring Street, Marsfield.

RECOMMENDATION: (Moved by Councillors Tagg and Maggio)

That the one *Corymbia citriodora* (Lemon Scented Gum) be conditionally approved for removal. The condition being that prior commitment is given to agree with the replacement planting of one tree that is 1.5 Metres in height at time of planting and will reach a minimal height of 8 Metres at maturity.

Note: This matter will be dealt with at the Council Meeting to be held on **22 March 2011** as substantive changes were made to the published recommendation and dissenting votes were recorded.

ATTACHMENTS

1 Minutes - Works and Community Committee - 15 March 2011

ITEM 3 (continued)**ATTACHMENT 1**

City of Ryde

Works and Community Committee**MINUTES OF MEETING NO. 4/11****Meeting Date:** Tuesday 15 March 2011**Location:** Committee Room 1, Level 5, Civic Centre, 1 Devlin Street, Ryde**Time:** 4.32pm**Councillors Present:** Councillors Li, Maggio (Chairperson), Perram, Petch and Tagg

Note: Councillor Maggio arrived at the meeting at 4.40pm during the site inspections and apologised for his late arrival. In the absence of the Chairperson – Councillor Maggio, Councillor Tagg opened the meeting at 4.32pm. Councillor Li arrived at the meeting at 5.12pm and apologised for his late arrival.

Apologies: Councillor Campbell

Staff Present: Group Manager – Community Life, Group Manager – Public Works, Manager Operations, Manager Open Space, Manager Governance, Coordinator Natural Areas, Tree Management Officer and Councillor Support Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 01 March 2011**RESOLUTION:** (Moved by Councillors Petch and Perram)

That the Minutes of the Works and Community Committee 03/11, held on Tuesday 01 March 2011, 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.

ITEM 3 (continued)**ATTACHMENT 1****2 TRAFFIC & PARKING MATTERS PRESENTED TO RYDE LOCAL TRAFFIC COMMITTEE MEETING 27 JANUARY 2011.**

RESOLUTION: (Moved by Councillors Perram and Petch)

That Council adopt the traffic and parking measures involving:

1. Junction of Ronald Avenue and Dorothy Street, Ryde – Parking Restrictions
 - a. Reinforcing the regulatory parking restrictions at the intersection of Ronald and Dorothy Streets Ryde by installing:
 - i. “No Stopping” on both sides of the bend,
 - ii. “No Parking” within the road blister on the outside of the bend in front of house No’s 44, 46, 48, 50 Ronald Avenue, and
 - iii. A continuity line on the outside of the bend along the prolongation of the kerb line to clearly define the traffic lane on the outside of the bend between house No’s 44 and 50 Ronald Avenue.
2. Intersection Sluman Street and Dunshea Street, Denistone West – Rationalise Priority at 5-leg Intersection
 - a. Install line marking at the intersection of Dunshea and Sluman Streets comprising:
 - i. Double barrier lines between Dunshea Street and Sluman Street,
 - ii. Centreline S1- separation lines along Sluman Street and Dunshea Street stemming from the Allars Street intersection,
 - iii. TB - hold lines across the leg of the T – intersections formed by Dunshea Street, Sluman Street and Allars Street at their junction, and (iv) Giveway signs at Sluman Street and Dunshea Street intersection.
3. Intersection Parkes Street and Belmore Road – Rationalise Priority at T-intersection
 - a. Installing a “Giveway sign and TB line” on the Belmore Road approach at its intersection with Parkes Street Ryde.
4. West Ryde Urban Village Development NEW Betts Street – Signage and Line Marking (including s138 Application)
 - a. Council staff liaising directly with the RTA in respect to finalisation of the design of “new” Betts Street, West Ryde to ensure appropriate pedestrian crossing arrangements are included.
5. Cox's Road, North Ryde M2 Alternative Cycle Route
 - a. Council requests Leightons undertake urgently an independent post installation rideability audit of the alternative cycleway in Coks Rd through the town centre installed as part of the M2 widening, with the findings of the audit report provided to the Local Traffic Committee.

Record of Voting:

For the Motion: Unanimous

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

ITEM 3 (continued)**ATTACHMENT 1****3 BUSHLAND WALKING TRAILS PLAN**

RESOLUTION: (Moved by Councillors Maggio and Li)

That the information gathered to date on *developing a Strategy to Manage Bushland Walking Tracks in the City of Ryde* be noted and used in the development of the Integrated Open Space Plan.

Record of Voting:

For the Motion: Unanimous

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

4 SIGNIFICANT TREE REGISTER NOMINATION - Linton Avenue, West Ryde

Note: The Committee inspected the site at Linton Avenue, West Ryde

RECOMMENDATION: (Moved by Councillors Petch and Perram)

That the two *Cinnamomum camphora* (Camphor Laurel) trees, one located at 2 Linton Avenue and the other at 6 Linton Avenue West Ryde, not be placed on Council's Significant Tree Register.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 March 2011** as substantive changes were made to the published recommendation

5 TREE REMOVAL - Construction of Shared User Pathway (SUP) along Waterloo Road, Macquarie Park.

Note: The Committee inspected the site at Waterloo Road, Macquarie Park

RESOLUTION: (Moved by Councillors Petch and Perram)

- (a) That Council approve the removal of the tree adjacent to the entrance to Nos. 31 and 33 Waterloo Road to allow for the construction of a Shared User Path (SUP).
- (b) That, on completion of the shared use pathway (SUP), a replacement tree be planted.

Record of Voting:

For the Motion: Unanimous

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

ITEM 3 (continued)**ATTACHMENT 1****6 TREE MANAGEMENT REVIEW - 12 Jeanette Street, East Ryde**

Note: The Committee inspected the site at 12 Jeanette Street, East Ryde

RECOMMENDATION: (Moved by Councillors Petch and Tagg)

That the three *Cupressus sempervirens* (Pencil Pine) be conditionally approved for removal. The condition being that prior commitment is given to include the replacement planting of three trees that are 1.5 Metres at time of planting and will reach a minimal height of 8 Metres at maturity.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 March 2011** as substantive changes were made to the published recommendation

7 TREE MANAGEMENT REVIEW - 160-186 Balaclava Road, Marsfield

Note: The Committee inspected the site at 160-186 Balaclava Road, Marsfield.

RECOMMENDATION: (Moved by Councillors Petch and Tagg)

That the one *Eucalyptus microcorys* (Tallowwood) and two *Eucalyptus* sp. be conditionally approved for removal. The condition being that prior commitment is given to agree with the replacement planting of three trees that are 1.5 metres at time of planting and will reach a minimal height of 8 metres at maturity.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 March 2011** as substantive changes were made to the published recommendation

8 TREE MANAGEMENT REVIEW - 82 Waring Street, Marsfield

Note: The Committee inspected the site at 82 Waring Street, Marsfield.

RECOMMENDATION: (Moved by Councillors Tagg and Maggio)

That the one *Corymbia citriodora* (Lemon Scented Gum) be conditionally approved for removal. The condition being that prior commitment is given to agree with the replacement planting of one tree that is 1.5 Metres in height at time of planting and will reach a minimal height of 8 Metres at maturity.

Record of Voting:

For the Motion: Councillors Li, Maggio and Tagg

ITEM 3 (continued)**ATTACHMENT 1**

Against the Motion: Councillors Perram and Petch

Note: This matter will be dealt with at the Council Meeting to be held on **22 March 2011** as substantive changes were made to the published recommendation and dissenting votes were recorded.

The meeting closed at 6.18pm.

CONFIRMED THIS 5th DAY OF APRIL 2011.

Chairperson

- 4 87 NORTH ROAD, RYDE. LOT 3 DP 536708. Further report on Local Development Application for internal alterations to existing dwelling and change of use of building to a boarding house containing 8 boarding rooms. LDA2010/615.**

Report prepared by: Consultant Town Planner

Report approved by: Manager Assessment; Group Manager Environment & Planning

Report dated: 16/03/2011

File Number: GRP/11/6/3/6 - BP11/222

1. Report Summary

Applicant: AJ Constructions Pty Ltd

Owner: JL Salvestro-Martin & Dr V James

Date lodged: 30 November 2010

This report considers the following resolution of the Committee of The Whole held on 15 March 2011:

- (a) That consideration of this application be deferred to the Council Meeting of 22 March 2011 to allow an inspection of the property to be undertaken by Councillors.*
- (b) That a detailed Heritage Assessment be undertaken and that consideration be given to the intended occupancy of this application and its impact upon the Heritage aspects of this property.*
- (c) That adequate consideration be given to the submission provided by MARS dated 13 March 2011 (Tabled - ON FILE) which raises a number of issues.*

RECOMMENDATION:

- (a) That the information be noted.
- (b) That Local Development Application No. 2010/615 to carry out alterations to the existing dwelling for purposes to enable its use for an 8 room boarding house for 12 people at 87 North Road Ryde be approved subject to the conditions **ATTACHED** at Attachment 2.
- (c) That the objectors be advised of the decision.

ITEM 4 (continued)

ATTACHMENTS

- 1 Report to the Committee of the Whole held on 15 March 2011
- 2 Recommended Conditions of Consent
- 3 Map
- 4 Plans
- 5 Submission by MARS dated 13 March 2011
- 6 Heritage Impact Statement by MCA Architects

Report Prepared By:

Don Smith
Consultant Town Planner

Report Approved By:

Liz Coad
Manager Assessment

Dominic Johnson
Group Manager Environment & Planning

ITEM 4 (continued)**Report**

The Committee of the Whole held on 15 March 2011 considered a Local Development Application that sought consent for a change of use and alterations of the existing dwelling house at 87 North Road Ryde for the purposes of an 8 room boarding house for 12 people. The dwelling house is listed as a local heritage item. The alterations comprise minor internal reconfiguration, a new window to the storage/computer room on south east (side) elevation and a new sliding door at the rear.

The Committee resolved:

- (a) That consideration of this application be deferred to the Council Meeting of 22 March 2011 to allow an inspection of the property to be undertaken by Councillors.*
- (b) That a detailed Heritage Assessment be undertaken and that consideration be given to the intended occupancy of this application and its impact upon the Heritage aspects of this property.*
- (c) That adequate consideration be given to the submission provided by MARS dated 13 March 2011 (Tabled - ON FILE) which raises a number of issues.*

The matters are dealt with in seriatim:

- (a) An inspection has been arranged for 5pm on Tuesday 22 March 2011.
- (b) A copy of the Heritage Impact Assessment report submitted with the application is attached. This report and the submitted plans and documentation was reviewed by the Heritage Consultant who provided the following report on 16 March 2011:

Documentation:

Architectural drawings by Casa Studio.

Statement of Environmental Effects by Ooi Personal Planning Services Pty Ltd.

Heritage Impact by MCA Architects, 30 Nov. 2010.

Significance of heritage item:

This impact assessment considers the impact of the proposal on the

- Great North Road (a heritage item of state significance) and*
- 87 North Road (a heritage item of local significance).*

North Road is part of the Great North Road route an early road between Sydney and Newcastle. Within the City of Ryde there were only a few buildings constructed along this road, and only a small number remain, including no. 87 North Rd. Ryde, (two storey Victorian dwelling, heritage item)

Existing Conditions:

ITEM 4 (continued)

The site has been developed with a two storey brick dwelling, circa 1892, and a newer extension to the rear. More recently a timber deck and external steel stair has been constructed. The dwelling now consists of;

Ground Floor

original building: two rooms off central hallway, kitchen and new bathroom / laundry.

extension: family room including staircase, bedroom

First Floor

original building: four rooms and new bathroom off central hallway

extension: staircase, large room and en-suite

There is an external metal staircase to the rear.

Proposal:

It is proposed to change the use of the building from a single dwelling to a boarding house to accommodate 12 people.

The work will include minor internal modifications and two new external openings. One opening is a new window 650 x 650mm on the side elevation, detailed to match the existing timber windows with projecting sill, sympathetic to the item, the other opening is a new sliding glass door to the rear elevation.

Details of the work include;

Ground Floor

original building: change of swing of two doors, removal of one door, blocking up of one window.

extension: blocking of one window, construction of new window, new sliding door

First Floor

original building: change of swing of one door, new 650 x 650 window

extension: construction of two new internal partition walls

Heritage Assessment (Fabric)

Great North Road (heritage item):

It is considered there will be no heritage impact on the streetscape and setting of the Great North Road as there will be minimal changes to the exterior and none to the street elevation. The proposed new window is small, towards the rear of the side elevation, and above a garage and will have minimal visual impact. The new sliding door is to the rear.

87 North Road (heritage item):

Interior: *It is considered there will be minimal heritage impact on this item by the changes to openings. Change of door swings, and alterations to openings will be to the*

addition to the heritage item, and will not effect the original fabric.

Exterior: *The new 650 x 650mm opening on the south east upper wall, will be a new opening in what is considered to be original fabric. The window is proposed to be detailed to match existing windows. The position and detailing of the window will reduce its heritage impact and the proposal is reversible over the longer term. The sliding door is in the newer extension to the rear and not visible from the street. It does not impact on the original fabric.*

ITEM 4 (continued)

Associated bicycle and motorbike parking and bin storage will have no impact on the significance of the item.

Heritage Assessment (Change of Use)

The change of use from a residence to a boarding house will require only minor change to the exterior and interior fabric of the building. The 1892 heritage item was constructed as a dwelling and the uses of the rooms will remain essentially the same maintaining the integrity, purpose and continued use of the building.

Recommendations:

There are no heritage recommendations with this proposal.

(c) Consideration has been given to the matters raised in the MARS submission and the following is advised:

1. Can Council be reasonably certain that this LDA has been properly and fully considered by Council officers in the ordinary course and on its merits, taking into account community concerns and the public interest?

Response

The application has been notified to nearby residents, was advertised in the local paper and the report considers submissions received as well as the relevant legislative requirements. The report has been submitted to a meeting of Committee of the Whole for Determination where persons who made submissions were provided with an opportunity to address the Committee if they so wished.

2. Is there a reasonable case to be made out that there is a need for this LDA to be reported on by an independent and objective third party assessor, before it goes to Council?

Response

The report was prepared by an independent planning consultant and not by Council staff.

3. Can it be reasonably inferred that this LDA has been fast tracked in any way, for example, by it directly being submitted to Council's Committee of the Whole?

Response

Because one of the property owners is a current Councillor at the City of Ryde the application was referred to the Committee of the Whole for determination and not dealt with under delegated authority. The decision to list an item on the Committee agenda is made by the General Manager and was deemed appropriate due to the fact it would elicit strong interaction from all Councillors.

ITEM 4 (continued)

4. Is there any relationship between the timing for the consideration of this LDA and the State general election scheduled for 26 March 2011?

Response

No.

5. Has an unfair advantage been conferred on this LDA by advertising it on 5 January 2011, being a date within the holiday period when things can easily slip through the net without proper consideration and vigilance being applied, and without proper opportunity being given for community consultation?

Response

- The application was received 30/11/10.
 - Council on 9/11/10 at its meeting (that was open to the public) resolved that the normal 14 day notification period be extended to 28 days for DA's notified between 6/12/10 and 14/1/11.
 - The DA was notified/advertised in the Ryde City View from 5/1/11 to 3/2/11 which is a period of 29 days. The advertisement appeared in the Ryde City View on 5 January 2011. Due to the Christmas break nearby residents were notified early on 15/16 December 2010.
6. Can this LDA be properly considered before Council adopts a boarding house policy for the City of Ryde?

Response

Council is obliged to consider all development applications under the prevailing legislation which at this time is State Environmental Planning Policy (Affordable Rental Housing) 2009. There has been no decision of Council to draft or adopt a Boarding House Policy.

7. Given that the Councillor who is an owner of the property that is the subject of the LDA has always voted in favour of approving boarding house LDA's in the past, does this impose undue pressure on other Councillors to approve this LDA on the basis that, if they do not, then they might be accused of not properly considering the LDA, merely as a retaliation to the attitude of the Councillor owner always voting in favour of boarding house LDA's to date?

Response

This is a matter for Councillors.

8. Are the conditions, recommended for this LDA by Council's officers, at least as stringent as those that were ultimately imposed by Council in relation to the LDA at 15 Dora Street, Marsfield.

ITEM 4 (continued)Response

The recommended conditions are based on those for 15 Dora Street but have been modified to suit this particular application:

- There are no conditions relating to an on site Manager as one is not required.
 - The building conditions reflect the type of work proposed.
 - Fire safety conditions relate to a boarding house accommodating 12 people.
9. Will probity be better ensured if the procedural and probity issues surrounding this LDA are considered by Councillors as a preliminary step to a consideration of the LDA on its merits?

Response

This is a matter for Council/Councillors.

Conclusion

The above has been provided as information to Council and does not affect the content or recommendation contained in the assessment report prepared on the application

ITEM 4 (continued)**ATTACHMENT 1****6 87 NORTH ROAD, RYDE. LOT 3 DP 536702. Local Development Application for internal alterations to existing dwelling and change of use of building to a boarding house containing 8 boarding rooms. LDA2010/0615.****Report prepared by:** Consultant Town Planner**Report approved by:** Manager Assessment; Group Manager Environment & Planning**Report dated:** 25 February 2011
BP11/126**File Number:** GRP/11/6/3/3 -**1. Report Summary****Applicant:** AJ Constructors Pty Ltd.**Owner:** JL Salvestro-Martin & Dr V James.**Date lodged:** 30 November 2010.

Council is in receipt of an application seeking development consent for a change of use and alterations of the existing dwelling house at 87 North Road Ryde for the purposes of an 8 room boarding house for 12 people. The dwelling house is listed as a local heritage item. The alterations comprise minor internal reconfiguration, a new window to the storage/computer room on south east (side) elevation and a new sliding door at the rear.

**Subject site**

The subject site is zoned R2 Low density Residential under Ryde Local Environmental Plan 2010 (LEP 2010) where 'boarding houses' are permissible with consent. *State Environmental Planning Policy (Affordable Rental Housing) 2009* ("SEPP 2009") commenced on 18 September 2009 and contains criteria governing the establishment of Boarding Houses.

The DA plans have been advertised and notified to neighbouring property owners,

Agenda of the Council Meeting No. 4/11, dated Tuesday 22 March 2011.

ITEM 4 (continued)**ATTACHMENT 1**

and two (2) submissions were received raising concerns about increased parking and congestion on the street, impact on sightlines of parked cars and excessive noise caused by additional people being at the premises. The proposal complies with SEPP 2009 relating to parking and it is considered unlikely that noise from the occupants will impact on the neighbourhood.

Clause 29 of SEPP 2009 contains various standards that Council cannot use to refuse consent where the boarding house complies with these standards. SEPP 2009 also contains development standards that the proposed boarding house is required to satisfy. The application satisfies these standards.

On consideration of the proposal against the requirements of SEPP 2009 and the submissions made it is considered that the proposal as submitted is acceptable and is recommended for approval.

Reason for Referral to Committee of the Whole: One of the co-owners of the subject site is a current Councillor at the City of Ryde.

Public Submissions: Two (2) submissions received

SEPP1 Objection received? Not required

Value of works? \$42,500.00

RECOMMENDATION:

- (a) That Local Development Application No. 2010/615 to carry out alterations to the existing dwelling for purposes to enable its use for an 8 room boarding house for 12 people at 87 North Road Ryde be approved subject to the conditions **ATTACHED** at Attachment 1.
- (b) That the objectors be advised of the decision.

ATTACHMENTS

- 1 Recommended Conditions of Consent
- 2 Map
- 3 Plans

Report Prepared By:

Don Smith
Consultant Town Planner

Report Approved By:

Liz Coad
Manager Assessment

Dominic Johnson
Group Manager Environment & Planning

ITEM 4 (continued)**ATTACHMENT 1****2. Site** (*Refer to attached map.*)

Address	87 North Road, Ryde being Lot 3 in DP 536708
Site Area	Area 724.3m ² Frontage: 16.925m Depth: 45.75/46.37m
Topography and Vegetation	The site is relatively level and contains several mature trees towards the rear of the site.
Existing Buildings	A 2 storey rendered brick dwelling with tile roof is situated on the site with an attached single garage on the southern side.
Planning Controls	
 Zoning	R2 Low Density Residential under Ryde LEP 2010
 Other	<ul style="list-style-type: none">- State Environmental Planning Policy (Affordable Rental Housing) 2009- Ryde DCP 2010

3. Councillor Representations:

None made.

4. Political Donations or Gifts

None disclosed in applicant's DA documentation or in any submissions received.

5. Proposal

The proposal involves internal and external alterations and change of use of the existing dwelling house to a boarding house containing 8 boarding rooms for 12 people. The following is a summary of the proposal:

Ground Floor

- 2 single boarding rooms of 12.51m² and 14.03m²
- 1 double boarding room of 16.66m²
- kitchen
- family room
- laundry
- bathroom
- rear and side facing deck

First Floor

- 2 single boarding rooms of 14.82m² and 13.69m²
- 3 double boarding rooms of 16.23m², 17.09m², 16m
- bathroom
- storage/computer room
- access to the ground level deck and rear yard.

ITEM 4 (continued)**ATTACHMENT 1**

The following works are proposed:

Building

- Fill in the window between existing family room and the existing enclosed sunroom on the ground floor that is to be converted into a double boarding room.
- Fill in the window between the existing bathroom and the existing enclosed sunroom on the ground floor so the sunroom can be converted into a double boarding room, including lining the sunroom.
- Block up doorway between the proposed storage/computer room and a proposed double boarding room.
- Widening of the hallway to the existing rear steps to make it a uniform 970mm in width.
- Alter the swing of the bathroom door.
- New window 650mm wide in the southern wall of the proposed storage/computer room. The window is over the garage roof and faces the adjoining church.

Grounds

- Install a bicycle rack at front of the building
- Provide 2 motorcycle parking spaces between the driveway and the southern boundary.
- Provide waste receptacle storage on the southern boundary.

A full set of the DA plans are **CIRCULATED UNDER SEPARATE COVER** to Councillors for information as part of the consideration of this DA.

6. Background

None relevant to this application.

7. Submissions

The proposal was advertised and notified in accordance with Development Control Plan 2010 Part 2.1, Notification of Development Applications. The application was advertised on 5 January 2011 and notification of the proposal was from 15 December 2010 to 3 February 2011 and two (2) submissions were received in response raising the following concerns:

- At least 8 additional vehicles will require parking spaces and these should be incorporated into the site.
- North Road is narrow at this point and if vehicles are parked in the street it will limit the view of drivers entering and leaving the carriageway.
- Additional people on the site are likely to cause excessive noise and as such inconvenience neighbours.
- Vehicles parked on the road will limit the view of vehicles coming from Ryde.
- Can a heritage listed dwelling be used as a boarding house.

Comment

The SEPP 2009 provides that Council cannot require any more than 1 space for each 10 boarding rooms and one for each person to be employed at the site. As there are 8 boarding rooms and no persons to be employed at the site, the one single garage

ITEM 4 (continued)**ATTACHMENT 1**

parking space complies with the SEPP. It is unlikely that the additional people will generate any significant noise as the building is primarily to be used for residential purposes. Council's Traffic Engineer advises that the width of North Road in the vicinity of proposed site is about 8m kerb to kerb and that barrier lines are existing for about 80m in North Road between properties no. 81 and 95. The traffic laws provide that no cars will be allowed to park in North Road within 3m of the barriers. Visitors to the proposed boarding house would therefore need to park in side streets. There are no public transport stops on North Road outside this site and they are located over 300m from the site. Therefore the boarding house use will not impact on sightlines as visitor cars will be parked some distance from the site and there will be no queuing of people waiting for public transport.

A heritage listed building can be used for any purpose providing there are no changes proposed to the building that are likely to impact on its heritage significance. Minimal changes are proposed to the dwelling house and do not affect its heritage status.

8. Objection under SEPP1 or Clause 4.6 of Ryde LEP 2010

This application does not require submission of any such objection.

9. Policy Implications**Relevant Provisions of Environmental Planning Instruments etc:****(a) Ryde Local Environmental Plan 2010**

The site is within the R2 Low Density Residential Zone where boarding houses are permissible with consent. There are no provisions that specifically relate to boarding houses.

Clause 5.19 (Heritage Conservation) applies as the site is listed as an item of local heritage significance. It is also situated on Great North Road (Bedlam Point to Eastwood) that is listed as an item of state significance. A Heritage Impact Statement was submitted and referred to Council's Heritage Officer who has no concerns with the proposal.

(b) Relevant SEPPs and REPs**SREP (Sydney Region Catchment) 2005**

From 1 July 2009 this SREP is taken to be a State Environmental Planning Policy (see clause 120 of Schedule 6 to the [Environmental Planning and Assessment Act](#)). The site is located within the designated hydrological catchment of Sydney Harbour and therefore is subject to the provisions of the above SREP. However, the site is not located on the foreshore or adjacent to the waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SREP are not applicable to the proposed development. The objective of improved water quality is satisfied through compliance with the provisions of section 8.1 (Construction Activities) of DCP 2010 and related conditions of consent. The proposed development raises no other issues and otherwise satisfies the aims and objectives of the SREP.

ITEM 4 (continued)**ATTACHMENT 1****State Environmental Planning Policy (Affordable Rental Housing) 2009****Clause 8 Relationship with other environmental planning instruments**

If there is an inconsistency between this Policy and any other environmental planning instrument, whether made before or after the commencement of the SEPP, the SEPP prevails to the extent of the inconsistency. Division 3 of the SEPP specifies in part that boarding house development may be carried out within the R2 Low Density Residential Zone.

Section 30 sets out Standards for boarding houses and Council must not consent to a boarding house unless it is satisfied with each of the following:

Standards for boarding houses		
Standard	Proposed	Compliance
A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:		
(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,	This boarding house contains 8 boarding rooms. The boarding house includes a "family room" of 30m ² in area at ground floor level and a computer/storage room of 8.9m ² at 1 st floor level to be available to all residents.	Yes
(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25m ² ,	The largest boarding room is 17.09m ² .	Yes
(c) no boarding room will be occupied by more than 2 adult lodgers,	Four (4) of the proposed bedrooms have an area of 16m ² or more and may be occupied by two adult lodgers. The number of persons per room is stipulated on the plans and reinforced in the conditions of consent.	Yes
(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each	The boarding house proposes a kitchen and 1 bathroom (ground floor) and a bathroom on the first floor.	Yes

ITEM 4 (continued)**ATTACHMENT 1**

Standards for boarding houses		
Standard	Proposed	Compliance
lodger,	Council's Environmental Health Officer and Building Surveyor has raised no objection to the proposed bathroom and kitchen facilities.	
(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,	In accordance with the provisions of the SEPP 2009 this boarding house has a maximum capacity of 12 adult lodgers. A boarding house manager is not required in this instance and is not proposed.	Yes
(f) if the boarding house is on land within a zone where residential flat buildings are permissible, no new car parking for lodgers will be provided on the site,	The subject site is within the R2 Low Density Residential zone where residential flat buildings are not permissible.	NA
(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,	The site is within the R2 Low Density Residential zone.	N/A
(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.	8 boarding rooms requires provision for 2 bicycles and 2 motorcycles. Such bicycle and motorcycle parking is to be made available on the site.	Yes

Standards that cannot be used to refuse consent

Clause 29 of the SEPP specifies the following standards that the consent authority cannot use to refuse consent for a boarding house:

Standards that cannot be used to refuse consent	Comment
(1) A consent authority must not refuse consent to development to which this	The maximum floor space ratio (FSR) as prescribed in DCP 2010

ITEM 4 (continued)**ATTACHMENT 1**

Standards that cannot be used to refuse consent	Comment
Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than the existing maximum floor space ratio for any form of residential accommodation permitted on the land.	is 0.5:1 The existing building has a floor space of 277m ² . The site area is 724.3m ² and therefore the FSR is 0.382:1
(2) In addition a consent authority must not refuse consent to development to which this Division applies on any of the following grounds:	
Building height - if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,	The proposal does not involve any change to the height of the existing dwelling.
Landscaped area - if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,	Front setback landscaping is largely unaffected by this proposal except for the motorcycle parked at the side of the driveway. The remaining front yard is compatible with the streetscape.
Solar access - where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,	The existing family room has north and east facing windows and will obtain adequate sunlight.
Private open space - if at least the following private open space areas are provided (other than the front setback area): (i) one area of at least 20m ² with a minimum dimension of 3m is provided for the use of the lodgers, (ii) if accommodation is provided on site for a boarding house manager—one area of at least 8m ² with a minimum dimension of 2.5m is provided adjacent to that accommodation,	Rear yard private open space is approximately 320m ² . A boarding house manager is not proposed as the proposed boarding house capacity of 12 adult lodgers does not require an on site boarding house manager.
Parking - if not more than:	

ITEM 4 (continued)**ATTACHMENT 1**

Standards that cannot be used to refuse consent	Comment
<p>(i) one parking space is provided for each 10 boarding rooms or part thereof, and</p> <p>(ii) one parking space is provided for each person employed in connection with the development and who is a resident on site,</p>	<p>Proposed boarding house comprises 8 boarding rooms and does not include any employees. The proposal requires 1 parking space to be provided on existing single garage is on the site in addition to the bicycle and the motorcycle parking spaces.</p>
<p>Accommodation size - if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</p> <p>(i) 12m² in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16m² in any other case.</p>	<p>Room 1 – 14.03m² (1 lodger) Room 2 – 12.51m² (1 lodger) Room 5 – 13.69m² (1 lodger) Room 6 – 14.82m² (1 lodger)</p> <p>Room 3 – 16.66m² (2 lodgers) Room 4 – 16.23m² (2 lodgers) Room 7 – 16m² (2 lodgers) Room 8 – 17.9m² (2 lodgers)</p>
<p>(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</p>	<p>None proposed</p>
<p>(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</p>	<p>Noted.</p>

(c) Any draft LEPs

None applicable.

(d) Any DCP (e.g. dwelling house, villa)

City of Ryde Development Control Plan 2010:

ITEM 4 (continued)**ATTACHMENT 1**

Council does not have any development controls that specifically relate to boarding houses (other than the car parking requirement contained in Part 9.3, detailed below).

Ryde DCP 2010 Part 9.3 Car Parking

Section 4 specifies, in part:

4 Parking required in respect of specific uses**4.1 Residential**

- (i) *Boarding houses: one (1) space / two (2) bedrooms, and one (1) space per manager / one (1) space per two (2) employees*

Comparison of car parking requirements for the proposed development	
Policy	Number of car parking spaces required
SEPP (Affordable Rental Housing) 2009	1
City of Ryde Development Control Plan 2010	8 boarding rooms requires 4 spaces

Council's DCP 2010 Part 9.3 specifies that the proposed boarding house is required to provide a total of 4 on-site parking spaces. The proposal makes provision for 1 formal car parking space within the existing garage, which would not comply with DCP 2010 Part 9.3. Notwithstanding this, it is again noted that SEPP 2009 specifies the grounds that cannot be used to refuse consent for boarding houses which include:

(e) **parking** if not more than:

- (i) *one parking space is provided for each 10 boarding rooms or part thereof, and*
- (ii) *one parking space is provided for each person employed in connection with the development and who is a resident on site,*

Accordingly the 1 parking space proposed satisfies the above minimum requirement of the SEPP, and cannot be used as a ground to refuse the application.

10. Likely impacts of the Development**(a) Built Environment**

There are no external works proposed for the existing building, apart from the window proposed in the computer/storage room. This window faces the adjoining church and is unlikely to result in any overlooking or privacy concerns. Accordingly the development would have minimal impact in terms of built environment and streetscape.

ITEM 4 (continued)**ATTACHMENT 1****(b) Natural Environment**

It is anticipated that the proposed development should have no significant impacts on the natural environment.

(c) Social and Economic Impacts

It is considered that boarding house developments serve a social and community need for accommodation. As noted elsewhere in this report, there is a shortage of affordable housing, which is one of the reasons why SEPP 2009 was introduced by the NSW State Government. The current application is seeking approval in accordance with the SEPP.

11. Suitability of the site for the development

A review of Council's Land Information mapping system shows that the following constraints affect the site:

- Heritage Item – See comments by Council's Heritage Officer who has no concerns with the proposal.
- Urban Bushland – The rear of the site has been identified as "Urban Bushland Non Conservation". There are a number of large trees at the rear that contribute to the landscape of the area. No work is proposed that would impact on these trees.

12. The Public Interest

In the circumstances of the case approval of the proposal is considered to be in the public interest.

13. Consultation – Internal and ExternalInternal Referrals

Building Surveyor: Memo 11 January 2011: *A review of the details provided and the BCA Assessment report prepared by BCAvision would suggest that the requirements of the BCA can be achieved. It is recommended that the following conditions be included as part of the Development Consent.*

Comment

The conditions have been included in the recommended conditions of consent at Attachment 1 under their appropriate headings.

Environmental Health Officer: Memo 12 January 2011: *We know from practical experience that two main issues have arisen with the use of residences as boarding houses. These are the maintenance of the common and external areas of the property and the adequacy of the standard garbage service.*

Council's draft waste minimisation DCP recommends 60L/person/week should be allocated for garbage and 20L/person/week for recycling. For this application that is a total of 720L/week for garbage and 240L/week for recycling per premises. 4x240L bins will be needed to handle this amount of waste. The plan shows a garbage storage area for 5 bins in the front yard adjacent to motorcycle parking area.

ITEM 4 (continued)**ATTACHMENT 1**

As for maintenance, a group of unrelated and somewhat short term boarders feel no responsibility to the maintenance of the property, particularly those areas shared by others, and even more so with the external areas. As a consequence we see lawns & gardens becoming overgrown and accumulation of rubbish or disused items. It has also been found that the numbers of lodgers accommodated can increase over time.

It is therefore necessary to include conditions that specifically control these issues and allow for subsequent checks and enforcement where necessary.

RECOMMENDATION:

That the Manager Assessment be advised the proposal will be satisfactory subject to the following conditions:

Comment

The number of boarders is shown on the plans to be approved, is stipulated in condition 22-24 and cannot be increased without Council consent. The conditions have been included in the recommended conditions of consent at Attachment 1 under their appropriate headings.

Heritage Officer: Memo 14 December 2010:

Existing Conditions:

The site has been developed with a two storey brick dwelling, circa 1892, and a newer wing to the rear. More recently a timber deck and external timber stair has been constructed.

Heritage Assessment:**On Great North Road:**

It is considered there will be minimal heritage impact on the streetscape and setting of the Great North Road.

On no. 87 North Road:

It is considered there will be minimal heritage impact on this item by the change of use and the inclusion of the new openings.

Recommendations:

There are no heritage recommendations with this proposal.

Traffic Engineer: Council's Traffic Engineer was requested to provide comments regarding concerns raised by the submitters about sight distances for vehicles entering/leaving the site, and general traffic issues. The following comments have been provided via email 24 February 2011.

- *Width of North Road in the vicinity of proposed site is about 8 metres kerb to kerb.*
- *Barrier lines (along North Road) are existing for about 80 metres in North Road between properties no. 81 and 95.*
- *There is a requirement that cars will not be allowed to park in North Road within 3 metres of the barrier lines for the above section.*
- *As per Council DCP one parking space on site will be sufficient as there will not be any manager or employee.*

ITEM 4 (continued)**ATTACHMENT 1**

- *Bicycle and motor cycle parking on site will reduce car usage.*
- *Visitors to the proposed boarding house would need to park in side streets.*
- *There is no public transport on North Road outside this site.*
- *Nearest bus stop on Quarry Road is 200m, at Midway shops is 300m and along Blaxland Road is 350m.*
- *A majority of boarders will depend on public transport.*

External Referrals

Nil.

14. Critical Dates

There are no critical dates or deadlines to be met.

15. Financial Impact

Adoption of the option(s) outlined in this report will have no financial impact.

16. Other Options

The alternative of refusing the subject application is a matter for Council but has not been recommended having regard to compliance of the proposal with the relevant planning controls, and that no significant issues have been raised by objectors.

17. Conclusion:

The proposal has been assessed using the Heads of Consideration listed in Section 79C of the Environmental Planning and Assessment Act 1979 and there are no likely impacts that would warrant refusal.

In response to the public notification/advertising period two (2) submissions were received mainly concerned with the impacts of on street parking and possible increase in noise. However the proposal complies with the SEPP in relation to parking and unacceptable noise impacts are considered unlikely.

SEPP 2009 includes various standards (in clause 29) that Council cannot use to refuse consent where the boarding house complies with these standards. SEPP 2009 also contains development standards that the proposed boarding house is required to satisfy and the proposal complies with all the standards.

ITEM 4 (continued)**ATTACHMENT 2****Attachment 1 to report to Committee of the Whole – Conditions of Consent**

1. Development is to be carried out in accordance with the following plans and support information submitted to Council.

PLAN	ISSUE	DESCRIPTION	DATE
DWG No 1	-	Site Plan	20-11-2010
DWG No 2	-	First Floor Alteration	20-11-2010
DWG No 3	-	Ground Floor Alteration	20-11-2010
DWG No 4	-	G.F. Internal Alteration	20-11-2010
DWG No 5	-	F.F. Internal Alteration	20-11-2010
DWG No 6	-	Existing Elevation & Section	20-11-2010
DWG No 6	-	Existing Elevation & Section	20-11-2010
DWG No 7	-	Existing Elevation & Section	20-11-2010
DWG No 8	-	Existing Elevation & Section	20-11-2010
DWG No 9	-	Fire Safety Measures Schedule	20-11-2010
DWG No 10	-	Skip Bins & Material Location	20-11-2010

2. Compliance with the Building Code of Australia
 - a) All building work (other than work relating to the temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date of the application for the relevant construction certificate or complying development certificate was made)
 - b) This clause does not apply to the extent to which an exemption is in force under clause 187 or 188, in the Environmental Planning and Assessment Regulations 2000, subject to any terms of any condition or requirement referred to in Clause 187(6) or 188(4).
3. Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Amendment Act, 1997 are to be complied with:
 - a) A **Construction Certificate** is to be obtained in accordance with Section 81A (2)(a) of the Act.
 - b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A (2)(b) of the Act and Form 7 of Schedule 1 to the Regulations.
 - c) Council is to be notified at least two (2) days prior to the intention to commence building works, in accordance with Section 81A (2)(c) of the Act and Form 7 of Schedule 1 to the Regulations.
4. The applicant may apply to the Council or an accredited certifier for the issuing of a **Construction Certificate** and to Council or an accredited certifier to monitor compliance with the approval and issue any relevant documentary evidence or certificate/s. Council Officers can provide these services, and further information can be obtained from Council by telephoning 9952 8222 (Customer Service).

ITEM 4 (continued)**ATTACHMENT 2****PRIOR TO CONSTRUCTION CERTIFICATE**

5. A security deposit (category: other building with no delivery of bricks or concrete or machine excavation) is to be paid to Council (Public Works and Services Group) as well as the Infrastructure Restoration and Administration Fee. Please refer to Council's Management Plan for the current fee amounts.
6. An **Enforcement levy** is to be paid to Council on lodgement of the **Construction Certificate** application in accordance with the requirements of Council's Management Plan (scheduled fees).
7. Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (if required) is to be received prior to the issuing of the **Construction Certificate**.
8. Documentary evidence of compliance with Conditions 5 - 8 to the satisfaction of Council or an accredited certifier is to be submitted to the Council prior to the issuing of the **Construction Certificate**.
9. A site works plan must be prepared and submitted with the **Construction Certificate** for every demolition, earthworks or building works indicating methods of sediment and pollution control in accordance with Council's DCP 2010, Part 8.1 – Construction Activities.
10. Sydney Water

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the website www.sydneywater.com.au, see Your Business then see Building, Developing and Plumbing then Quick Check or telephone 13 20 92.

The consent authority or a private accredited certifier must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before the issue of any **Construction Certificate**.

PRIOR TO COMMENCEMENT

11. Sediment control works are to be installed and maintained in accordance with Council's DCP 2010, Part 8.1 – "Construction Activities".
12. Signage is to be provided on the site during the entire construction phase identifying the PCA and principal contractor (the coordinator of the building work), and providing phone numbers.

DURING CONSTRUCTION

13. The occasions on which building work must be inspected are:
 - a) after excavation for, and prior to the placement of, any footings

ITEM 4 (continued)**ATTACHMENT 2**

- b) prior to pouring any in-situ reinforced concrete building element
- c) prior to covering of the framework for any floor, wall, roof or other building element
- d) prior to covering waterproofing in any wet areas
- e) prior to covering any stormwater drainage connections
- f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the Principal Certifying Authority and be made available to Council officers upon request.

Prior to occupation of the building, an occupation certificate must be obtained. Prior to the issue of the occupation certificate, **the critical stage inspections must be carried out.**

- 14. Concrete wastes must be collected, stored and treated in accordance with the *Concrete Wastes* guide published by the Environment Protection Authority.
- 15. Only unpolluted water is to be discharged to Council's stormwater drainage system.
- 16. The L₁₀ noise level measured for a period of not less than 15 minutes while demolition and construction work is in progress must not exceed the background noise level by more than 20 dB(A) at the nearest affected residential premises.
- 17. All excavated material must be removed from the site. No fill is to be placed above the natural ground level.
- 18. All demolition and all construction and associated work is to be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays.
- 19. No spoil, stockpiles, building or demolition material is to be placed on any public road, footpath, park or Council owned land.

PRIOR TO OCCUPATION CERTIFICATE

- 20. An **Occupation Certificate** must be obtained from the Principal Certifying Authority (PCA) and a copy furnished to Council in accordance with Clause 151 of the Environmental Planning and Assessment Regulation 2000 prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.
- 21. A certificate from a suitably qualified person is to be submitted to the Principal Certifying Authority (*and Council, if Council is not the PCA*) that Fire and Smoke Alarms have been provided in accordance with Part 3.7.2 of the Building Code.

PRIOR TO COMMENCEMENT OF USE

Plan of Management:

ITEM 4 (continued)**ATTACHMENT 2**

22. A Plan of Management must be prepared by the owner of the premises and be approved by Council before the building is occupied. It shall include at least the following detail:
- a furniture and equipment schedule for each room and the boarding house generally;
 - house rules (e.g. use of shared facilities, guests, pets, noise, drug and alcohol use, minimising impact on neighbours);
 - cleaning and maintenance schedules and responsibilities;
 - duties of the off-site manager;
 - waste management and recycling management;
 - safety and security measures (e.g. provision of keys, internal signage including contact details for owner or person responsible for care of the premises, emergency services, access to landline telephone to contact emergency services, essential fire safety measures);

The plan of management can only be amended with the written agreement of Council.

23. The owner must register the premises with Council's Environmental Health Unit before operations commence and must renew the registration annually.

OPERATIONAL

24. No occupation of the premises is to occur without each boarder having a current residential lease agreement for a period of at least 3 months. The lease is to include (or have attached) information informing the tenant of the risks of leaving personal property in common areas and not securing private rooms while attending common areas.
25. At no time are external verandahs, porches or the like to be used for the drying of clothes.
26. The owner or the current person responsible for care of the premises is to keep and maintain an incidents register which is to detail any adverse incidents such as disturbances that occur at the premises and the response to the incident. The incidents register is to be made available to Council for review upon request. The incidents register is to be reviewed by the manager prior to renewing any leases.

Shared Facilities

27. Adequate kitchen, bathroom and laundry facilities must be available for the use of the lodgers.
28. A communal living room must be provided for the use of the lodgers.

Accommodation:

29. A boarding room used by a single lodger must have a floor area of at least 12m². Bedrooms 1, 2, 5 and 6 are to be occupied by only one (1) lodger.
30. A boarding room used by 2 lodgers must have a floor area of at least 16m². Bedrooms 3, 4, 7 and 8 are to be occupied by no more than two (2) adult lodgers.
31. No boarding room is to be occupied by more than 2 adult lodgers and the boarding house is to be occupied by no more than 12 lodgers.

Notices:

ITEM 4 (continued)**ATTACHMENT 2**

32. A schedule showing the numeral designating each bedroom and the number of lodgers permitted to be accommodated in each must be conspicuously displayed near the entrance of the premises.
33. Signage is to be provided on the front façade adjoining the entrance door to the boarding house identifying the name and telephone number of the number of the owner or the current person responsible for care of the premises that can be contactable between 9am and 5pm Monday to Friday and between 9am and 4pm on Saturdays, excluding public holidays.
34. Each bedroom must be clearly numbered in accordance with the schedule.

Waste Storage and Handling Facilities:

35. All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.
36. An adequate number of suitable waste containers must be kept on the premises for the storage of all garbage and recycling wastes generated between collections. In this regard, provision for at least 60 litres/lodger/week for garbage and 20 litres/lodger/week for recycling must be made.
37. Waste storage areas and waste containers must be maintained in a clean and tidy condition at all times
38. Waste containers must be returned to the storage area as soon as possible after servicing.

Cleaning and Maintenance:

39. The premises and all fixtures, furnishings and equipment must be maintained in a clean, sanitary condition and kept in good repair at all times. All common areas within the boarding house, including bathrooms and their fixtures, are to be cleaned on at least weekly basis.
40. Open space areas, including any lawns, gardens, or landscaped areas must be maintained on at least a fortnightly basis and kept in a clean and tidy condition at all times.

Noise Pollution:

41. The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.
42. Unless otherwise provided in this consent, the operation of any plant or equipment installed on the premises must not cause:
 - (a) The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the New South Wales Industrial Noise Policy (EPA, 2000).

ITEM 4 (continued)**ATTACHMENT 2**

- (b) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors*.
 - (c) The transmission of vibration to any place of different occupancy.
43. If complaints arise from operation of the Boarding House, Council may require the submission of a report from an appropriately qualified acoustical consultant demonstrating compliance with the relevant noise and vibration criteria.
44. The boarding house must be operated in accordance with the plan of management approved under condition 22 and a copy must be kept in each room.

Health Inspections:

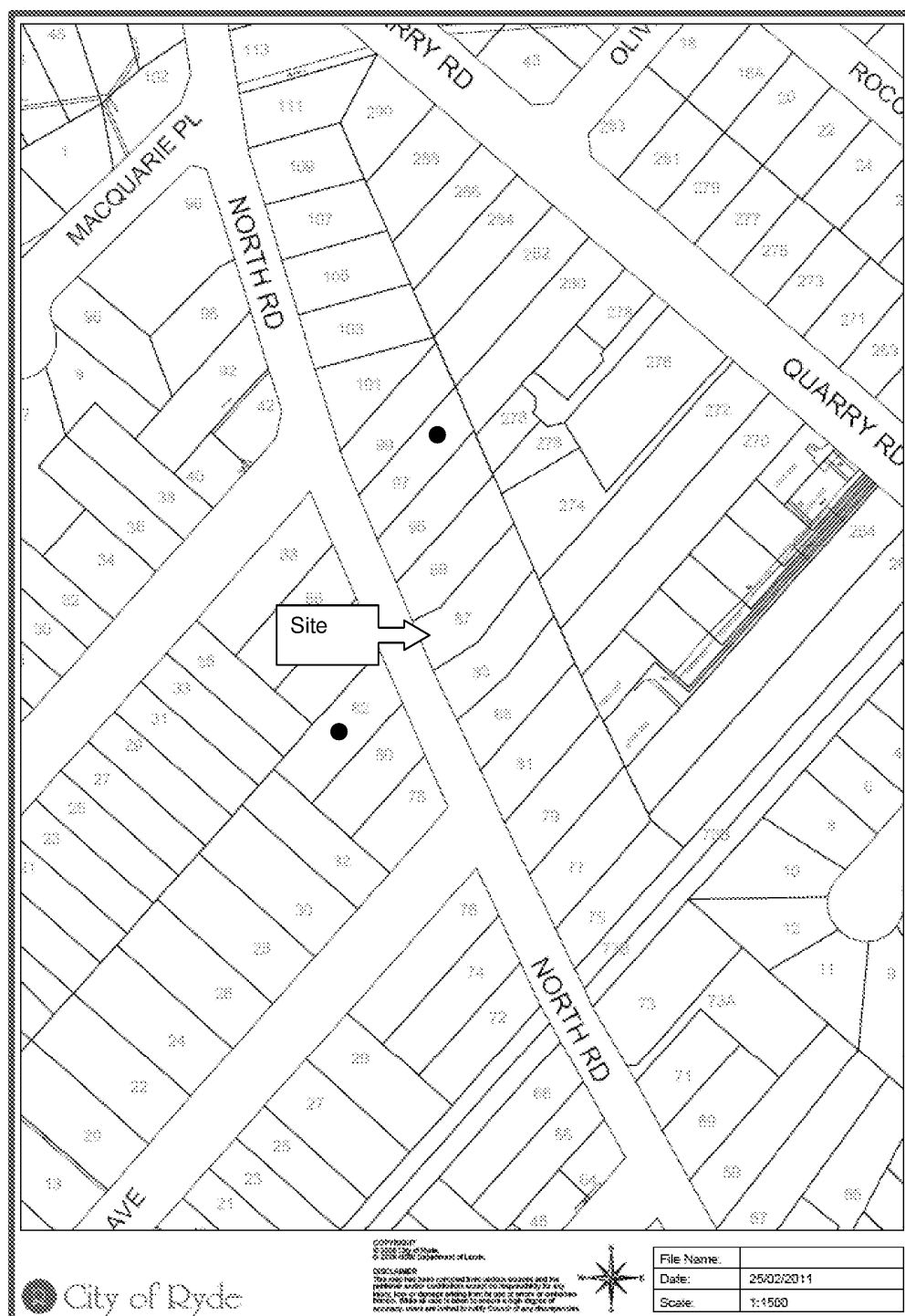
45. Council officers may carry out periodic inspections of the premises to ensure compliance with relevant environmental health standards and Council may charge an approved fee for this service in accordance with Section 608 of the *Local Government Act 1993*. The approved fees are contained in Council's Management Plan and may be viewed or downloaded at www.ryde.nsw.gov.au.

* * * *

ITEM 4 (continued)

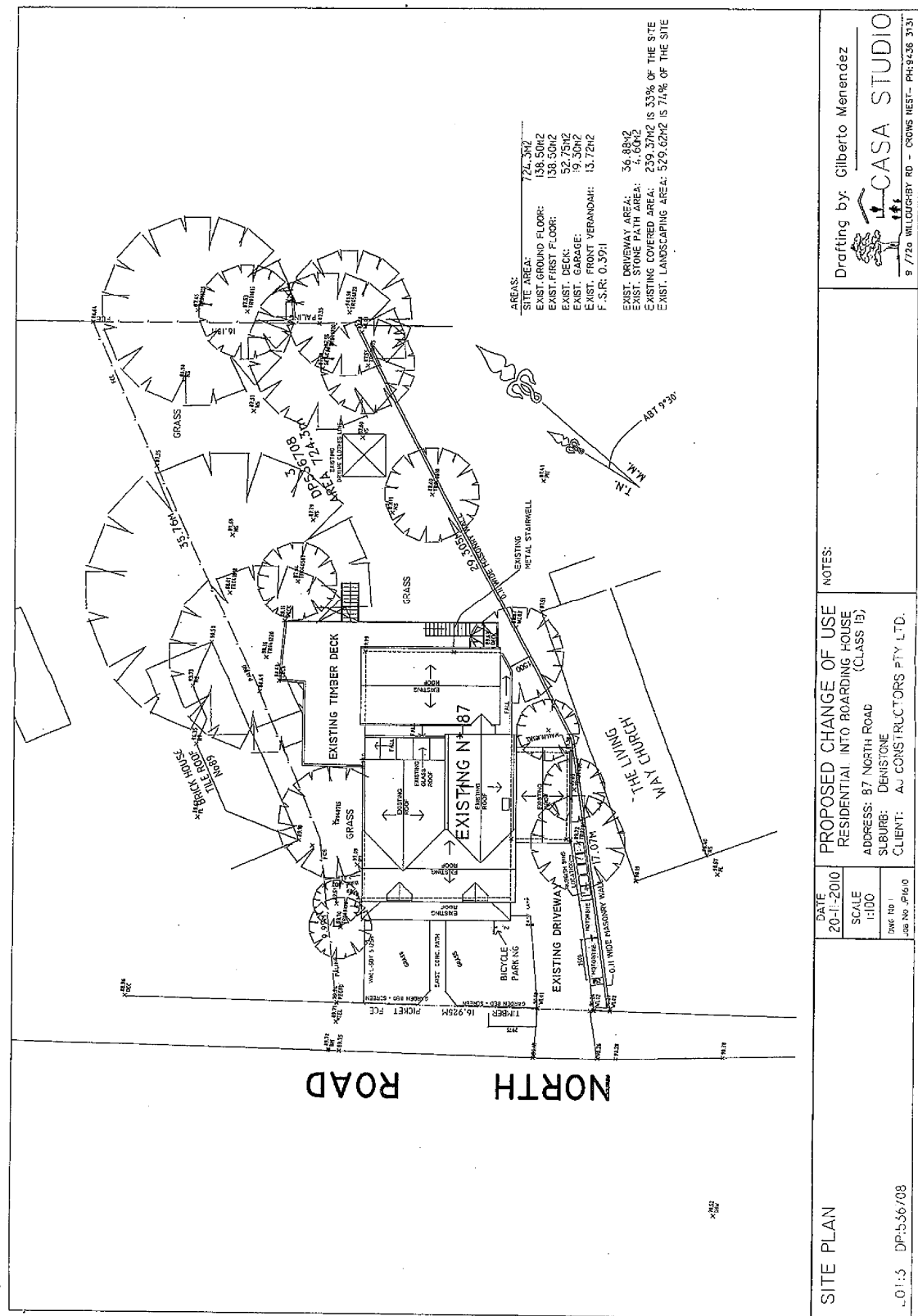
ATTACHMENT 3

● Indicates submissions received



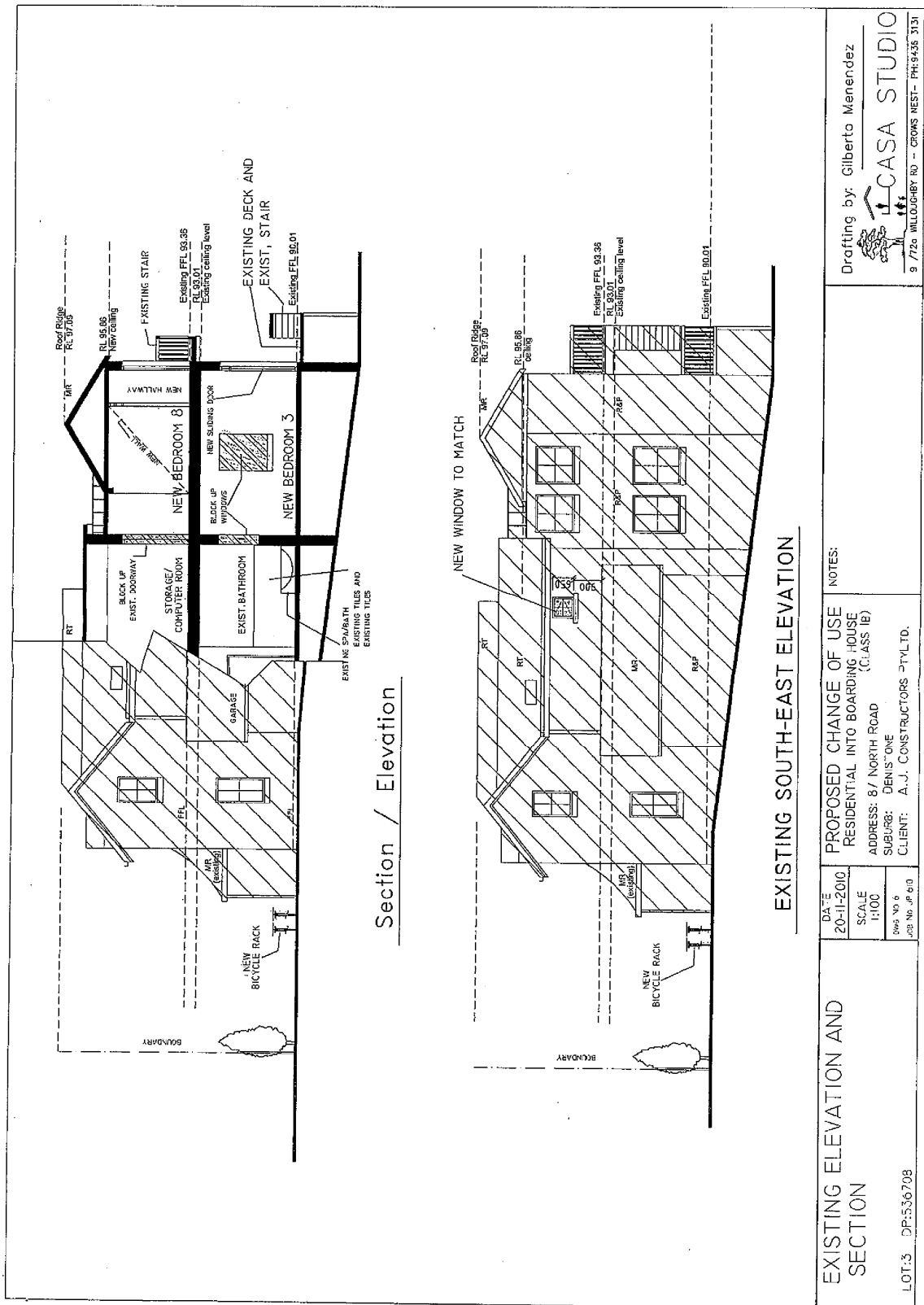
ITEM 4 (continued)

ATTACHMENT 4



ITEM 4 (continued)

ATTACHMENT 4



ITEM 4 (continued)

ATTACHMENT 4

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ITEM 4 (continued)

ATTACHMENT 5

011/18799

Date: 13 March 2011

Ryde City Council
General Manager

BY E-Mail: cityofryde@ryde.nsw.gov.au

Re: **LDA2010/0615 – Boarding House.**
Pty: **87 North Road, Ryde (Lot 3 in DP 536702).**
Owner: **JL Salvestro-Martin & Dr V James**
Applicant: **AJ Constructors Pty Ltd**

Quite by chance on Friday 11 March 2011, it came to MARS's attention that LDA2010/0615 is to be considered at Council's Committee of the Whole Meeting scheduled for Tuesday 15 March 2011.

From a brief examination of the papers on Council's website, MARS notes, with concern, that the LDA –

- o relates to the alterations to an existing dwelling and change of use of a building to a boarding house containing 8 boarding rooms;
- o was lodged on 30 November 2010;
- o was advertised on 5 January 2011 (with notification of the proposal being from 15 December 2010 to 3 February 2011); and
- o has been referred to Council's Committee of the Whole because one of the co-owners of the subject site is a current Councillor at the City of Ryde.

You will appreciate that MARS has not had time to fully examine this LDA with a view to forming a view as to whether the LDA can be properly considered on its merits. In this regard MARS draws some comfort from the fact that 87 North Road, Ryde is not within the area of vulnerability (being the area bounded by Epping Road, Culloden Road, Agincourt Road, and Herring Road, Marsfield) and, therefore, cannot be said to augment the proliferation and concentration of boarding houses (illegal or otherwise) in that vulnerable area.

Presently MARS appears to be the only non-political, active advocate of the public interest on the issue of the proliferation of boarding houses in Ryde, directly resulting from the commercial (as distinct from educational) activities of Macquarie University.

Therefore, MARS reserves the right to make submissions on the merits of this LDA in due course and after MARS has had a sufficient period of time to allow this to be done responsibly. Accordingly, MARS formally requests that such a suitable period of time be granted by Council for this purpose.

Despite this, however, MARS has a graver concern that needs to be aired. That concern relates to the issue of probity. The approval of this LDA has the very real potential to enormously confer a financial benefit on a current Councillor in circumstances that are still the subject of much debate and discontent in the Ryde community.

Accordingly, MARS believes that the process underpinning the consideration of this LDA needs to be carefully scrutinised at every step to ensure that probity has been fully maintained. Probity demands that what is done by the holders of power not only be proper and lawful but also that it appears to be so to the interested observer.

ITEM 4 (continued)**ATTACHMENT 5**

Some issues that immediately present themselves as being worthy of such scrutiny include, at least, the following:-

1. Can Council be reasonably certain that this LDA has been properly and fully considered by Council officers in the ordinary course and on its merits, taking into account community concerns and the public interest?
2. Is there a reasonable case to be made out that there is a need for this LDA to be reported on by an independent and objective third party assessor, before it goes to Council?
3. Can it be reasonably inferred that this LDA has been fast tracked in any way, for example, by it directly being submitted to Council's Committee of the Whole?
4. Is there any relationship between the timing for the consideration of this LDA and the State general election scheduled for 26 March 2011?
5. Has an unfair advantage been conferred on this LDA by advertising it on 5 January 2011, being a date within the holiday period when things can easily slip through the net without proper consideration and vigilance being applied, and without proper opportunity being given for community consultation?
6. Can this LDA be properly considered before Council adopts a boarding house policy for the City of Ryde?
7. Given that the Councillor who is an owner of the property that is the subject of the LDA has always voted in favour of approving boarding house LDAs in the past, does this impose undue pressure on other Councillors to approve this LDA on the basis that, if they do not, then they might be accused of not properly considering the LDA, merely as a retaliation to the attitude of the Councillor owner always voting in favour of boarding house LDAs to date?
8. Are the conditions, recommended for this LDA by Council's officers, at least as stringent as those that were ultimately imposed by Council in relation to the LDA at 15 Dora Street, Marsfield.
9. Will probity be better ensured if the procedural and probity issues surrounding this LDA are considered by Councillors as a preliminary step to a consideration of the LDA on its merits?

At this stage MARS expresses no view on any of these matters but strongly submits that each and every one of them must be considered before the merits of this LDA can be considered by Council. To do otherwise, has the potential to diminish respect for Council processes in the eyes of the public and, accordingly, would not be in the public interest.

It has been pointed out to MARS that in the past The Independent Commission Against Corruption has probably best expressed the onerous duty that public bodies have when, in one of its reports, it quoted Sir William Wade, from his textbook "Administrative Law", as follows:

"The powers of public authorities are therefore essentially different from those of private persons. A man making his will may, subject to any rights of his descendants, dispose of his property just as he may wish. He may act out of malice or a spirit of revenge, but in law this does not affect his exercise of his power. In the same way, a private person has an absolute power to allow whom he likes to use his land, to release a debtor, or, where the law permits, to evict a tenant, regardless of his motives. This is unfettered discretion. But a public authority may do none of these things unless it acts reasonably and in good faith and upon lawful and relevant grounds of public interest. ... The whole concept of unfettered discretion is inappropriate to a public authority,

ITEM 4 (continued)**ATTACHMENT 5**

which possesses powers solely in order that it may use them for the public good."

[H.W.R. Wade, Administrative Law (6th Edition 1988) at pp. 399-400].

This is made available to remind us all that Council does not have an unfettered discretion to exercise its power as it pleases, and must be especially careful where the exercise of such power has the very real potential to benefit one of its own members. Instead it must act reasonably and in good faith and upon lawful and relevant grounds of public interest.

Please ensure that all Councillors are made aware of MAR's concerns.

Thanking you in anticipation.

Yours faithfully

Alan Patrick

Spokesperson
MARS

Marsfield Against Residential Suffocation

www.marsfieldars.com.au

PO Box 7020, Silverwater, NSW, 2128



ITEM 4 (continued)

ATTACHMENT 6



30th November 2010
 The General Manager
 Ryde City Council
 Dept. of Planning and Environment Services

RE: 87 North Road Ryde
 Applicant: AJ Constructors P/L

Dear Sir /Madam,

The following is a Heritage Impact Statement prepared by our practice for inclusion in a Development Application being made by AJ Constructors P/L for alterations and additions to the subject premises.

The practice is currently registered as a Heritage Consultant with:
 Department of Urban Affairs and Planning - Heritage Consultant
 Department of Public Works – Conservation
 National Trust of Australia
 Various Councils

Relevant governing legislation

The subject site is located 87 North Road Ryde
 The residence is referred to in Ryde LEP 2010 Schedule 5 Part 1 Heritage Items item 81 as a heritage item of local significance.
 It is not identified as part of a Heritage Conservation Area in the DCP

It was constructed in the mid 1880's and had an associated orchard
 It was evidently owned by a previous Mayor of Ryde

The existing situation:

The site has on it a two storey residence fronting North Road comprising ;
 Existing: Family room , Kitchen, Bathrooms , 5 Bedrooms

Proposed : three Bedrooms within the existing fabric .

It is of painted render finish applied to brick construction with tiled roofing facing the street with a curved metal roofed porch The fascia's ,windows and chimneys of the original portion appear to be original.

It is generally in good condition.

The residence has been substantially extended towards the rear and we understand the extensions were approved by Council from a Heritage point of view when the relevant D.A. was lodged.

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 3891
 compell-ellen
 stephen matione 3137 pool
 architects:
 bell-ellen
 architects pty. ltd.
 56 349 193
 112. cbrn

ITEM 4 (continued)

ATTACHMENT 6

**Description of Scope of Work**

Please refer to the D.A. drawings prepared by Casa Studio dated 20.11.10

Job: JP1610 dwgs 1-10 inclusive

- a) The client wishes to alter the internal rooms to provide three new Bedrooms as part of a Change of use application to a Boarding House.
This will only affect the exterior fabric in a minor way by the insertion of a single small window at the first floor in the room nominated as "computer Storage"
- b) external to the residence
 - To provide a screen for Bicycle Parking
 - Motorbike parking location
 - Rubbish bin Storage area

Assessment of impact

The following aspects of the proposal respect and enhance the item for the following reasons:

The original portion of the house will be renovated and externally unaltered to the street elevation excepting for the inclusion of 1 window approximately 650 x 650 in the south eastern first floor so retaining the existing character

The window will be detailed to match the existing timber windows with projecting sill We consider this is acceptable.

The proposed screen for Bicycle Parking, Motorbike parking location, and Rubbish bin Storage area are discreetly located to either side of the entrance driveway and with inclusion of appropriate Landscaping will not adversely affect the character of the site and residence.

The proposal will therefore not adversely affect the curtilage of the item or be detrimental to the heritage item

The following aspects of the proposal could detrimentally impact and are addressed by the following measures

In our view, no aspect of the proposal will detrimentally affect the heritage considerations

Are important features of the item affected by the proposed demolition and additions?

No as the external alterations are minor and site works unobtrusive

How is the impact of the proposed additions on the contributor items identified level of contribution to the streetscape and any conservation area to be minimised?

There are no external additions proposed

Will the additions visually dominate the item?

malone campbell-allen pty. ltd. abn 56 369 153 700
malone campbell-allen architects pty. ltd. abn 22 122 549 624
nominated architects; stephen malone 3137 pauli campbell-allen 3891

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ITEM 4 (continued)

ATTACHMENT 6

MCA
architects

No as the external alterations are minor and site works unobtrusive

Are the additions sympathetic to the item?

The original portion of the house will be renovated and externally unaltered to the street elevation excepting for the inclusion of 1 window approximately 650 x 650 in the south eastern first floor so retaining the existing character

The window will be detailed to match the existing timber windows with projecting sill and so will be sympathetic to the item

Will the additions have an impact on the general character of the item?

The additions will have no negative impact, for the reasons described above

Do the changes affect views, to and from the item?

No

Conclusion:

In my opinion the proposal is one which is acceptable in terms of the requirements, aims and objectives of the heritage listing.

The visual impact of the works is minor. I consider that the application should be approved from a heritage point of view and I encourage council to give it favourable consideration.

Yours Faithfully,



Stephen Malone

DIRECTOR,

MALONE CAMPBELL-ALLEN HERITAGE CONSULTANTS

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5 DRAFT FEES & CHARGES - 2011/2012 BUDGET

Report prepared by: Chief Financial Officer**Report dated:** 9/03/2011**File No.:** GRP/09/5/1/7 - BP11/207

Report Summary

This report is to address the issues raised by Councillors at the Budget Workshop held on 22 February 2011 in relation to the Draft Fees & Charges for the 2011/2012 financial year, and to recommend that the Draft Fees & Charges be included for consideration by Council at its meeting on 12 April 2011.

The report also details any changes that staff have found as errors or adjustments that need to be made.

RECOMMENDATION:

That the Draft Fees & Charges as circulated be included as the Draft Fees & Charges for 2011/12 as part of the 4 Year Draft Delivery Plan for Council's consideration at its meeting on 12 April 2011.

ATTACHMENTS

Draft Fees and Charges – **CIRCULATED UNDER SEPARATE COVER.**

Report Prepared By:

John Todd

Chief Financial Officer

Report Approved By:

Roy Newsome

Group Manager - Corporate Services

ITEM 5 (continued)**Background**

As part of the Budget process for the 2011/2012 financial year and in establishing the 4 Year Delivery Plan for the 2011/2015 period, Council considered the Draft Fees & Charges at a Workshop, held on the 22 February 2011.

At that Workshop Councillors raised a number of issues and agreed that these matters be addressed in a report back to Council for consideration and endorsement of the Draft Fees & Charges for 2011/12 for inclusion in the Draft 4 Year Delivery Plan for 2011/2015.

Report

At the Workshop held on 22 February 2011, Council considered the Draft Fees & Charges for the 2011/2012 financial year.

It is proposed to apply the Local Government Cost Index (LGCI) set by the Independent Pricing and Regulatory Tribunal (IPART) at 3.0% to the majority of fees & charges and 5% for waste services (to ensure full cost recovery).

To ensure the fees and charges are not odd amounts; the following rounding has been applied to the calculated fee:

Range	Rounding
< \$1	\$0.05
>=\$1 and <\$20	\$0.10
>=\$20 and <\$100	\$0.50
>= \$100 and <\$1,000	\$1.00
>= \$1,000	\$10.00

In some cases this rounding was adjusted either up or down. Benchmarking of some of the fees has been undertaken to similar services offered at other Councils in the area.

At the workshop the following issues were raised.

- Are the hardship provisions for ratepayers shown on Council's rates notice
- Discounting of Rates
- Review of the quantum of the Notification fees that are charged for Developments
- Pre-lodgement fees that are charged for Assessments
- General questions on some fees that were above the indicated indexes

The complete document of the Draft Fees & Charges for 2011/12 has been **CIRCULATED UNDER SEPARATE COVER** with this report. This includes any changes that have arisen as a consequence of the issues raised by Councillors at the Workshop.

ITEM 5 (continued)

The following are comments on each of the above areas.

Hardship provisions - Rates

On the back of all rates notice, i.e. both the original levy and instalment notices, the following words are included under payments:

“Ratepayers experiencing financial hardship should contact Council on 9952 8222.”

In addition to this, details of Council's Hardship Policy are available on Council's website and will be incorporated into both the Draft 4 Year Delivery Plan and the advertisement when the Draft 4 Year Delivery Plan is put on public exhibition.

Discounting of Rates

Discounting of Rates is allowed under Section 563 of the Local Government Act 1993 as set out below:

“A council may discount the amount of a rate or charge to such extent as it determines if the whole of the discounted amount of the rate or charge is paid by a date nominated by the council.”

Council has the ability to apply a discount for those that make payment in full by a nominated date, which could be earlier than the first instalment date, 31 August. What has to be borne in mind is that any discount that is offered does not form part of the Notional Yield calculation for rates and therefore is a direct cost to Council and would have to be funded from some other source. This is not the case in other States.

Council's rating staff are not aware of any Council in NSW offering discounting.

As at 31 August 2010 the amount of outstanding rates was 67.3% (\$41.48m), which meant that 32.7% (\$20.15m) of rates had been paid, some in full and some by instalments.

If Council were to consider offering discounting, a more in-depth analysis would need to be done to estimate whether the amount discounted would be able to be funded from any additional interest income by receiving the payments earlier.

A further report on this will be brought back to Council at its meeting to be held on the 12th April 2011, when Council will consider the Draft 4 Year Delivery Plan; better estimates can then be provided to Council of the likely impact of discounting.

But as a quick example, if the amount paid by 31 August was all paid in full, a discount at 1% would cost Council \$201,500 before being able to generate additional interest income. If the amounts unpaid as at 31 August were to be paid in full by that date, on an indicative rate of 5% for investments, it is estimated that this could generate upwards towards \$1 million in additional interest, but also create extra discounts of \$414,800 this would have Council in front.

ITEM 5 (continued)

For a typical residential property paying approx. \$800 in rates per year, if they were paying by instalments and received a discount of 1% if paid in full that would cost Council \$8 in discount but the additional interest income from the instalments brought forward would generate \$15, a net benefit to Council of \$7.

To encourage ratepayers to pay in full by 31 August, some Councils offer an incentive scheme, this entails entry into a competition to win a specified prize, some of which have been holiday trips or goods. This has had varying success across those Councils that have used this scheme.

Notification fees

Notification fees are set as part of Council's fees and Charges in the Council Management Plan. The notification fees for advertised development are statutory fees and are set by the state government and can not be exceeded. The statutory notification fee for advertised development is \$830.

In the instance of villa or multi-dwelling houses, the Ryde notification DCP identifies this form of development as advertised development. Council's current notification fee for advertised development correspondingly is \$830 except in the instance where the work is under \$100,000 when it is reduced to \$445. This is a significant discount from what council could charge for advertised development however it should be noted, no matter what the value of the DA; the costs incurred by council is the same.

Residential dwelling houses are not advertised development. They have more limited notification requirements and the notification fee is less - between \$90 and \$150 depending on the value of the works. This fee is not mandated by the State Government and is considered to be partially subsidised.

The Notification DCP treats the two types of development as follows:

Type of Development	Is it an advertised Development	Notice in Newspaper	Sign on Land	Notice to Adjoining Owners	Notice to Adjoining Occupiers	Submission Period
Multi-dwelling Houses	Yes	Yes	Yes	Yes	Yes	21
Dwelling houses	No	No	No	Yes	No	14

As can be seen from the above table, Council is required to do more for villa or multi-dwelling development because it is an advertised development. The higher cost for notification for villas and multi-dwelling development reflects this fact and the statutory pricing set by the state government.

Council has a number of options available to it and these are:

1. **Leave fee structure as it is.** Council already does not meet the costs associated with the assessment process through fees. Providing further discounting to the state government set fee structure increases the gap between what fees Council collects and the money council spends.

ITEM 5 (continued)

2. **Council could resolve to amend the Notification DCP to make multi-dwelling housing no longer an advertised development.** This would result in less onerous notification requirements and lower costs for council and the applicant. The notification fee could be adjusted accordingly. It should be noted that should the fees be the same as for dwelling houses, more work is required for multi-dwelling houses because there are more adjoining owners or occupiers (particularly in a big block).
3. **Council could resolve to amend the Fees and Charges Structure to include another category for advertised development of a smaller value.** For example, for villa and multi-dwelling housing Development Applications with a value of less than \$50,000 the fee could be reduced to \$150. It should be noted that without a corresponding change to the notification policy the amount of work and expenses incurred by council remains the same. Council already discounts DAs in this category that are less than \$100,000 by approximately 46% from the rate set by the State Government. Further discounting increases the gap between the rate set by the State Government and what Council charges.

Pre-lodgement Fees

Pre-lodgements are a service council offers which provides written advice to applicants prior to the lodgement of a Development Application. During the Councillor Workshop a number of questions were asked about Pre-lodgement Fees. The following details on Pre-lodgement Fees are provided:

What is the break up of pre-lodgements council conducts?

In 2010, 73 pre-lodgements were conducted by Council. The break up is as follows:

Dwelling Houses including Alts and Adds	Duplexes and Secondary Dwellings	Villas	Boarding Houses	Major Developments	Total
34	4	8	4	23	73

What does Council charge for a second meeting and how does this impact on 'mums and dads' developments?

Whilst the fees and charges schedule offers the opportunity to charge for second meetings, council does not have a practice of charging for second meetings. In 2010 there were 14 recorded follow up meetings and none resulted in a charge to the applicant. Complaints regarding the size of the fee to council staff are not common however some applicants do express concern that despite a pre-lodgement meeting their DA still encounters issues in the subsequent assessment stage.

ITEM 5 (continued)**What options do residents have who can't afford a pre-lodgement?**

If residents express concern as to the fee they might be charged for a pre-lodgement service, staff automatically steer them towards the free Resident Advisory Service provided on the first Wednesday of every month.

This service provides one-on-one advice for residents intending dwelling development (mums and dads) in half-hourly booked slots at the Civic Centre. This is a very popular and well received service and is highly utilised. Information regarding this service is provided on the website at <http://www.ryde.nsw.gov.au/rasbooking> and is also provided to residents by the Building and Development Advisory Service staff and the Customer Service Staff. Free advice is also provided to residents at the Customer Service Counter on a drop-in basis which always has a Planning Client Manager available.

Fees above indicated indexes

Councillor O'Donnell at the Workshop asked about the Vacation Care fees.

The Federal Government rebate that is available per hour for the purpose of the Child Care Benefit is set at \$3.68; Council's proposed hourly rate is within that at \$3.62 or \$38 a day. This allows parents to claim the whole amount of the daily fee. Excursions are an additional cost.

Below are some comparison figures from Councils:

- Willoughby City Council - \$40 per day (excursions are an additional cost)
- Ku-ring-gai Council - \$35 per day (excursions are an additional cost)
- North Sydney Council - \$42 per day (excursions are an additional cost)

Other adjustments noted by Council staff

Following on from the issues raised by Council, staff have also noted a couple of changes that need to occur to the fees and charges and these are detailed below for Councils consideration.

- Spell checking was done on the whole document.

Corporate Services

- Add – Stop Payment Administration Fee - Page 1.
\$10.00 When Council has to apply for a Stop Payment due to a mislaid cheque etc., Council is charged a fee for this.
- Delete – Certificate under S603 of the Local Government Act - Page 2
(b) Expedite fee for supply of Certificate next working day. This is no longer required with the new online system as processing is a lot quicker.

ITEM 5 (continued)**Community Life**

- Change - Child Vacation Care - Page 4.
(d) Daily per child – from \$37.00 to \$38.00; and
Administration Fee – from \$37.00 to \$38.00.
To be consistent with the Standard enrolment fee.
(e) Vacation Care Kids Club- Weekly 1st Child from \$147.00 to \$148.00. This allows it to be set at a multiple of four times the daily fee.
- Change - Halls – Page 12
(c) Category 3: Religious Worship – Additional Information – Mon -Thur 6:00 pm-midnight (minimum 2 hours) to (minimum 3 hours)
- Change – Ground Hire
All Seasonal Weekday Hire from 3% increase to 0%. Page 23, Page 24, Page 25, Page 26.
- Change – Tree Preservation Orders - Page 27
(a) Applications under the Tree Preservation Order- Single dwellings from \$51.50 back to \$50.00
(b) Applications under the Tree Preservation Order- Commercial and other properties including strata properties – from \$51.50 back to \$50.00

(c) Request for review of decision of TPO application – from %51.50 back to \$50.00 and delete “or 50% of original fee, whichever is greater”
- Change –Learn to Swim – Page 31
Private Lesson per hour to 30 min Private Lesson
- Delete – Ryde Aquatic Leisure Centre Stage 2 Section - Page 34
As this section of the RALC is run by an outside body, Council has no control over the fees set and it is redundant in listing the fees.

Environment and Planning

- Delete—Statutory Information Services- Zoning Certificate under S149 of Environment Planning and Assessment Act
(c) Urgency fee – for supply of certificate within 24 hours. Page 43

Public Works

- Change – Domestic Waste - Page 61
Rateable Properties - Additional DWM - 240 Litre recycling bin and green vegetation bin - round \$40.50 to \$41.00
Non-Rateable Properties - Additional DWM-240 Litre recycling bin and green vegetation bin -round \$40.50 to \$41.00
- Change -Commercial Filming in the City – Page 63
Add comment to Additional Information

ITEM 5 (continued)

“Church groups and TAFE students are exempt from this fee, application must be submitted and normal approval process followed.”

- Change – Eastwood Plaza User Charges – Page 65

(a) Display of Merchandise –Add comment to Additional Information -“Committee of the whole No 01/11 at its meeting held on 01 February 2011”

Change wording to “per week – remains the same as per council resolution”, “per fortnight – reduction as per council resolution”, “per month – reduction as per council resolution”

These changes outlined have been made to the Draft Fees & Charges, as circulated with this report.

Consultation

Internal Council business units consulted included:-

- Community Life Service Units
- Environment & Planning Service Units
- Business Service Coordinators within those Groups

Internal Workshops held:-

- No other internal workshops have been held, with the exception of the Council Workshop on 22nd Feb 2011.

City of Ryde Advisory Committees consulted included:-

- Not Applicable

External public consultation included:-

- No external consultation has been undertaken. The Draft Fees and Charges will be included in the 4 Year Delivery Plan for 2011/2015 which will be put on public exhibition following the Council meeting on 12 April 2011 and public comment will be sought then.

Critical Dates

The following deadlines are required to be met:

- 12 April 2011 - Council will consider the Draft 4 Year Delivery Plan, including the Draft Fees and Charges for 2011/12 prior to public exhibition.
- 14 June 2011 – Council will consider the Draft 4 Year Delivery Plan, including any submissions for adoption of the plan, budget and fees & charges for 2011/12.

Financial Impact

Adoption of the option outlined in this report will have no financial impact.

It is proposed that the Draft Fees & Charges as circulated be included as the Draft Fees & Charges for 2011/12 as part of the 4 Year Draft Delivery Plan for Council's consideration at its meeting on 12 April 2011.

ITEM 5 (continued)**Policy Implications**

There are no policy implications through adoption of the recommendation.

Conclusion

Councillors sought clarification of a number of issues that arose during the Budget Workshop that was held on 22 February 2011 in relation to the proposed Draft Fees & Charges for the 2011/12 financial year.

This report has sought to clarify those issues and to bring before Council the Draft Fees & Charges, so that Council can resolve to put these forward into the Draft 4 Year Delivery Plan for the 2011/2015 period.

6 INVESTMENT REPORT - February 2011

Report prepared by: Chief Financial Officer**Report dated:** 4/03/2011**File No.:** GRP/09/6/1/7 - BP11/190

Report Summary

This report provides details of Council's performance of its investment portfolio for the month of February 2011 and compares it against key benchmarks.

Council's financial year to date return is 5.86%, 0.91% above benchmark. Income from interest on investments totals \$3.42M, which is \$765K above budget projections.

To date, the funds from the sale of the Flinders, Glenelg, and the maturity of the Quartz CDO's as part of the Lehman/Grange IMP, have been transferred to the Financial Security Reserve. The Financial Security Reserve, following these additional funds has a balance of \$940K.

Council continues to invest in term deposits to take advantage of the Federal Government's guarantee which expires in October 2011.

The report includes the estimated market valuation of Council's investment portfolio with a commentary on significant events in the global financial markets. The report also details Council's current loan liability with the average return on Council's term deposits being greater than the current interest rate applying to Council's loans.

RECOMMENDATION:

That the report of the Chief Financial Officer, dated 04 March 2011 on INVESTMENT REPORT – February 2011, be endorsed.

ATTACHMENTS

There are no attachments to this report

Report Prepared By:

John Todd

Chief Financial Officer

Report Approved By:

Roy Newsome

Group Manager - Corporate Services

ITEM 6 (continued)**Report**

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

All Council's investments complied with the Minister for Local Government's Investment Order dated 15 August 2008 and Council's Investment Policy when acquired, however the following investment's credit ratings are now below the Minister's Order:

Investment	Rating	Maturity
• Grange IMP - Merimbula CDO	N/R	20/06/2013
• - Torquay CDO	CCC-	20/06/2013
• - Scarborough CDO	CCC-	23/06/2014
• - Global Bank Note CDO	N/R	20/09/2014
• Alpha CDO *	CCC-	20/03/2012
• Covent Garden CDO *	C	20/09/2012
• Oasis CDO *	CCC-	04/09/2014
• Longreach CPWF	N/R	16/05/2012

(Note * Council at its meeting of 25 May 2010 wrote down/ impaired the Alpha, Covent Garden and Oasis CDO's to a nominal value and this was funded from the Financial Security Reserve.)

Under the Minister's Order, Council is required to divest itself of these investments as soon as practicable. With the exception of the investments in the Grange IMP, these investments were purchased with the intention of holding them to maturity.

As detailed in previous reports, Council Officers have been looking for opportunities to sell certain capital protected and structured investments where prices are competitive and advantageous to Council. Based on the review undertaken by staff and advice from Council's investment advisor, Council has activated the sale of the Longreach Capital Protected Wholesale Fund (CPWF) Investment, Investment 7 listed below, for sale in March 2011. Details will be provided in the March Investment Report.

It should be noted that these CDO's are still performing and paying interest as it becomes due. These amounts are transferred to the Financial Security Reserve.

ITEM 6 (continued)**Investment Performance Commentary**

Council's performance against the benchmark for returns of its investment portfolio for the month of February 2011 and the financial year to date are as follows:

	Feb 2011	12 Month	FY2011
Council Return	5.86	5.77	5.87
Benchmark	4.95	4.78	4.96
Variance	0.91	0.99	0.91

Council's year to date return has outperformed the benchmark and at 5.86% is 0.91% above benchmark.

Council's investment portfolio as at 28 February was as follows:

Cash/Term Deposits	\$64.3M	72.3%
Floating Rate Notes	\$4.0M	4.5%
Managed Funds	\$0.5M	0.6%
Other Financial Products	\$5.0M	5.6%
Total Cash Investments	<u>\$73.8M</u>	
Property	<u>\$15.1M</u>	17.0%
Total Investment Portfolio	<u>\$88.9M</u>	

Council continues to utilise the Federal Government's guarantee investing in Term Deposits with a range of Approved Deposit Taking Institutions (ADI's) on short to medium term investments (generally 30 days to 6 months maturity) where more competitive rates are available.

Financial Security Reserve (FSR)

The Financial Security Reserve currently has a balance of \$940K as at 28 February 2011, with the details of the total as follows:

Financial Security Reserve	(\$'000)
Initial Transfer to Reserve	8,000
Losses on defaults	(3,910)
Write Downs	(4,000)
Interest on Written Down CDO's ⁽¹⁾	179
Proceeds from Sales & Maturities ⁽²⁾	671
Balance of Financial Security Reserve	940

(1) Council continues to receive interest on the written down CDO investments.

(2) Includes sale of Flinders CDO, maturity of Quartz CDO and sale of Glenelg CDO.

Economic Commentary

The RBA left the cash rate unchanged at 4.75% in early March. GDP figures released for the December quarter in early March showed that GDP growth was 0.7%, but if not for a \$2B build up in inventories, the Australian economy would have all but stalled. Reflecting the current two sided nature of the Australian economy, growth in household consumption halved in the December quarter, from 0.8 to 0.4%. Whilst the RBA expects the demand for infrastructure spending will increase in the

ITEM 6 (continued)

next year or so, especially by miners, the recent announcement of a carbon tax is expected to increase uncertainty in the short term on household finances, and thus on household consumption, further widening the gap in Australia's economy.

In a month that saw rising tensions in the Middle East and North Africa take centre stage, commodities and safe haven assets tracked higher, with gold testing new highs above \$1,400 USD an ounce, and silver reaching \$1,100 USD per kg, a 31 year high. Oil prices spiked to \$100 USD per barrel on concerns of supply disruption, and if unrest spreads to other Gulf countries, oil could test highs of \$150 USD per barrel.

Whilst commodities, precious metals and other safe haven assets have benefited from recent events, one "safe-haven" asset that hasn't benefited is the USD.

Chinese inflation accelerated in January, with food inflation running at 10%, putting more pressure on Chinese officials to curb inflation in order to avoid domestic unrest. Chinese officials raised the reserve requirements for banks by a further 50 basis points (bp) to 19.5%, the second for this year, and the 8th increase since the beginning of 2010. Any unrest that disrupts the Chinese economy could have repercussions for the Australian economy, both in the short and long term.

The agricultural component of the Goldman Sachs commodities index has hit record highs, with World Bank president Bob Zoellick warning that global food prices were at dangerous levels. In inflation adjusted terms, food prices are at their highest since 1845. Over the past year the price of corn has risen 52%, wheat 49% and soybeans 28%.

Globally, unrest is growing. Across Europe countries are struggling in their banking sectors with a need for bail outs, and some government leaders indicating that they are not prepared to do this. In the US, more than 40 states face a budget shortfall in the 2012 fiscal year of a combined total of \$125 billion. Whilst the Australian economy is performing well, it will be impacted by the continued unrest overseas.

Investment Advisory Services

Council's agreement with Oakvale Capital Ltd expired on 31 December 2010. Arrangements have been put in place for Oakvale to continue to provide investment advisory services to Council on a month to month basis to June 2011.

It is planned to call tenders for Investment Advisory Services in March / April 2011 for a report to Council by June 2011.

Legal Issues

As previously reported to Council, Piper Alderman have been engaged to provide advice on legal options available to Council in relation to its investments. Council's General Counsel will provide a further update to Council as developments occur.

Council's Property Investment Portfolio

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

2 Dickson Avenue, West Ryde

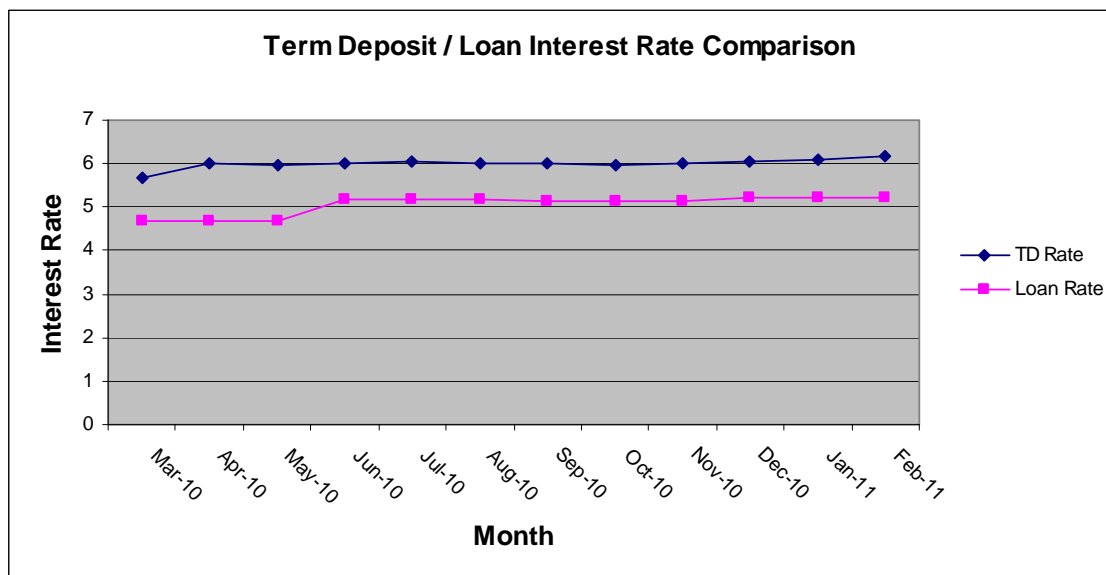
ITEM 6 (continued)

1a Station St, West Ryde
 8 Chatham Road, West Ryde
 202 Rowe St, Eastwood (commercial)
 226 Victoria Rd, Gladesville (commercial)
 West Ryde Car Park Site
 Herring Road Air Space Rights

Loan Liability

Council's loan liability as at 28 February 2011 was \$4.5 million which represents the balance of one (1) loan taken out in 2004 for the Civic Centre Redevelopment and refinancing the West Ryde Tunnel. This loan was for 15 years and was negotiated at a very attractive rate for Council at 90 Day BBSW + 20 basis points and is reset every quarter.

The following graph shows the average interest rate earned on Council term deposits compared to the interest rate applying to this loan.

**Comparative Financial Data****Council Loan Current interest rate**

Current interest rate 5.22%

Term Deposit

Current average interest rate 6.16%

Debt Service Ratio

Category 3 Councils	2008/09	3.03%
City of Ryde	2009/10	0.80%

ITEM 6 (continued)

Due to the favourable terms negotiated with this loan, and the current economic climate, Council is earning a higher rate of return in investing these funds than it is paying as loan interest – i.e. it produces a positive cash inflow to Council.

On this basis, there is no advantage to Council in changing these arrangements or repaying this loan earlier than planned.

Types of Investments:

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 longer term investment issued by a financial institution with a variable interest rate. 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 **Floating Rate CDO** or **Collateralised Debt Obligation (CDO)** is an investment backed by a diversified pool of one or more classes of debt. These investments are for longer terms and offer a higher rate of interest. Credit ratings are assigned to these investments as detailed in the portfolio.

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.

A "p" after the rating is a commonly used shorthand method of indicating that the investment principal is given a rating, but the interest is not. This is most commonly used for capital protected products, where the income stream is derived from a number of factors and/or variables which are unable to be reliably estimated, such as share prices.

ITEM 6 (continued)**INVESTMENT SUMMARY AS AT 31 MARCH 2011**

Issuer	Investment Name	Investment Rating	Invested at 31-Mar-11 \$000's	Annualised Period Return (%)	12 Month Average Return on Current Investments (%)	Return since 01 July 2010	% of Total Invested	Indicative Market Value ** \$000's	% Market Value
Alpha Financial Products	1. Alpha	CCC	0	1.56	1.52	1.55	0.00	0	0.00%
Helix Capital	2. OASIS	CCC-	0	6.90	6.39	6.65	0.00	0	0.00%
Westpac	3. Focus	AA	500	0.00	0.00	0.00	0.68	462	92.31%
Westpac	4. Camelotfund	AA	500	0.00	0.00	0.00	0.68	480	96.05%
Grange	5. Grange IMP	Unrated	500	19.89	12.16	20.32	0.68	500	100.00%
AB Svensk Exportkredit	6. Global Protected Property Note VII	AA+	1,000	0.00	0.00	0.00	1.35	945	94.48%
Longreach	7. Longreach CPWF	NR	2,000	2.00	2.01	2.01	2.71	1,936	96.81%
Obelisk Trust 2007-3	8. Covent Garden	C	0	1.14	1.02	1.12	0.00	0	0.00%
Credit Suisse First	9. Trident	A+	1,000	10.97	15.81	14.52	1.35	1,042	104.21%
Westpac	10. Westpac At Call	AA	6,380	4.74	4.71	4.76	8.64	6,380	100.00%
CBA	11. CBA TCD 5 Yr (Floating)	AAA	1,000	6.31	6.02	6.21	1.35	1,028	102.82%
CBA	12. CBA TCD 5 Yr (Fixed)	AAA	996	6.03	6.03	6.01	1.35	1,002	100.57%
BoQ	13. Bank of Queensland TD	AAA	1,000	6.59	5.76	6.37	1.35	1,000	100.00%
ANZ	14. ANZ TD	AA	1,000	5.77	5.27	5.72	1.35	1,000	100.00%
NAB	15. NAB Term Deposit	AA	1,000	6.21	5.91	6.18	1.35	1,000	100.00%
MyState CU	16. MyState CU TD	AAA	1,000	5.96	6.04	5.99	1.35	1,000	100.00%
NAB	17. NAB Term Deposit	AA	1,000	6.24	5.72	6.24	1.35	1,000	100.00%
Police & Nurses Credit Union	18. Police & Nurses Credit Union	AAA	1,000	6.11	6.11	6.05	1.35	1,000	100.00%
NSW Teachers CU	19. NSW Teachers CU TD	AAA	1,000	5.88	5.97	5.94	1.35	1,000	100.00%
Bankwest	20. Bankwest TD	AA	1,000	6.14	5.60	5.92	1.35	1,000	100.00%
Railways CU	21. Railways CU	AAA	1,000	6.04	6.01	5.97	1.35	1,000	100.00%
New England Credit Union	22. New England CU TD	AAA	1,000	6.20	6.12	6.17	1.35	1,000	100.00%
Qld Police CU	23. Qld Police CU TD	AAA	1,000	6.35	6.12	6.16	1.35	1,000	100.00%
NAB	24. NAB Term Deposit	AA	1,000	6.28	5.32	6.28	1.35	1,000	100.00%
Qld Country CU	25. Qld Country Credit Union	AAA	1,000	6.32	6.07	6.09	1.35	1,000	100.00%
Community CPS	26. Community CPS TD	AAA	1,000	6.14	6.22	6.22	1.35	1,000	100.00%
Bendigo Bank	27. Bendigo Bank TD	AAA	1,000	6.03	6.21	6.08	1.35	1,000	100.00%
CUA	28. Credit Union Australia TD	AAA	1,000	6.30	6.18	6.26	1.35	1,000	100.00%
Coastline CU	29. Coastline Credit Union TD	AAA	1,000	6.30	6.30	6.30	1.35	1,000	100.00%
Savings & Loans CU	30. Savings & Loans CU	AAA	1,000	6.40	6.28	6.27	1.35	1,000	100.00%
Bank of Cyprus (Aust)	31. Bank of Cyprus (Aust) TD	AAA	1,000	7.12	7.12	7.12	1.35	1,000	100.00%
Australian Defence Credit Union	32. Australian Defence CU TD	AAA	1,000	6.32	5.98	6.00	1.35	1,000	100.00%
Rural Bank	33. Rural Bank	AAA	1,000	6.55	6.50	6.53	1.35	1,000	100.00%
Banana Coast CU	34. Banana Coast CU TD	AAA	1,000	6.25	6.33	6.28	1.35	1,000	100.00%
Qantas Staff CU	35. Qantas Staff CU TD	AAA	1,000	6.14	6.11	6.09	1.35	1,000	100.00%
Southern Cross CU	36. Southern Cross CU TD	AAA	1,000	6.45	6.08	6.16	1.35	1,000	100.00%
SGE CU	37. SGE Credit Union TD	AAA	1,000	6.17	5.89	5.97	1.35	1,000	100.00%
B&E Ltd	38. B & E Building Soc TD	AAA	1,000	6.24	6.01	6.04	1.35	1,000	100.00%
Victoria Teachers CU	39. Victoria Teachers CU	AAA	1,000	6.19	6.31	6.26	1.35	1,000	100.00%
CBA	40. CBA TD	AAA	1,000	6.14	6.09	6.12	1.35	1,000	100.00%
Me Bank	41. ME Bank TD	AAA	1,000	6.24	6.19	6.23	1.35	1,000	100.00%
IMB	42. IMB TD	AAA	1,000	6.19	6.19	6.19	1.35	1,000	100.00%
Bankwest	43. Bankwest TD	AAA	1,000	6.03	6.13	6.23	1.35	1,000	100.00%
Sutherland CU	44. Sutherland CU TD	AAA	1,000	6.14	6.20	6.14	1.35	1,000	100.00%
Summerland CU	45. Summerland CU TD	AAA	1,000	6.14	6.22	6.20	1.35	1,000	100.00%

ITEM 6 (continued)

Issuer	Investment Name	Investment Rating	#NAME?	Annualised Period Return (%)	12 Month Average Return on Current Investments (%)	Return since 01 July 2010	% of Total Invested	Indicative Market Value ** \$000's	% Market Value
Wide Bay CU	46. Wide Bay CU TD	AAA	1,000	6.09	6.20	6.17	1.35	1,000	100.00%
Manly Warringah CU	47. Manly Warringah CU TD	AAA	1,000	6.50	6.34	6.37	1.35	1,000	100.00%
Queenslanders CU	48. Queenslanders CU TD	AAA	1,000	6.28	6.42	6.38	1.35	1,000	100.00%
HBS	49. Heritage Bldg Soc TD	AAA	1,000	6.25	6.24	6.25	1.35	1,000	100.00%
Bankwest	50. Bankwest TD	AA	1,000	7.00	6.07	6.08	1.35	1,000	100.00%
AMP	51. AMP eASYSaver	AAA	957	5.90	5.73	5.75	1.30	957	100.00%
South West CU	52. South West CU TD	AAA	1,000	6.06	6.19	6.15	1.35	1,000	100.00%
CBA	53. CBA Term Deposit	AA	1,000	6.09	5.93	5.98	1.35	1,000	100.00%
Big Sky CU	54. Big Sky CU TD	AAA	1,000	6.29	6.05	6.04	1.35	1,000	100.00%
Gateway CU	55. Gateway CU TD	AAA	1,000	6.45	6.42	6.42	1.35	1,000	100.00%
Rabobank	56. Rabobank TD	AAA	1,000	6.10	6.04	6.04	1.35	1,000	100.00%
Suncorp-Metway	57. Suncorp-Metway TD	AAA	1,000	6.26	6.36	6.36	1.35	1,000	100.00%
Bankwest	58. Bankwest TD	AA	1,000	5.93	6.24	6.24	1.35	1,000	100.00%
Newcastle Perm Bldg Soc	59. Newcastle Perm Bldg Soc	AAA	1,000	6.11	6.09	6.09	1.35	1,000	100.00%
Queensland Teachers CU	60. Queensland Teachers CU	AAA	1,000	6.40	6.19	6.19	1.35	1,000	100.00%
ING	61. ING TD	AAA	1,000	6.62	6.49	6.49	1.35	1,000	100.00%
Greater Bldg Soc	62. Greater Bldg Soc TD	AAA	1,000	6.25	6.25	6.25	1.35	1,000	100.00%
Holidaycoast CU	63. Holidaycoast CU TD	AAA	1,000	6.19	6.19	6.19	1.35	1,000	100.00%
The Rock Bldg Soc	64. The Rock Bldg Soc TD	AAA	1,000	6.23	6.01	6.01	1.35	1,000	100.00%
Police CU (SA)	65. Police CU - SA	AAA	1,000	6.29	6.29	6.29	1.35	1,000	100.00%
Bank of Queensland	66. BoQ FRN	BBB+	2,000	6.38	6.56	6.56	2.71	2,000	100.00%
Suncorp-Metway	67. Suncorp Metway FRN	A+	1,001	6.15	6.30	6.30	1.36	1,001	100.00%
Intech CU	68. Intech CU TD	AAA	1,000	6.15	6.15	6.15	1.35	1,000	100.00%
Laiki Bank (Aust)	69. Laiki Bank TD	AAA	1,000	6.21	6.21	6.21	1.35	1,000	100.00%
AMP	70. AMP TD	A	1,000	7.14	7.14	7.14	1.35	1,000	100.00%
Bankwest	71. Bankwest TD	AA	1,000	5.75	5.75	5.75	1.35	1,000	100.00%
TOTALS/WEIGHTED AVERAGES			73,834	5.84	5.76	5.86	100	73,733	

*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.**

	Annualised Period Return (%)	Average Return on Current Investments (%)	Return since 01 July 2010
Return including Matured/Traded Investments Weighted Average Return	5.86	5.77	5.87
Benchmark Return: UBSA 1 Year Bank Bill Index (%)	4.95	4.78	4.96
Variance From Benchmark (%)	0.91	0.99	0.91

Investment Income

	\$000's
This Period	358
Financial Year To Date	3,420
Budget Profile	2,655
Variance from Budget - \$	<u>765</u>

Certificate of the Chief Finance 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, with the exception of the following investments:

Grange IMP	- Merimbula CDO	NR
	- Scarborough CDO	CCC-
	- Torquay CDO	CCC-
	- Global Bank Note CDO	NR
Oasis CDO		CCC-
ALPHA CDO		CCC-
Covent Garden		C
Longreach CPWF		NR

Dr. Robert

John Todd Date: 4/03/2011

ITEM 6 (continued)**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

On 11 February 2011, a revised Investment Order was published in the NSW Government Gazette. The current Investment Policy is in the process of being revised to reflect these changes.

Overview of Investments

A brief overview of all investments held by the City of Ryde is provided;

1. **FRN Alpha (Originally AA now CCC):** This is a CDO that pays 250 bps above 180 day BBSW. This investment was purchased on 11 April 2006. The investment is for 6 years and matures on 20 March 2012. The CDO containing 2 separate portfolios, a capital portfolio and an income portfolio. The 2 portfolios are managed to maintain ratings stability. The CDO was previously downgraded to A- on 25 September 2008 and has now been downgraded to BBB watch negative on 31 October 2008, downgraded to B+ on 5 February 2009, to CCC in August 2009, and subsequently to CCC- in March 2010, and subsequently to CCC in October 2010. No fees are payable by Council on this investment. Council impaired this investment to a nominal value at its meeting of 25 May 2010 with such being funded from the Financial Security Reserve.
2. **OASIS (Originally AA now CCC-):** This is a CDO that pays 140 bps above 90 day BBSW. This investment was purchased on 4 September 2006. The investment is for 8 years and matures on 4 September 2014. This is a CDO

ITEM 6 (continued)

that is actively managed by Société Générale. The CDO was downgraded to BBB- on 29 September 2008 with advice being received in early April 2009 that this investment has been further downgraded to CCC-. No fees are payable by Council on this investment. Council impaired this investment to a nominal value at its meeting of 25 May 2010 with such being funded from the Financial Security Reserve.

3. **FOCUS Note (AAp):** This investment was purchased on 20 December 2006. This is a medium to long term investment (3-7 years) and matures on 20 December 2012. The capital of the investment is guaranteed by Westpac on maturity. This investment consists of a dynamically managed portfolio comprising investments in the BT Focus Australian Share Fund, and aims to outperform the S&P/ASX 300 Accumulation Index by 5% over a 3 to 5 year horizon. Westpac receive a principal protection fee of 0.90 p.a., an upfront structuring and distribution fee of 2.50%. BT Financial Group receives a management fee of 0.60% p.a., and a performance fee of 15%. The performance fee is only paid if the performance of the fund before fees exceeds the S&P/ASX Accumulation index plus the management fee. On 28 October 2008 advice was received that the recent volatility in the global financial markets had triggered the capital protection mechanism in this investment with 100% of the portfolio now invested in a zero coupon bond. Council will not receive any further coupon payments between now and the December 2012 maturity date but will receive the full face value of the investment at maturity.
4. **Camelotfund (AAp):** This investment was purchased on 1 March 2007. The investment is for 5 years and matures 25 January 2012. This investment is in a fund that provides opportunity to diversify into a foreign exchange strategy with low correlation to other products and asset classes. Short term (i.e. monthly) returns on this note will be volatile. The SPV set up by Westpac receives a distribution fee of 2% of the note value, and the manager receives a management fee of 1% p.a., and a performance fee of 15% above 6M BBSW. Westpac receives a capital protection fee of 1% p.a. times NAV. This investment is capital protected by Westpac.
5. **Grange (Lehman Brothers) IMP:** This is a portfolio of FRNs, CDOs and Bank issued securities managed by Grange Securities on Council's behalf. Lehman Brothers have cancelled the management agreement, and this portfolio is currently static. The IMP comprises the following investments:

<i>Investment</i>	<i>Maturing</i>	<i>Call Date</i>
Torquay CDO *	20/06/2013	20/06/2009
Merimbula CDO	20/06/2013	
Scarborough CDO *	23/06/2014	23/06/2009
AAA (Berryl) Global Bank Note CDO	20/09/2014	
HSBC FRN *	22/09/2016	22/09/2011

* If not called an additional margin paid

6. **Global Protected Property Note VII (AAp+):** This investment was purchased on 13 March 2007. The investment is for 4.5 years and matures on 20

ITEM 6 (continued)

September 2011. It is a capital guaranteed investment which provides Council with a return on maturity based on the performance of three international property funds. It is anticipated that performance at the commencement of this investment will be low, with returns geared heavily towards the end life of the investment. This note was invested in as a result of a swap out of the earlier series VI note, in which Council realised a profit of \$237K capital profit after 9 months. Capital protection fee of 1.1% to Svensk Export Kredit.

- 7. Longreach Capital Protected Wholesale Fund (NR):** This investment is in property, infrastructure and utilities. This investment was purchased on 16 May 2007. The investment is for 5 years and matures on 16 May 2012. The Fund Manager's expectation is a target range of 8% to 10% pa over the life of the investment. Council receives a minimum coupon of 2% pa. There is a fee of 0.95% pa payable of the capital protection amount, plus a performance fee of 25% if the fund performs at or above UBS Bank Bill Index + 4%.
- 8. Covent Garden (Originally AA now C):** This is a managed CDO paying 120 bps over 90 day BBSW. This investment was purchased on 6 July 2007. The investment is for 5 years and matures on 20 September 2012. Advice was received on 11 November 2008 that this investment has been downgraded to CCC and then to C. No fees are payable by Council on this investment. Council impaired this investment to a nominal value at its meeting of 25 May 2010 with such being funded from the Financial Security Reserve.
- 9. Trident (Originally AA now Ap+):** This investment was purchased on 30 May 2007. The investment is for 4 years and matures on 30 May 2011. The investment which is capital protected has exposure to a basket of bond funds, with a coupon paid 6 monthly of 50% of the positive performance of the funds, with the other 50% being reinvested. There is a distribution fee charged upfront of 2%, plus a principal protection fee of 0.95% p.a. of the portfolio value, plus a leverage charge of USD 30 day LIBOR +0.50% p.a. on any leverage amount.
- 10. Westpac at Call Account (AA):** This investment is an at call account, paying the short term money market rate. These funds are used for operational purposes.
- 11. CBA TCD 5 Yr (Floating) (AAA):** This is a floating rate note issued at a margin of 120 points above 90 day BBSW, maturing 17 December 2013. Council took up the optional government guarantee on this investment at a fee of 70 basis points.
- 12. CBA TCD 5 Yr (Fixed) (AAA):** This is a fixed rate note issued at 5.75% above 90 day BBSW, maturing 17 December 2013. Council took up the optional government guarantee on this investment at a fee of 70 basis points.
- 13. Bank of Queensland Term Deposit (AAA):** This investment is a 181 day term deposit paying 6.42% (6.59% annualised) and matures on 25 July 2011. No fees are payable by Council on this investment.

ITEM 6 (continued)

- 14. ANZ Term Deposit (AA):** This investment is a 90 day term deposit paying 5.65% (5.77% annualised) and matures on 16 March 2011. No fees are payable by Council on this investment.
- 15. NAB Term Deposit (AAA):** This investment is a 150 day term deposit, paying 6.10% (6.21% annualised) and matures on 22 July 2011. No fees are payable by Council on this investment.
- 16. MyState Credit Union Term Deposit (AAA):** This investment is a 90 day term deposit, paying 5.83% (5.96% annualised) and matures on 7 April 2011. No fees are payable by Council on this investment.
- 17. NAB Term Deposit (AA):** This investment is a 182 day term deposit, paying 6.15% (6.24% annualised) and matures on 11 July 2011. No fees are payable by Council on this investment.
- 18. Police & Nurses Credit Union (AAA):** This investment is a 180 day term deposit, paying 6.02% (6.11% annualised) and matures on 3 May 2011. No fees are payable by Council on this investment.
- 19. NSW Teachers Credit Union Term Deposit (AAA):** This investment is a 90 day term deposit paying 5.75% (5.88% annualised) and matures on 21 March 2011. No fees are payable by Council on this investment.
- 20. Bankwest Term Deposit (AA):** This investment is a 90 day term deposit paying 6.00% (6.14% annualised) and matures on 14 March 2011. No fees are payable by Council on this investment.
- 21. Railways Credit Union Term Deposit (AAA):** This investment is a 180 day term deposit paying 5.95% (6.04% annualised) and matures on 4 May 2011. No fees are payable by Council on this investment.
- 22. New England Credit Union Term Deposit (AAA):** This investment is a 180 day term deposit paying 6.11% (6.20% annualised) and matures on 9 March 2011. No fees are payable by Council on this investment.
- 23. Queensland Police Credit Union Term Deposit (AAA):** This investment is a 182 day term deposit paying 6.25% (6.35% annualised) and matures on 16 August 2011. No fees are payable by Council on this investment.
- 24. Queensland Country Credit Union Term Deposit (AAA):** This investment is a 182 day term deposit paying 6.22% (6.32% annualised) and matures on 15 August 2011. No fees are payable by Council on this investment.
- 25. NAB Term Deposit (AA):** This investment is a 182 day term deposit paying 6.18% (6.28% annualised) and matures on 15 August 2011. No fees are payable by Council on this investment.

ITEM 6 (continued)

- 26. Community CPS Credit Union Term Deposit (AAA):** This investment is a 182 day term deposit paying 6.05% (6.14% annualised) and matures on 18 April 2011. No fees are payable by Council on this investment.
- 27. Bendigo Bank Term Deposit (AAA):** This investment is a 90 day term deposit paying 5.90% (6.03% annualised) and matures on 15 March 2011. No fees are payable by Council on this investment.
- 28. Credit Union Australia Term Deposit (AAA):** This investment is a 179 day term deposit paying 6.20% (6.30% annualised) and matures on 8 July 2011. No fees are payable by Council on this investment.
- 29. Coastline Credit Union Term Deposit (AAA):** This investment is a 183 day term deposit paying 6.20% (6.30% annualised) and matures on 24 June 2011. No fees are payable by Council on this investment.
- 30. Savings & Loans CU Term Deposit (AAA):** This investment is a 181 day term deposit paying 6.30% (6.40% annualised) and matures on 30 May 2011. No fees are payable by Council on this investment.
- 31. Bank of Cyprus (Aust) Term Deposit (AAA):** This investment is a 19 month term deposit paying 7.00% (7.12% annualised) and matures on 30 September 2011. No fees are payable by Council on this investment.
- 32. Australian Defence Force CU Term Deposit (AAA):** This investment is a 62 day term deposit paying 6.22% (6.32% annualised) and matures on 6 June 2011. No fees are payable by Council on this investment.
- 33. Rural Bank Term Deposit (AAA):** This investment is a 6 month term deposit paying 6.45% (6.55% annualised) and matures on 7 March 2011. No fees are payable by Council on this investment.
- 34. Banana Coast Credit Union (AAA):** This investment is a 6 month term deposit paying 6.15% (6.25% annualised) and matures on 1 March 2011. No fees are payable by Council on this investment.
- 35. Qantas Staff CU Term Deposit (AAA):** This investment is a 182 day term deposit paying 6.05% (6.14% annualised) and matures on 11 April 2011. No fees are payable by Council on this investment.
- 36. Southern Cross CU Term Deposit (AAA):** This investment is a 181 day term deposit paying 6.35% (6.45% annualised) and matures on 14 June 2011. No fees are payable by Council on this investment.
- 37. SGE Credit Union Term Deposit (AAA):** This investment is a 90 day term deposit paying 6.03% (6.17% annualised) and matures on 21 April 2011. No fees are payable by Council on this investment.

ITEM 6 (continued)

- 38. B & E Ltd Building Society Term Deposit (AAA):** This investment is a 91 day term deposit paying 6.10% (6.24% annualised) and matures on 15 March 2011. No fees are payable by Council on this investment.
- 39. Victoria Teachers CU Term Deposit (AAA):** This investment is a 6 month term deposit paying 6.10% (6.19% annualised) and matures on 21 March 2011. No fees are payable by Council on this investment.
- 40. CBA Term Deposit (AAA):** This investment is a 6 month term deposit paying 6.05% (6.14% annualised) and matures on 21 March 2011. No fees are payable by Council on this investment.
- 41. Members Equity Bank Term Deposit (AAA):** This investment is a 91 day term deposit paying 6.10% (6.24% annualised) and matures on 2 May 2011. No fees are payable by Council on this investment.
- 42. IMB Building Society Term Deposit (AAA):** This investment is a 181 day term deposit paying 6.10% (6.19% annualised) and matures on 4 April 2011. No fees are payable by Council on this investment.
- 43. Bankwest Term Deposit (AAA):** This investment is a 91 day term deposit paying 5.90% (6.03% annualised) and matures on 11 April 2011. No fees are payable by Council on this investment.
- 44. Sutherland Credit Union Term Deposit (AAA):** This investment is a 91 day term deposit paying 6.00% (6.14% annualised) and matures on 11 April 2011. No fees are payable by Council on this investment.
- 45. Summerland Credit Union Term Deposit (AAA):** This investment is a 6 month term deposit paying 6.05% (6.14% annualised) and matures on 11 April 2011. No fees are payable by Council on this investment.
- 46. Wide Bay Credit Union Term Deposit (AAA):** This investment is a 6 month term deposit paying 6.00% (6.09% annualised) and matures on 11 April 2011. No fees are payable by Council on this investment.
- 47. Manly Warringah Credit Union Term Deposit (AAA):** This investment is a 181 day term deposit paying 6.40% (6.50% annualised) and matures on 18 April 2011. No fees are payable by Council on this investment.
- 48. Queenslanders Credit Union Term Deposit (AAA):** This investment is a 6 month term deposit paying 6.18% (6.28% annualised) and matures on 27 April 2011. No fees are payable by Council on this investment.
- 49. Heritage Building Society Term Deposit (AAA):** This investment is a 6 month term deposit paying 6.15% (6.25% annualised) and matures on 27 April 2011. No fees are payable by Council on this investment.

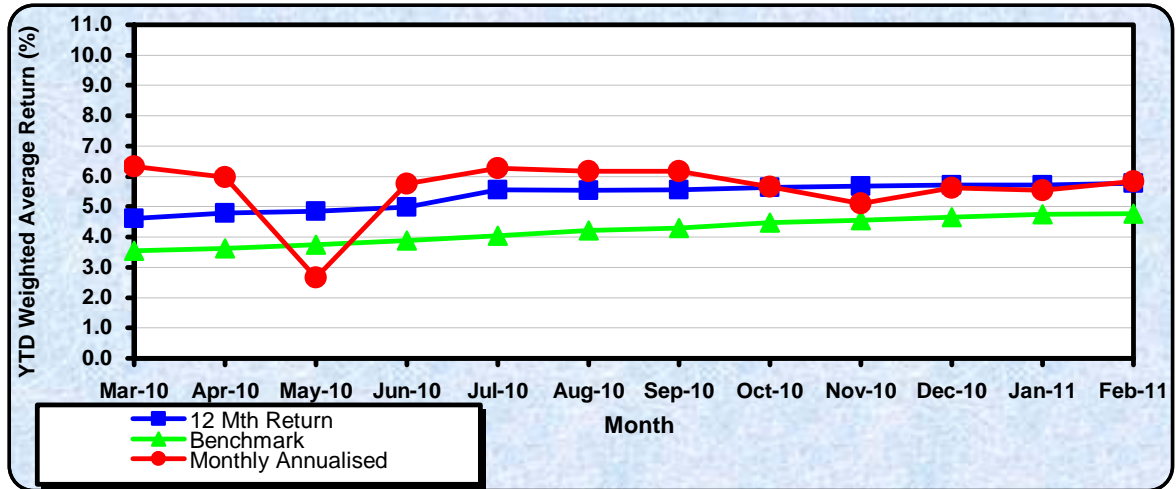
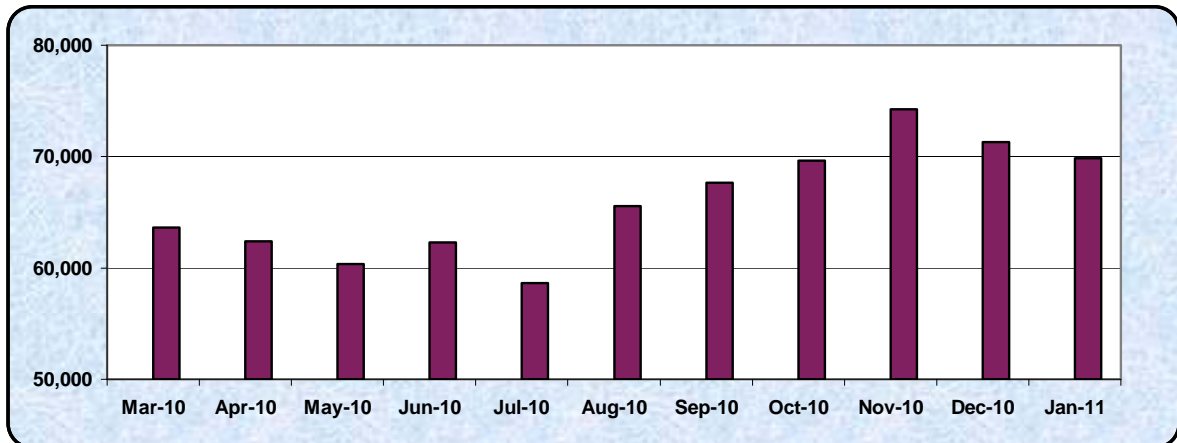
ITEM 6 (continued)

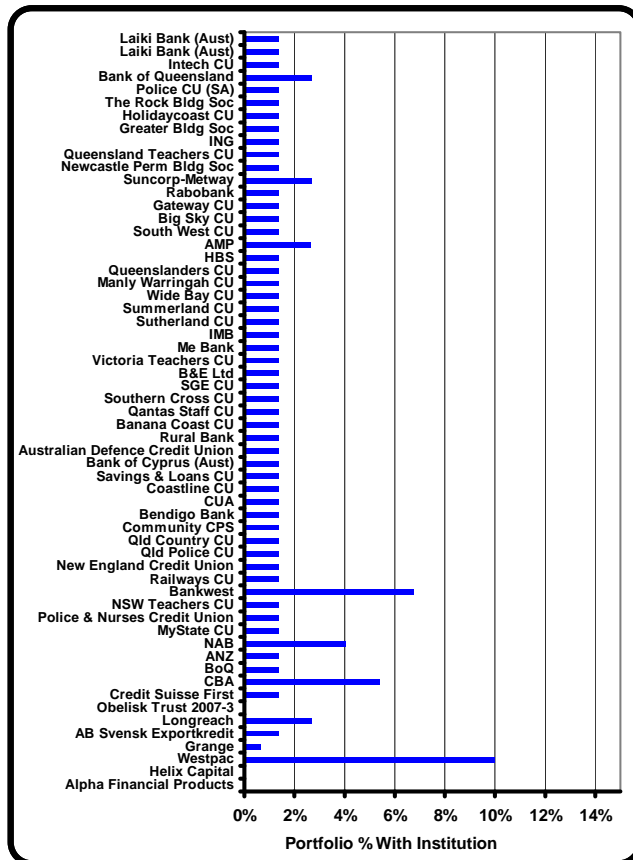
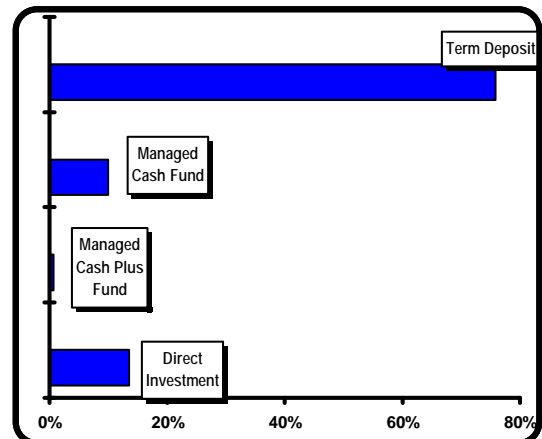
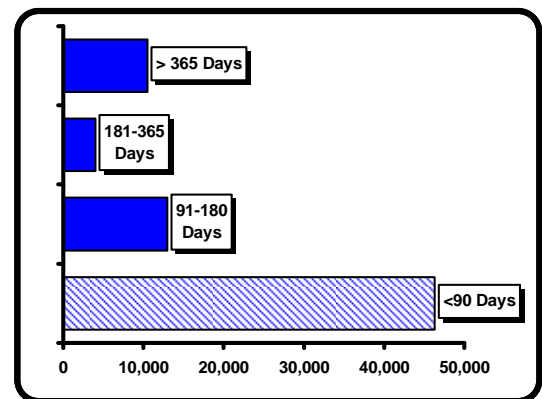
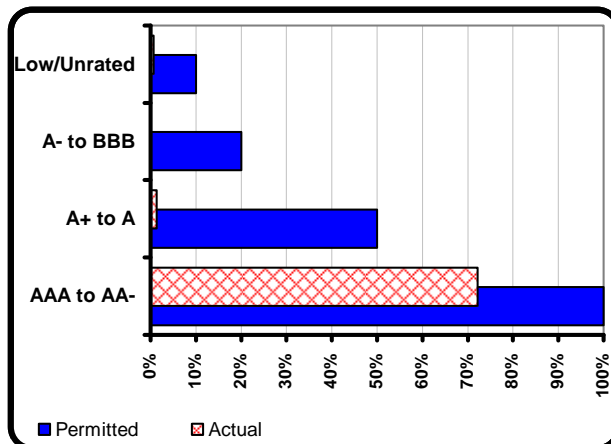
- 50. Bankwest TD (AA):** This investment is a 4 year term deposit paying 7.00% (7.00% annualised) and matures on 13 February 2015. No fees are payable by Council on this investment.
- 51. AMP eASYsaver at call account (AAA):** This investment is an at-call account earning 5.50%. No fees are payable by Council on this investment.
- 52. South West Credit Union Term Deposit (AAA):** This investment is a 90 day term deposit paying 5.93% (6.06% annualised) and matures on 23 May 2011. No fees are payable by Council on this investment.
- 53. CBA Term Deposit (AA):** This investment is a 182 day term deposit paying 6.00% (6.09% annualised) and matures on 27 April 2011. No fees are payable by Council on this investment.
- 54. Big Sky Credit Union Term Deposit (AAA):** This investment is a 90 day term deposit paying 6.15% (6.29% annualised) and matures on 7 April 2011. No fees are payable by Council on this investment.
- 55. Gateway Credit Union Term Deposit (AAA):** This investment is a 182 day term deposit paying 6.35% (6.45% annualised) and matures on 17 June 2011. No fees are payable by Council on this investment.
- 56. Rabobank Term Deposit (AAA):** This investment is a 181 day term deposit paying 6.01% (6.10% annualised) and matures on 14 June 2011. No fees are payable by Council on this investment.
- 57. Suncorp-Metway Term Deposit (AAA):** This investment is a 93 day term deposit paying 6.12% (6.26% annualised) and matures on 27 April 2011. No fees are payable by Council on this investment.
- 58. Bankwest Term Deposit (AA):** This investment is a 180 day term deposit paying 6.25% (6.35% annualised) and matures on 27 April 2011. No fees are payable by Council on this investment.
- 59. Newcastle Permanent Building Society (AAA):** This investment is a 180 day term deposit paying 6.02% (6.11% annualised) and matures on 2 May 2011. No fees are payable by Council on this investment.
- 60. Queensland Teachers CU (AAA):** This investment is a 182 day term deposit paying 6.30% (6.40% annualised) and matures on 16 May 2011. No fees are payable by Council on this investment.
- 61. ING Term Deposit (AAA):** This investment is a 2 year term deposit paying 6.84% (6.62% annualised) and matures on 18 Feb 2013. No fees are payable by Council on this investment.
- 62. Greater Building Society (AAA):** This investment is a 181 day term deposit paying 6.15% (6.25% annualised) and matures on 14 March 2011. No fees are payable by Council on this investment.

ITEM 6 (continued)

- 63. Holidaycoast Credit Union (AAA):** This investment is a 181 day term deposit paying 6.10% (6.19% annualised) and matures on 15 March 2011. No fees are payable by Council on this investment.
- 64. The Rock Building Society Term Deposit (AAA):** This investment is a 151 day term deposit paying 6.12% (6.23% annualised) and matures on 6 June 2011. No fees are payable by Council on this investment.
- 65. Police Credit Union – SA Term Deposit (AAA):** This investment is a 182 day term deposit paying 6.19% (6.29% annualised) and matures on 9 May 2011. No fees are payable by Council on this investment.
- 66. Bank of Queensland FRN (BBB+):** This is a floating rate note issued at a margin of 140 points above 90 day BBSW, maturing 11 November 2013.
- 67. Suncorp Metway FRN (A+):** This is a floating rate note purchased at a margin of 106 points above 90 day BBSW, maturing 18 June 2013.
- 68. Intech CU Term Deposit (AAA):** This investment is a 90 day term deposit paying 6.01% (6.15% annualised) and matures on 15 March 2011. No fees are payable by Council on this investment.
- 69. Laiki Bank Term Deposit (Aust) (AAA):** This investment is a 90 day term deposit paying 6.07% (6.21% annualised) and matures on 21 March 2011. No fees are payable by Council on this investment.
- 70. AMP Term Deposit (A):** This investment is a 4 year term deposit paying 7.14% (7.14% annualised) and matures on 16 February 2015. No fees are payable by Council on this investment.
- 71. Bankwest Term Deposit (AA):** This investment is a 31 day term deposit paying 5.73% (5.75% annualised) and matures on 31 March 2011. No fees are payable by Council on this investment.

ITEM 6 (continued)

Investment Performance - All Investments**Total Funds Invested**

ITEM 6 (continued)**Active Investment Summary By Institution****Summary By Investment Type****Summary By Duration****Active Investment Summary By Credit Rating**

	>365 days	<365 days
FRN's	\$4.0M	\$0.0M
CDO's	\$0.0M	\$0.0M
Other	\$3.0M	\$2.0M
Mgd Funds	\$0.0M	\$0.5M
Cash/TDs	\$4.0M	\$60.3M
	\$11.0M	\$62.8M

ITEM 6 (continued)**Consultation**

Council business units consulted included:-

- Finance Unit

Internal Workshops held:-

- Nil

External public consultation included:-

- Nil

Council officers have regular discussions and meetings with Investment Issuers and Council's Investment Advisor Oakvale Capital Limited to monitor the impact of market conditions on the performance of Council's investments and the economic outlook.

Critical Dates

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

Financial Impact

Income from interest on investments and proceeds from sales of investments totals \$3.42M, being \$765K above budget projections as per the 2010-2014 Management Plan which has improved Council's financial position.

To date, the funds from the sale of the Flinders, Glenelg, and the maturity of the Quartz CDOs as part of the Lehman/Grange IMP, have been transferred to the Financial Security Reserve. The Financial Security Reserve, following these additional funds has a balance of \$940K.

It is anticipated that income from interest and proceeds on investments for 2010/11 will be approximately \$3.65M, which will be reviewed at the next Quarterly Review of the Budget/Management Plan. It should be noted that Council currently does not recognise the interest liability on security deposits, and this will also be reviewed at the next Quarterly Review.

Policy Implications

There are no policy implications through the adoption of the recommendation.

The recommendation is consistent with Section 625 of the Local Government Act, which deals with the investment of surplus funds by Council's.

Other Options

Not applicable

ITEM 6 (continued)**Conclusion**

Council's year to date return to February 2011 is 5.86%, which is 0.91% above the benchmark.

Council continues to invest under the Federal Government's guarantee in Term Deposits with a range of Approved Deposit Taking Institutions (ADI's) for periods typically ranging from 30 days up to 6 months, to take advantage of the competitive rates that are available.

7 COMMUNITY GRANTS PROGRAM-Allocation of Funding 2010-11

Report prepared by: Manager - Community and Culture**Report dated:** 10/03/2011**File No.:** GRP/11/4/3/6 - BP11/210

Report Summary

This is a report of the 2010-11 Council's Community Grants Program which includes the categories of Sport, Community and Culture. The report provides advice to Council of the applications received and recommends the distribution of Council's Sport, Community and Cultural Grant funds.

RECOMMENDATION:

- (a) That the 2010-11 City of Ryde Community Grant, Sport Grant and Cultural Grant categories' funds be allocated as listed in the report of the Manager Community & Culture dated 10 March 2011.
- (b) That the successful and unsuccessful grant applicants be informed in writing of the outcome of their applications.

ATTACHMENTS

- | | | |
|---|---|---------|
| 1 | Community Grants Program 2010-11- Community Category Recommended Applications | 5 Pages |
| 2 | Community Grants Program 2010-11- Sport Category Recommended Applications | 1 Page |
| 3 | Community Grants Program 2010-11- Cultural Category Recommended Applications | 2 Pages |

Report Prepared By:

Baharak Sahebekhtiari
Manager - Community and Culture

Report Approved By:

Simone Schwarz
Group Manager - Community Life

ITEM 7 (continued)**Background**

In December 2009 Council adopted the Community Grants Policy and Organisational Guidelines which provided a framework for distribution of all Council's grant categories.

As part of the 2010-11 Management Plan a sum of \$25,000 each was allocated to the Sports and Cultural categories and \$100,000 for the Community category. The Community Grants Program was advertised in October and closed on 12 November 2010. Two information sessions were held on 21 October 2010 to provide interested applicants with assistance and respond to questions.

Report

Sixty three (63) applications were received for the 2010-11 Program. Three (3) tables are **ATTACHED** to this report outlining applications received under each Grant Category, a brief project description, requested amount of funding and the amount of funding recommended to be allocated by Council. Where a project has not been recommended for funding an explanation is provided.

All applications were assessed by staff as per the selection criteria listed in the Community Grants Policy & Guidelines which are:

- A specific project which addresses community needs
- Create opportunities for skill / knowledge and resource development
- Collaboration or partnership projects
- New and innovative projects
- Value for money and non reliance on continuing Council funding
- Ability of applicant to manage the program and funding
- Address one of the annual priorities for each Category

The selection panel considered the impact of the new Policy and new timeframes in its consideration of all applications to avoid undue hardship for groups and organisations. A number of organisations will be specifically invited to attend future Grant Workshops to assist their transition under the new Policy and assist them with project development.

Details of each Category are provided below:

Community Category- available funding \$100,000:

- **Objective:**
Applications in this category may be new or existing initiatives which improve community well-being and address identified need.
- **Number of Applications and total amount requested:**
45 applications with total request of \$131,727
- **Priority Areas 2010-11:**
Engaging with Culturally and Linguistically Diverse (CALD) Communities, Supporting and connecting with neighbours and fellow residents, Lifelong learning, Health and Well being

ITEM 7 (continued)**Sports Category-** available funding \$25,000:

- **Objective:**
Available only to sporting organisations, to develop sports and will be initiatives that enhance existing activities to support sustainable, community orientated, specific local projects that increase the opportunity for participation in sports, recreation and physical activity.
- **Number of Applications and total amount requested:**
4 applications with total request of \$13,000
- **Priority Areas 2010-11:**
Access, Volunteer Education/Development, Capacity Building, Participation

Cultural Category- available funding \$25,000:

- **Objective:**
Applications in this category may be initiatives that contribute to a vibrant cultural life in Ryde and strengthen community identity and enhance access to and participation in creative expression.
- **Number of Applications and total amount requested:**
14 applications with total request of \$41,643
- **Priority Areas 2010-11:**
Community arts, Creative and artistic expression, Migration heritage and Telling local stories

Consultation

Internal Council business units consulted included:-

- Open Space

Internal Workshops held:-

- Nil
A workshop was tentatively scheduled for 1 March 2011 pending registration of interest by Councillors to hold a workshop for this purpose. Due to lack of registration the workshop did not go ahead.

City of Ryde Advisory Committees consulted included:-

- Not Applicable.

External public consultation included:-

- Two information sessions were held on 21 October 2010 to provide interested applicants with assistance and respond to questions

Critical Dates

The successful applicants expect to be notified in March 2011.

Financial Impact

This project is provided for in the Community Life 2010-11 operational budget

ITEM 7 (continued)**Policy Implications**

The recommendations of this report are in line with the Community Grants Policy.

Other Options

Council could seek to vary the funds allocated to any specific project and/or change the range of projects proposed for financial support.

Conclusion

The attached tables outline the 63 applications received under the Council's Community Grants Program 2010-11 and recommend projects for allocation of funding for each Grant Category; Community, Sports and Cultural.

The projects recommended for funding include a diverse range of activities, events and services which will contribute to community wellbeing, cultural expressions and vibrancy in the City of Ryde.

ITEM 7 (continued)

ATTACHMENT 1

Community Grants Program 2010-11 Community Category

#	Project Name	Organisation	Project description	Amount Sought	Recommended
1	NZ Jamboree Community	1st Meadowbank Scouts	Contribution towards attendance fees for 2011 Jamboree in NZ - <i>Comment: Budget is unclear, not able to assess project as no specifics identified. To be invited to attend Grant Workshop.</i>	\$ 3,000	\$ -
2	Language Program	2RRR - Ryde Regional Radio	Train Cantonese, Mandarin speakers to produce weekly radio programs in these languages providing information to new immigrants in Ryde area.	\$ 1,634	\$ 1,634
3	Adults ADHD Self Management	Adults with ADHD	Two educational weekend workshops for clients (10 local participants) to meet needs of clients in full-time employment. Workshops focus on managing ADHD in work, family & social environment	\$ 3,500	\$ 3,500
4	Introduction to Tai Chi	Alzheimers' Australia NSW	Introduction of Tai Chi Pilot project for Ryde residents with dementia and their carers for 2 terms. The project will then be evaluated and if successful will employ various sustainability measures.	\$ 3,497	\$ 3,497
5	Hand in Hand with Ryde Community	Armenian Relief Society	Provision of support and activities for older Armenian residents in Ryde and Socially isolated. Such as day trip picnic for Armenian older and socially isolated people and health awareness seminars	\$ 3,500	\$ 3,500
6	The Pine Leaves Free Lunch Event	Australian Korean Welfare Assoc	Volunteer Training and Education for newly formed Korean seniors group to allow members to volunteer effectively. They plan to provide 3 free lunch events monthly with other seniors in the community to share experiences and food with people from different cultural backgrounds.	\$ 3,500	\$ 3,500
7	Community Transport for the Aspect Ryde Adult Program	Autism Spectrum Australia	Client transport (17 identified as residing Ryde LGA) to activities/classes and community participation opportunities for adults with severe autistic spectrum disorders - contribution to \$21095 for 12 months lease Hiace disability -modified bus including maintenance & insurance.	\$ 3,500	\$ 3,500
8	Dad to Dad	Chinese Parents Assoc - Children with Disabilities Inc	Social support in Ryde LGA for fathers with children with disabilities of CALD backgrounds. Giving social, educational and informational support - sharing experiences and exchanging ideas- detailed program This Program already exists in other LGAs.	\$ 3,000	\$ 3,000
9	Financially Disadvantaged	Community Development Constant Companion/ auspicie org Willoughby City Council	Constant Companion is a personal response service to frail aged, disabled and financially disadvantaged. <i>Comment: Project not well defined. Not clear how residents in Ryde would be targeted. The Service is funded by ADHC not clear why this extra funding is required.</i>	\$ 2,025	\$ -
10	Youth Space Expansion	Ryde/auspicie org. Schizophrenia Fellowship NSW	Targeting youths with mental illness (18-30 years) -renovate and develop an unused space in Ryde to facilitate and develop a new youth program for education & peer support	\$ 3,500	\$ 3,500

CoR Community Grants Program 2010-11
Community Category

ITEM 7 (continued)

ATTACHMENT 1

#	Project Name	Organisation	Project description	Amount Sought	Recommended
11	DARTS Volunteer project	Disabled Alternative Road Travel Service	Support for volunteer expenses and build volunteer capacity in program - some reimbursement of travel expenses may encourage more volunteers - especially uni students. Comments: <i>Not well defined, not clear what the project intends to do. Received \$1000 from CDSE in this financial year for same project. Volunteer Referral Service will follow up.</i>	\$ 3,000	\$ -
12	Healthy Aging for Chinese Seniors	Eastwood Chamber of Commerce Eastwood Chinese Senior Citizens Club	To increase membership among Korean and Chinese businesses with a view to bridging cultural differences with respect to liaison with regulatory authorities & officials. 1. Production of multi-lingual info pack - detailing organisation 2. multi-lingual website addition 3. Meetings for Asian business community Physical social and emotional wellbeing activities and seminars - promote & maintain healthy ageing - contribution to program - rental assistance Paint walls of the guide hut at Eastwood - money requested for paint only. Comments: <i>This is a maintenance project, does not address identified community priorities. To be invited to attend Grant Workshop.</i>	\$ 2,000	\$ 2,000
13	Project Paint: Walls	Eastwood Girl Guides	The gardens reflect the life of the family and the elderly homeowner will describe, for example, why and when a big old tree was planted and how her children used to play under it. The homeowner can describe how the street has changed over the years - recording of Ryde garden & family histories - compilation of stories and photos - publication & launch of booklet. Proj: Vocational programs for young people with autism. An existing project. Learning appropriate work based skills, and learning safe and appropriate behaviour whilst in the community in local businesses - while at the same time making the local community aware of young people with special needs. The project cost is \$17000 the \$3500 applied for would pay for evaluation and documentation	\$ 1,000	\$ 1,000
14	Stories from the Gardens	Easy Care Gardening		\$ 3,000	\$ -
15	Vocational programs for young people with Autism	Giant Steps Sydney Ltd		\$ 3,500	\$ 3,500
16	Out-door furniture and play equipment	Gladesville Occasional Childcare Ctre	Request donation to purchase new outdoor furniture and play equipment Provides social contact and regular activities for approx 441 members. Comments: <i>This project was funded by CDSE this Financial Year and will be referred to CDSE for next year as well. This is a duplicate application due to transition year of CoR grants process changes.</i>	\$ 2,000	\$ 2,000
17	Women's Health resource	Gladesville Ryde Hunters Hill Combined Pensioners & Superannuants Assoc	To develop a women's health service resource to improve access to health services locally for women.	\$ 3,500	\$ -
18	Translation of Fact Sheets	Horticultural Therapy Society NSW - Cultivate NSW	Translating 4 existing fact sheets for CALD community (Chinese and Italian) on popular aspects of gardening - promoting therapeutic value of gardening activities - available as website downloads - promoted through networking.	\$ 3,500	\$ 3,500
19	CoR Community Grants Program 2010-11			\$ 3,035	\$ 3,035

ITEM 7 (continued)

ATTACHMENT 1

#	Project Name	Organisation	Project description	Amount Sought	Recommended
21	Youth engagement- Drumming Project	Hunters Hill Ryde Community Services	Extension of existing Social Support Program - targeting young men with disabilities, offering drumming classes for Housing NSW residents - Pittwater Rd Ryde	\$ 3,000	\$ 3,000
22	Health Promotion Initiatives	Italian Leisure Group	Requesting money for current program-venue hire & catering - Mothers/ Fathers Day, Easter & Christmas- insufficient information.	\$ 1,500	\$ 1,500
23	Health Promotion Initiatives	Italian Women's Group	Guest speakers from Community partners program on current & future health issues targeting senior Italian community.	\$ 500	\$ 500
24	Italo-Australian Senior Citizens Gp	Italo-Australian Senior Citizens Group	Activities giving social support group for aged Ryde residents of Italian background- 2 activities a month - luncheon with information session & social outing.	\$ 2,000	\$ 2,000
25	It Takes Two to Talk	Lifestart Early Childhood Intervention Program	"It Takes Two to Talk" is a established 8 week program and will provide strategies for parents in Ryde/Eastwood area who have a child 0-6 with a communication delay. The Project will provide parents with tools to help their children at home to talk.	\$ 3,440	\$ 3,440
26	Chinese Migrants New Lives Building	Meadowbank Chinese Neighbourhood Ctre	Helping new Chinese families through info sessions on various topics, book club; focus on supporting grandparents	\$ 3,500	\$ 3,500
27	Men's Shed	New Horizon Aged Care Facility	Purchase of "men's shed"-develop opportunity for social & recreational activities for male residents- outdoor gardening & "working bees"; storage of tools and materials- overseen by Leisure & Lifestyle coordinator	\$ 1,816	\$ 1,816
28	Art Program	Nth Ryde Community Pre School	Preschool has an art consultant who works with children 2 days week - request to purchase "innovative" art tools and materials for children's art program. <i>Comment: Poorly defined project and budget. Not clear what the funds would be spent on and as program already exists how the funds would enhance outcomes for the children. To be invited to attend Grant Workshop.</i>	\$ 3,000	\$ -
29	Trivia Night	Nth Ryde Rotary Club	Application requests funding to cover hall hire (Council Venue) for a fundraising trivia night. <i>Comment: Poorly defined project and unrealistic budget, amount requested excessive for one night venue hire. To be invited to attend Grant Workshop.</i>	\$ 2,500	\$ -
30	On-going Community representation	Puney & District Progress Society	Support on-going resident and local activities. <i>Comment: Active organisation at local level. To be invited to attend Grant Workshop.</i>	\$ 3,500	\$ 1,000
31	Christmas Day Luncheon	Reach Community Initiatives	Providing Christmas lunch in Ryde LGA in 2011 targeting socially isolated.	\$ 3,500	\$ 3,500

CoR Community Grants Program 2010-11
Community Category

ITEM 7 (continued)

ATTACHMENT 1

#	Project Name	Organisation	Project description	Amount Sought	Recommended
32	A Good Night's Sleep	Royal Rehabilitation Centre	Purchase electric mode beds & air mattresses (number not detailed) for stroke, spinal cord & burn patients that enhance sleep patterns and increase recovery time. <i>Comment: Does not address priorities or criteria. This is a donation request for a regional organisation, more suited to CDSE funding. To be invited to attend Grant Workshop.</i>	\$ 3,300	\$ -
33	Ryde Community Native Plant Nursery	Ryde Community Native Plant Nursery (International Environmental Weed Foundation)	To support establishment of a community native plant nursery - Santa Rosa Park Ryde - focus on education & building community	\$ 3,160	\$ 1,000
34	Toy Library	Ryde Epping Zone Playgroup	Revamp Toy Library - provide educational toys that will be useful for the Ryde community & playgroups within Ryde zone for children with special needs & learning disabilities - aim to provide 'complete inclusion'.	\$ 2,300	\$ 2,300
35	Translation of Publications	Ryde Hunters Hill Community Transport	Providing RHHCT literature in Armenian, Italian and Chinese & distribution to community groups.	\$ 3,500	\$ 3,500
36	Domestic Violence capacity building workshops	Ryde Hunters Hill Domestic Violence Cttee	Range of strategies to raise awareness; networking; partnerships in community activities.	\$ 3,500	\$ 3,500
37	Life Education	Ryde Hunters Hill Life Education Centre	Funding for IT items. Contribution to successful program aimed at Primary school children -Healthy Harold, healthy activities including participation in many sporting activities. <i>Comment: Funded by CDSE this financial year \$3000</i>	\$ 2,270	\$ 1,000
38	Life does not stop after 55	Ryde Multicultural Ctre Inc	Operates daily with volunteers -Social activities and information provision for settlement issues, targeting CALD seniors, socially isolated and new residents. Monthly social activities, excursions and exercise classes.	\$ 3,500	\$ 3,000
39	Radio training course	Ryde Regional Radio Co-operative	Make available a radio training course to allow local residents (targeting students, pensioners, those with a disability or financial hardship) who may not otherwise be able to learn radio and program presentation	\$ 2,500	\$ 2,500
40	Phone a Friend	Sisters of St Joseph Aged Care Services	Expanding an existing program enabling phone link to frail elderly residents to reduce social isolation and encouraging relationships. A Project to coordinate regular "phone visits" to older people who register. This project is a pilot and will be evaluated with the aim to seek funding for its permanent establishment.	\$ 3,250	\$ 3,250
41	Clean up together - Keeping Ryde Clean & Beautiful	St Andrews Socio Religious Justice	Building community harmony through conducting monthly "Clean Up Activity "street cleanups; special national clean -up days, community group seminars on environment and recycling, education and community bldgs - good partnerships.	\$ 3,500	\$ 3,000

CoR Community Grants Program 2010-11
Community Category

ITEM 7 (continued)

ATTACHMENT 1

#	Project Name	Organisation	Project description	Amount Sought	Recommended
42	Playground Refurbishment	St George Preschool (Marfield)	Redesign and rebuilding of playground to give increased safety; engagement with nature; promoting Munch and Move program with vegetable garden. To be used by preschool and church groups, number of students CALD background, children with additional needs.	\$ 3,500	\$ 3,500
43	Life Long Learning Health and Wellbeing	State Emergency Services - approx 50 members of Ryde Unit	Purchase materials to complete training centre; purchase & install materials & equipment eg personal protective equipment and storage lockers for personal items; build volunteer capacity by improving centre & facilities	\$ 3,500	\$ 2,000
44	Helping Hands	Sydney Korean Women's Assoc	Targeting the Korean community (women in particular) and their families assisting cultural integration through classes and seminars for a greater understanding & improved harmony.	\$ 3,500	\$ 3,500
45	Ryde Youth Inclusion Program	Young Life Aust Inc	Request for support of Summer Camp January 2012 - promote the integration of 10 teenagers from diverse CALD backgrounds within Ryde community - to build a more inclusive community-camp focuses on leadership, self-esteem & teamwork & fun physical activities- then "experience transfer" to other young people	\$ 3,500	\$ 3,500
TOTAL				\$ 131,727	\$ 99,972

CoR Community Grants Program 2010-11
Community Category

ATTACHMENT 2

Community Grants Program 2010-11 - Sports Category

#	Project Name	Organisation	Project description	Amount sought	Recommended
1	Croquet for the Community	Eastwood Croquet Club	Advertising Club's activities in Chinese, Korean and local newspapers; offering free open come & try days; attending CALD groups to invite visitors to the Club; distributing leaflets; translation of Club information into Chinese & Korean Promotion of club's activities to the Chinese and Korean communities through ethnic newspapers, Come n' Try days, Flyers translated into relevant languages etc	\$ 3,500	\$ 3,500
2	Net Set Go	Eastwood Ryde Netball Assoc	Activities to develop basic skills; fun based games; building teamwork; introducing pathways to participating in team sport. Hopefully 50 young people involved. Introduction of a weekly program at Brush Farm Park to learn and develop basic netball skills for children 5 - 10 years - modified games providing a pathway to participation. Program designed and endorsed by Netball Australia.	\$ 3,000	\$ 3,000
3	Purchase of riding helmets and boots	Riding for the Disabled NSW - Ryde Centre	To enable access for riders with disabilities to equestrian activities in a safe & fun environment Purchase of Australian Standard riding helmets and boots to replace equipment which has passed its use by date.	\$ 3,000	\$ 3,000
4	QuickCric	Ryde Hunters Hill Cricket Club	Develop and interest & awareness of sport being fun and healthy - aimed at 3-10yr old girls of all abilities, background and cultures in Ryde LGA. Doing t-ball & ball catching focusing on improving gross motor skills. Visiting schools to introduce the new concept. Implementation and promotion of a new one hour of multisport games with a cricket focus and including some dance/music targeting children 3 years and over.	\$ 3,500	\$ 3,500
TOTAL				\$ 13,000	\$ 13,000

CoR Community Grants Program 2010-11
Sports Category

ATTACHMENT 3

Community Grants Program 2010-11 Cultural Category

#	Project Name	Organisation	Project description	Amount sought	Recommended
1	Booklet: Voices of 1 ADHD	Adults with ADHD (NSW) Inc	Develop booklet of personal stories, increasing awareness of ADHD in the community	\$ 1,294	\$ 1,284
2	Hand in Hand ARS with Ryde Community	Armenian Relief Society	Sharing Armenian culture with the community - encourage younger generation to learn about culture & heritage - health awareness social gatherings and seminars. Comment: <i>Project objectives don't match project description. Low score in priority areas. To be invited to participate in Harmony Day Celebrations. To be invited to Grant Workshops.</i>	\$ 3,500	\$ -
3	Pictures of Us - digital camera class	Australian Chinese Community Assoc	Engaging CALD Chinese seniors from Ryde in learning new technology - digital camera class for photo stories and exhibition - 3x cameras for prizes for best photographer	\$ 3,494	\$ 3,494
4	Fusion: Art expressions that transcend time and space	Chinese Leisure Learning Ctre	To use creative, visual and performing arts to express an emerging cultural identity - Creative/Visual arts and Performing Arts exhibition. This project aims to use different artistic media to address the needs of emerging cultural identity- find and consolidate a new Australian identity.	\$ 3,500	\$ 3,500
5	2011 Biennial Exhibition	Eastwood Patchwork Quilters	Exhibition promoting quilting; promotion of craft for new members. Request \$1800 of funding to cover additional hall hire from Brush Farm Corrective Services - not asking entry fee	\$ 3,110	\$ 3,110
6	Annual Cultural Day	Eastwood Tamil Study Ctre	Encouraging 60 students 4-16yr olds to give a cultural day concert - showcase of talents Comments: <i>The Project does not include any development activities. Funding is requested for logistics. To be invited to attend Grant Workshops.</i>	\$ 4,000	\$ -
7	Ceremonial Flags	Gladesville Public School	Purchase of 51 national flags representing school community for school ceremonies and parades. Comments: <i>Lack of Project definition makes difficult to assess. Not clear how purchase of flags will be used. To be invited to Grant Workshops.</i>	\$ 2,000	\$ -
8	In Harmony	Joubert Singers Inc	Request funding for choir development with new members; produce performance for harmony festival. Preparation & workshops culminating in The In Harmony Concert.	\$ 3,500	\$ 3,500
9	Leisure Learning for the Community	Learning Leisure Program/Auspice by Christian Community Aid	Shared activities - focus on learning - elderly & socially isolated. CALD residents and those with a disability.	\$ 3,500	\$ 3,500
10	Young Musicians Concert	Ryde Eastwood District Music Club	To give the young artists who have won the various music categories at the Ryde Eisteddfod the opportunity to perform in front of an appreciative audience and to give them the opportunity of earning money for their performances. Comments: <i>To be invited to Grant Workshops to support development of projects as per Grant Category objectives and priorities</i>	\$ 2,485	\$ 1,000

CoR Community Grants Program 2010-11
Cultural Category

ITEM 7 (continued)

ATTACHMENT 3

#	Project Name	Organisation	Project description	Amount sought	Recommended
11	On-line Wallumetta	Ryde Hunters Hill Flora & Fauna Preservation Soc	Purchase scanner to record all Wallumetta Newsletters produced since commencement in 1966. Made available on website. provides historic record of ecological changes observed Field of Mars over 45 years.	\$ 770	\$ 770
12	Inaugural concert of RHH symphony orchestra	Ryde Hunters Hill Symphony Orchestra	To run a classical symphony orchestra concert. <i>Comments: The project does not match the project objectives and difficult to assess. The organisation is in process of incorporation and has great potential. To be invited to Grant Workshops to develop potential of talent development in classical music. Recommend to apply again with specific developmental project.</i>	\$ 3,500	\$ -
13	Instrument Upgrade	St Kevin's Band	St Kevin's School Band self-funded association operates autonomously from the primary school - extra-curricular training - volunteer committee of parents - Instrument upgrade - purchase one trumpet and trombone -instruments inspection & maintenance program	\$ 3,500	\$ 1,300
14	Keep Korean Culture	Sydney Korean Women's Assoc	A series of cultural group classes, sessions and activities with Korean cultural theme building confidence and connections.	\$ 3,500	\$ 3,500
TOTAL				\$41,643	\$ 24,958

CoR Community Grants Program 2010-11
Cultural Category

8 VISIT TO CENTRAL DARLING SHIRE

Report prepared by: Manager - Governance**Report dated:** 11/03/2011**File No.:** GRP/11/5/4/6 - BP11/212

Report Summary

This report proposes a visit to Central Darling Shire by the Mayor and General Manager. It is proposed that this visit coincide with the Council sponsored event being conducted by Ryde Hunters Hill Cricket Club.

RECOMMENDATION:

That Council endorse a visit to Central Darling Shire by the Mayor and General Manager to be funded from the Country Council Partnership budget allocation.

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Shane Sullivan
Manager - Governance

Report Approved By:

Roy Newsome
Group Manager - Corporate Services

ITEM 8 (continued)**Background**

In April 2010, the Division of Local Government undertook a Promoting Better Practice Review of Central Darling Shire. The subsequent report was published on 30 January 2010.

The report has raised issues that require urgent attention by Central Darling. The General Manager has had some discussions with the Mayor of Central Darling, Councillor Paul Brown. The Mayor, Councillor Paul Brown has requested assistance with regard to some of the issues raised.

In addition, at the Council Meeting held 14 December 2010, Council resolved to provide support to the Ryde Hunters Hill Cricket Club to undertake an exchange program in 2011 up to an amount of \$5,000.

A letter was sent to Ryde Hunters Hill Cricket Club in December following this resolution advising them of the outcome. A date for the exchange is still to be confirmed; however the Ryde Hunters Hill Cricket Club has indicated that they hope to undertake the exchange in the April school holidays.

Report

It is proposed that in response to the request received from Central Darling Shire that the General Manager and Mayor undertake a visit to coincide with the exchange program being conducted by Ryde Hunters Hill Cricket Club.

As a result of this visit, it will be possible to better clarify and understand any level of support that City of Ryde may provide Central Darling.

Consultation

Internal Council business units consulted included:-

- Not Applicable

City of Ryde Advisory Committees consulted included:-

- Not Undertaken – meetings deferred at this stage to allow a focus to be placed on the agreed outcomes from the meeting between the Mayor and General Manager with Central Darling Shire.

Critical Dates

The following deadlines are required to be met:

- Ryde Hunters Hill Cricket Club are still to confirm the date for the Council sponsored exchange but have indicated that it is likely to be in the April school holidays.

Financial Impact

\$10,000 is provided in the Country Council Partnership budget allocation.

Ryde Hunters Hill Cricket Club have been selected by Council to undertake an exchange program up to an amount of \$5,000.

ITEM 8 (continued)

As a result, there are funds remaining within the budget to provide airfare and accommodation to the Mayor and General Manager.

Policy Implications

There are no policy implications through adoption of the recommendation.

Other Options

Council may resolve not to endorse a visit to Central Darling Shire by the Mayor and General Manager.

Conclusion

It is proposed that the Mayor and General Manager visit Central Darling Shire as requested by the Mayor of Central Darling Shire, Councillor Paul Brown and that this visit coincide with the Council sponsored event being conducted by Ryde Hunters Hill Cricket Club.

9 PARKING METERS MACQUARIE PARK CORRIDOR

Report prepared by: Contracts and Permits Officer**Report dated:** 8/03/2011**File No.:** GRP/11/6/3/6 - BP11/202

Report Summary

The contract to supply and install parking meters within the Macquarie Park Corridor included a maintenance and service Agreement. The Agreement commenced in May 2007 and was for three (3) years, with the option to extend it for a further 1 + 1 years on an annual basis. In addition, for the parking meters to accept credit cards Council entered into an Agreement for Electronic Funds Transfer (EFT).

Both agreements expire on 8 May 2011 and Council needs to determine if it intends to extend the Agreements for a further year.

RECOMMENDATION:

That the General Manager be delegated to extend the contacts with the service providers for the Macquarie Park parking meters for a one year period as set out in this report.

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Alex Helderman
Contracts and Permits Officer

Report Approved By:

Leon Marskell
Manager - Regulatory Services

Dominic Johnson
Group Manager Environment & Planning

ITEM 9 (continued)**Background**

Council at its meeting of 23 February 2010, resolved:-

- (a) That on-street parking in Macquarie Park continues to be regulated.
- (b) That reconfiguration of low performing parking meters be pursued as one option in optimising traffic management in Macquarie Park.
- (c) That the General Manager be delegated to reconfigure 34 meters in Wicks and Alma Roads, to provide free ticketed parking for the first two (2) hours.
- (d) That the General Manager be delegated to extend the contracts with the service providers for the Macquarie Park parking meters in accordance with resolution (c) above for a one year period.
- (e) That the General Manager be delegated to remove meters from Culloden and Talavera Roads (north of the roundabout at the entrance to the Macquarie School of Management).

Report

Following Council's Resolution meters were reconfigured to provide two-hour free parking and the meters removed from Culloden and Talavera Roads, realising \$56,000. In addition, arrangements were made to extend the maintenance and service and EFT Agreements for 1 year. Both Agreements will expire on 8 May 2011.

The Parking Meter maintenance and service Agreement provides Council with reactive and preventative maintenance, complaint handling, revenue and statistical reporting and communication and management systems. To date, the contractor has complied with the Service Level Agreement.

The EFT Agreement handles approximately 63% of all parking meter transactions.

To manage metered parking Council has entered into three (3) contracts for the provision of services:-

- * Maintenance of parking meters,
- * EFT (Electronic Funds Transfer) Services, and
- * Cash collection service.

The contracts for the maintenance of parking meters and EFT expire on 8 May 2011. The contract for the cash collection service expired in December 2008 and has been ongoing since that date.

Consultation

Internal Council business units consulted included:-

- Not Applicable

Internal Workshops held:-

- Not Applicable

ITEM 9 (continued)

City of Ryde Advisory Committees consulted included:-

- Not Applicable

External public consultation included:-

- Not Applicable

Critical Dates

The following deadlines are required to be met:

- Reino International – parking meter maintenance and service Agreement, expires 8 May 2011.
- First Data International – provision EFT Services, expires 8 May 2011.

Policy Implications

There are no policy implications through adoption of the recommendation.

Other Options

That the contracts not be renewed and Council go to market with a new tender process. This option is not preferred as the current arrangement with the service provider is working well and the existing parking meters are a technology most familiar to the existing service provider.

It should be noted that the current budget process is predicated on the income anticipated from the parking meters. If a decision is made to not regulate parking in Macquarie Park in 2011/12, savings of \$922,500 must be identified.

Conclusion

Regulated parking is identified in the Macquarie Park Corridor Parking Study, as an appropriate and necessary component of Traffic Management in Macquarie Park. The extension of the current contracts for a period of one (1) year provides the most appropriate way to continue to manage regulated parking until a new tender is called.

10 REPORT ON OUTSTANDING RESOLUTIONS

Report prepared by: Manager - Governance**Report dated:** 11 March 2011**File No.:** GRP/11/5/4/6 - BP11/21

REPORT SUMMARY

This Outstanding Resolutions Report is presented to Council for its consideration, as resolved at Council Meeting of 8 June 2010.

The report has been produced as at Tuesday, 15 March and is **ATTACHED**.

This Report is formally submitted to Council to review the status of outstanding items and confirm the date reports are due to be reported back to Council. The Report details all outstanding reports, advice to Councillors of the anticipated date for the report to Council and supporting comments on the item.

RECOMMENDATION:

That the report on Outstanding Resolutions be endorsed.

ATTACHMENTS

1 Outstanding resolutions - Council 22 March 2011

Report Prepared By:

Shane Sullivan
Manager - Governance

Report Approved By:

Roy Newsome
Group Manager - Corporate Services

ITEM 10 (continued)

ATTACHMENT 1

Outstanding Resolutions - Report

Meeting Details	Resolution	Due Date of Report	Comments
Works and Community 8/04/2008	BUSHLAND WALKING TRACKS Report on developing a strategy to manage bushland walking tracks	1/03/2011 Anticipated date 1/03/2011 Group Community Life Responsible Officer Simon Harrison	Comments <i>Data collection being undertaken currently. Update provided to BEACR in February 2009. Workshop with Councillors June 2009. A report to be presented to Works & Community on 18 May 2010. Report being prepared for WC in July 2010. Report delayed due to Natural Areas Contracts negotiations. Information being compiled for 2 November 2010 report.</i> COMPLETED. (To be removed after meeting of 22/03/11)

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Council 20/10/2009	PUBLIC- PRIVATE PARTNERSHIP (PPP) - Bevilista and Council and City of Ryde - Signage Rights, Southern Pedestrian Bridge, North Face. GM 18/09 Item 7 (b) That consideration of this matter be deferred and a further report be presented back to Council providing supplementary information and options for Council's consideration.	27/04/2010 Anticipated date 1/04/2011 Group Public Works Responsible Officer George Dedes	Report expected 27 April 2010. <i>Negotiations have commenced with the Developer concerning any income which Council could expect from its portion of the Bridge signage. However, the Developer has declined to take the signage package to the market for tender, as the advertising market is generally depressed at the present time, and has decided to await market recovery in order to secure the best price. Report anticipated February 2011. (Updated 03/12/10)</i> <i>City of Ryde will meet in late-November 2010 with its own Consultant to discuss the potential of utilising the advertising sign (ie Council's sign) on the northern face of the southern bridge to produce income for Council. (Updated 10/11/10).</i> <i>Report expected April 2011. (Updated 15/3/2011).</i>

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details		Resolution	Due Date of Report	Comments
Council		NOTICE OF MOTION 5:CEO FORUM - Councillor Salvatore-Martin	9/11/2010	
8/12/2009		(a) That the General Manager report to Council on the cost and feasibility of implementing a CEO Forum. The CEO forum event would focus on large companies and is a tangible outcome, consistent with the Economic Development Strategy, where the City of Ryde can show cohesive leadership and representation of the City's economic interests.	Anticipated date 19/04/2011	<i>Report delayed in part due to the necessity to recruit a new Economic Development Officer who would have primary carriage of this process.</i>
		(b) That this Motion be referred to the Economic Development Advisory Committee for their comment and feedback.	Group Environment and Planning	<i>Report to Committee of the Whole Meeting on 19 April 2011.</i>
			Responsible Officer Meryl Bishop	
Meeting Details		Resolution	Due Date of Report	Comments
Council		DEEBLE STREET - Landscaping Works		
24/08/2010		a) That this matter be deferred to allow for negotiations between Council and the owner of 70A Champion Road with the view to leasing the road area, and that following these negotiations a further report be prepared for the Works & Community Committee's consideration.	Anticipated date 1/11/2010	<i>Report anticipated April 2011 following negotiations. Updated 08/03/11.</i>
			Group Public Works	
			Responsible Officer George Dedes	

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details		Resolution	Due Date of Report	Comments
Council			1/05/2011	
24/08/2010		RYDE TRAFFIC COMMITTEE PITTWATER ROAD, GLADESVILLE – Request for a Pedestrian Crossing – Marked or Signalised (iii) That a further review be undertaken and a report provided for the Committee's consideration in 6 months. PRINCES STREET, RYDE – Pedestrian Refuge (iv) That a further report be prepared for the Committee's consideration in 6 months	Anticipated date 1/05/2011 Group Public Works Responsible Officer Anthony Ogle	<i>Report on Pittwater Road, Gladesville will be submitted to Council in April 2011.</i> <i>Report on Princes Street, Ryde will be submitted to Council in May 2011.</i>
		Resolution EXTENSION OF TOP RYDER COMMUNITY BUS SERVICE (c) A further report come to Council during the 2011/12 budget deliberations regarding the success in securing sponsorship/advertising deals to inform future decisions regarding the extension or cessation of the service.	Due Date of Report 12/04/2011 Anticipated date 19/04/2011 Group Environment and Planning Responsible Officer Sam Cappelli	<i>Report to Committee of the Whole Meeting on 19 April 2011.</i>

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Committee of the Whole 21/09/2010	MAYORAL MINUTE: FORMER COUNCILLOR MICHAEL LARDELLI (b) That the General Manager provide a report back to Council on a suitable legacy to acknowledge the contribution to the City of Ryde by the former Alderman, Councillor and Mayor, Michael Lardelli AM.	Anticipated date 1/03/2011 Group Community Life	Archivist continuing to research. Councillors and family have been consulted. Meeting to be planned for late December for suggestions and comments to be discussed. Report prepared for Committee of the Whole on 01 March 2011. North Ryde common - active in getting this.
		Responsible Officer Simone Schwarz	COMPLETED (To be removed following meeting 22/3/11)
Meeting Details Committee of the Whole 5/10/2010	Resolution HOUSING FOR KEY WORKERS (AFFORDABLE HOUSING) (b) That Council explore and report back to Council on the options in delivering affordable housing initiatives through development incentives for the provisions of affordable housing within Council's planning controls and the use of Voluntary Planning Agreements.	Due Date of Report 22/03/2011 Anticipated date 22/03/2011 Group Environment and Planning Responsible Officer Meryl Bishop	This report will be prepared in conjunction with the report requested by Council on 8 March 2011: <i>Report on Affordable Housing - Councillor Gabrielle O'Donnell Notice of Motion.</i> COMPLETED. (To be removed after meeting of 22/03/11).

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Council 12/10/2010	NOTICE OF MOTION: RECOGNITION OF BUSINESSES, ORGANISATIONS AND COMPANIES THAT HAVE BEEN IN LONG TERM SERVICE IN RYDE (a) That the General Manager prepares a report on the feasibility of a sponsorship program for businesses within the City of Ryde area. (b) That not-for-profit organisations be considered in the report recognising their contribution to the City of Ryde.	Anticipated date 1/03/2011 Group Community Life Responsible Officer Derek McCarthy	<i>Report prepared for Committee of the Whole on 1st March 2011</i> COMPLETED. (To be removed after meeting of 22/03/11).
Meeting Details Council 12/10/2010	Resolution PROGRAM OF FLAG RAISING EVENTS That this matter be referred to the Community Harmony Reference Group for consideration and recommendation back to Council.	Due Date of Report 5/04/2011 Anticipated date 5/04/2011 Group Community Life Responsible Officer Baharak Saleh	<i>The discussion for this was held over for the next Community Harmony Advisory Committee meeting on Thursday February 24th 2011.</i> <i>Report to be prepared for Council on 5/4/2011.</i>

ITEM 10 (continued)

ATTACHMENT 1

Meeting Details		Resolution	Due Date of Report	Comments
Council 9/11/2010		Notice of Motion: CINEMA IN THE PLAZA	Anticipated date 19/04/2011	This matter will be reported to COW on 19 April 2011, as part of the report on the 2011 Events.
		That a report be prepared considering the expansion of the Cinema in the Park program to include regular outdoor screening of family friendly films at Council plaza areas on a weeknight in order to support small businesses and to provide activities for children and young people. Council is to consult with local businesses, schools, chamber of commerce and community groups to consider sponsorship and funding of the project.	Group Community Life Responsible Officer Derek McCarthy	
Council 9/11/2010		Resolution	Due Date of Report	Comments
		GLEN RESERVE - CRIME PREVENTION ACTIONS	Anticipated date 19/04/2011	Lighting consultant has been engaged by Park Assets. Report back to council on the outcome of the report expected April 2011. Due to lighting consultant advice the date has been changed to the 3rd week of April.
		(c) That a report to Council be prepared after the findings of the lighting consultant's report are available.	Group Community Life Responsible Officer Chris Heilmund	

ITEM 10 (continued)

ATTACHMENT 1

Meeting Details		Resolution	Due Date of Report	Comments
Council 9/11/2010		Notice of Motion: CHURCH STREET - Establishment of Market or Fair	Anticipated date 15/03/2011	<i>Consultation with Chamber of Commerce to take place in early 2011. Report to follow in March 2011.</i>
		That the General Manager investigate and report to Council the feasibility of establishing a Market or Fair in Church Street as an opportunity to create a unique identity for Church Street. Participation and sponsorship is open to any Ryde based business.	Group Community Life	COMPLETED. (To be removed after meeting of 22/3/2011)
			Responsible Officer Simone Schweitz	
Meeting Details		Resolution	Due Date of Report	Comments
Council 23/11/2010		SPORTS FLOODLIGHTING	5/04/2011	<i>CTB report being completed before end of February.</i>
		(e) That finalisation of a priority for sports lighting at Bill Mitchell, Brenner or Morrison Bay Parks be determined with further consultation with user groups and that a subsequent report come to council.	Anticipated date 5/04/2011 Group Community Life	<i>Report to Council 5/4/2011.</i>
		(f) that Council is provided an update on progress on all sports lighting projects within 3 months of the date of this report.	Responsible Officer Simon Harrison	
		(g) that council officers provide a report on existing playing fields where lighting is provided and where lux levels meet requirements.		

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Council 23/11/2010	REQUESTS FOR WAIVER OF FEES FOR EVENTS IN PARKS (e) That a policy report be brought back to Council on waiver of fees.	5/04/2011 Anticipated date 5/04/2011 Group Community Life Responsible Officer Simon Harrison	<i>Report being prepared for April 2011.</i>

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Council 23/11/2010	<p>WALKING AS A MEANS OF TRANSPORT AND EXERCISE</p> <p>That Ryde City Council recognises that walking is an important means of transport and exercise. Council promotes walking as a means of transport and exercise and asks the General Manager to report back to Council on the following recommendations.</p> <ol style="list-style-type: none"> 1. Two way pedestrian traffic requires an unobstructed width of at least 1.5 m, rather than 1.2 m, and any new footpaths be built to this requirement. 2. RCC introduce an education program to ensure that the footpath outside properties is clear i.e. reduce the problem of vegetation encroachment at its source. 3. Residents are requested not to park their cars on the footpath and in particular where the footpath crosses the driveway. 4. Residents are asked to keep the area of the driveway exit clear so that they are not reversing blindly across the driveway. 5. Increase Council's official footpath height clearance of 2.1 to 3.0. 6. Garbage bins are kept off the footpath. Where the nature strip is too narrow or non-existent advise residents to put their bins in the gutter where the road is wide enough. 7. RCC treat vegetation such as hedges the same as walls or fences i.e. classify them as an illegal construction if they grow too large that they interfere with pedestrian traffic. 8. In the case of footpath closures for maintenance council staff ensures a safe alternative route is available for all types of pedestrians. 	<p>Anticipated date</p> <p>Group</p> <p>Public Works</p> <p>Responsible Officer</p> <p>Anthony Ogle</p>	<p><i>Report anticipated from Manager on 19 April 2011. (Updated 23/2/11)</i></p>

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Committee of the Whole 7/12/2010	SAFETY EVALUATION OF TREES WITHIN THE CITY OF RYDE (b) That a review of the City Of Ryde's Development Control Plan 2010 Part 9.6 Tree Preservation be undertaken and reported to Council in six months.	19/07/2011 Anticipated date 19/07/2011 Group Community Life	<i>Reviewing other Council's Development Control Plan and tree policies.</i>
	Responsible Officer Simon Harrison		
Meeting Details	Resolution	Due Date of Report	Comments
Committee of the Whole 7/12/2010	WEST RYDE COMMUNITY FACILITY- Establishment of Framework for Rental Contribution by Community Tenants That this matter be deferred to enable extensive consultation with affected stakeholders to achieve a more sustainable model to enable the continuing provision of services by these community organisations.	3/05/2011 Anticipated date 17/05/2011 Group Community Life	<i>Ongoing negotiations with community partners have commenced and are progressing.</i>
	Responsible Officer Baharuk Saleeb		

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details		Resolution	Due Date of Report	Comments
Committee of the Whole 7/12/2010		NOTIFICATION OF DEVELOPMENT APPLICATIONS DCP - Review Status Report	22/03/2011	<i>Report to Committee of the Whole Meeting on 5 April 2011.</i>
		That a review of Section 2.1 – Notification of Development Applications of City of Ryde Development Control Plan 2010 and associated process be carried out to address the issues raised in this report, and that a further report be provided to Council in March 2011 once the review process is completed.	Anticipated date 5/04/2011 Group Environment and Planning	
		Responsible Officer Meryl Bishop		
Committee of the Whole 7/12/2010		Resolution	Due Date of Report	Comments
		DRAFT VOLUNTARY PLANNING AGREEMENTS POLICY (b) That the outcomes of the public exhibition of the draft City of Ryde Planning Agreements Policy and Attachments be reported to Council.	3/05/2011 Anticipated date 3/05/2011 Group Environment and Planning	<i>Report to Committee of the Whole Meeting on 3 May 2011.</i>
		Responsible Officer Meryl Bishop		

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Committee of the Whole 1/02/2011	MM001: DISASTER RELIEF APPEAL (d) That Council reports back to the community on the funds raised with details made available on Council's website, at City of Ryde Libraries, the Mayoral Column and the Ryde City View.	Anticipated date 3/05/2011 Group Community Life	<i>To coincide with the Mayor's Golf Day fundraiser 31 March.</i>
		Responsible Officer Derek McCarthy	
Meeting Details Committee of the Whole 1/02/2011	Resolution RYDE PLANNING AND BUSINESS CENTRE (b) That Council review the operations of both Centres after six (6) months by conducting surveys and that a further report be prepared for Council's consideration.	Due Date of Report 1/12/2011 Anticipated date 1/12/2011 Group Corporate Services	<i>Review to be conducted after six months with report due to Council in December 2011.</i>
		Responsible Officer Manager, Customer Service	

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details		Resolution	Due Date of Report	Comments
Council	8/02/2011	BUFFALO CREEK CROSSING	1/03/2011	<i>Report prepared for meeting to be held on 5 April 2011. (Updated: 08/03/11)</i>
		That the General Manager provide a report on the crossing of Buffalo Creek between Pidding Road and Malvena Street, Ryde.	Anticipated date 1/03/2011	
			Group Public Works	
			Responsible Officer Anthony Ogle	
Meeting Details		Resolution	Due Date of Report	Comments
Council	8/02/2011	RYDE PLANNING AND BUSINESS CENTRE	8/03/2011	<i>Report to Council Meeting on 8 March 2011. COMPLETED. (To be removed after meeting of 22/03/11).</i>
		That the General Manager prepare a report on the full costs of establishing the new Planning and Business Centre in the Top Ryde City complex. Such report is to include the costs for the fitout as well as marketing strategies and staffing costs.	Anticipated date 8/03/2011	
			Group Environment and Planning	
			Responsible Officer Dominic Johnson	

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Council 8/02/2011	OPTIONS FOR USE OF CIVIC CENTRE LIBRARY SPACE That the General Manager prepare a report to Council on the options for the use of the library space on the Civic Centre site once the new library has opened. All options are to include financial implications.	8/03/2011 Anticipated date 8/03/2011 Group Corporate Services	<i>Report to Council Meeting on 8 March 2011. COMPLETED 8/3/2011. (To be removed after meeting of 15/03/11)</i>
	Responsible Officer Roy Newsome		

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Council 8/02/2011	<p>20 GOULDING ROAD, RYDE LPA2010/0079 & NOTICE OF MOTION 3: SYDNEY WATER SITE AT 20 GOULDING ROAD, RYDE</p> <p>1. That Ryde Council Write to the Minister for Planning requesting that he address the recommendation of the JRRP in regard to the 2RRR transmitter remaining onsite which has not been included in his report before council can consider this matter.</p> <p>2. That the Minister also be advised that due to the community belief that the JRRP recommendations would be accepted, that his direction will also now require that further community consultation take place to allow an opportunity for true democratic expression before council can consider this matter.</p> <p>3. That the City of Ryde write to the Ombudsman requesting intervention in this matter on the basis of the lack of procedural fairness, the overturning of the recommendations of the JRRP, and the lack of community consultation that has been undertaken on this matter.</p> <p>4. That the City of Ryde write to the Anti-discrimination Board seeking their support to delay the direction of the Planning Minister given the possible impact his decision has on members of the Ryde community.</p> <p>5. That Council produce a media release for general distribution to all local and metropolitan media outlets, ethnic media, and in the Mayoral Column and City View, related to council's approach to this matter with the Mayor as the spokesperson.</p> <p>6. That Council seek a judicial review of the Minister's decision as provided in Section 123 of the Environmental</p>	<p>8/03/2011</p> <p>Anticipated date</p> <p>8/03/2011</p> <p>Group</p> <p>Environment and Planning</p> <p>Responsible Officer</p> <p>Dominic Johnson</p>	<p>Items 1, 2, 3, 4 and 5 have been COMPLETED. With regards to item 6 Council's Legal Counsel provided a report to the Council Meeting on 8 March 2011 - COMPLETED. Item 7 will be completed by the end of March 2011 after the State candidates have been confirmed.</p> <p>COMPLETED. (To be removed after meeting of 22/03/11).</p>

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		Planning and Assessment Act.	
		7. That Council write to all State and Federal members and candidates in the State Election, to express council's concerns in relation to the State Planning Minister's decision on the forced relocation of 2RRR to 20 Goulding Road, Ryde.	
Meeting Details	Resolution	Due Date of Report	Comments
Council 22/02/2011	6(e): TRAFFIC & PARKING MATTERS PROPOSED FOR IMPLEMENTATION AS AGREED BY LOCAL TRAFFIC COMMITTEE 6(e) Matter 6: Andrew Street, Melrose Park - Preferred Option 6(e)(i) That the matter be deferred pending further consultation with the affected residents and the outcome reported back to Council.	Anticipated date	Re: Andrew Street, Melrose Park - Preferred Option. Investigation underway - timing of report to be advised. Updated 15/3/11).
		Group	
		Public Works	
		Responsible Officer	
		Anthony Ogle	
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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Council 22/02/2011	Notice of Motion - TRANSFATS That the General Manager report to Council on measures Council can take to urge commercial food preparation premises in the City of Ryde to avoid use of trans fats and to increase community awareness of trans fats in commercially prepared food.	19/07/2011 Anticipated date 19/07/2011 Group Environment and Planning Responsible Officer Scott Cox	<i>Report to Committee of the Whole Meeting on 19 July 2011.</i>
Meeting Details Council 22/02/2011	Resolution CREATION OF A RYDE TRUST That this matter be deferred and resubmitted to Council following the State Government election.	Due Date of Report Anticipated date 12/04/2011 Group Public Works Responsible Officer Terry Dadds	<i>Discussions held with other Council General Managers who are waiting for Ryde to determine their position so that a more detailed report can be forwarded to their Council prior to their decision to support Ryde's progressive initiative.</i>

ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Council 8/03/2011	<p>RECOGNITION OF BUSINESSES, ORGANISATIONS AND COMPANIES THAT HAVE BEEN IN LONG TERM SERVICE IN THE CITY OF RYDE.</p> <p>(a) That when Council is approached by community organisations including not for profit organisations, churches, sporting/leisure groups, for the celebration of either 50, 75 or 100 year anniversaries Council provide a plaque recognising the services provided to the community which includes the groups name, the celebration occasion and the names of the Mayor, 11 Councillors and the General Manager.</p> <p>(b) That community organisations are invited to attend a Council meeting to receive the recognition plaque.</p> <p>(c) That a further report be provided regarding the opportunity for local businesses and clubs to be recognised for their services.</p>	<p>19/04/2011</p> <p>Anticipated date</p> <p>Group Community Life</p> <p>Responsible Officer Derek McCarthy</p>	<p><i>This matter will be reported to COW on 19 April 2011, as part of the report on the 2011 Events.</i></p>

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details	Resolution	Due Date of Report	Comments
Council 8/03/2011	ESTABLISHMENT OF MARKET IN CHURCH STREET TOP RYDE RESOLUTION: (Moved by Councillors Maggio and Pech) (a) That Council include the establishment of a market/fair in Church Street Top Ryde, on a trial basis, for consideration in the 2011/12 Management Plan and that Council staff to begin assisting the Chamber of Commerce in developing a project plan for the logistics to commence conducting the market/fair. (b) That the Project Plan be reported back to Council. (c) That the Project Plan be reported to the Economic Development and Advisory Committee for comment prior to the report being provided back to Council.	19/04/2011 Anticipated date 19/04/2011 Group Community Life Responsible Officer Derek McCarthy	<i>This matter will be reported to COW on 19 April 2011, as part of the report on the 2011 Events.</i>

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ITEM 10 (continued)

ATTACHMENT 1

Meeting Details		Resolution	Due Date of Report	Comments
Council		2011 NATIONAL GENERAL ASSEMBLY - 19-22 June	12/04/2011	
8/03/2011		(a) That the Mayor, Councillor Petch and the General Manager (or his nominee) be authorised to attend the National General Assembly of Local Government to be held in Canberra from Sunday, 19 June to Wednesday, 22 June 2011.	Anticipated date 5/04/2011	This report will be provided to Council at the Committee of the Whole Meeting on 5 April 2011 as the meeting of 12 April is dedicated to consideration of the Budget.
		(b) That if the Australian Council of Local Government meeting is scheduled to be held, the Mayor be authorised to attend.	Group Corporate Services	
		(c) That a further report be prepared for the Council meeting on 12 April 2011, for the consideration of any proposed motions to be included on the National General Assembly business paper.	Responsible Officer Shane Sullivan	
Meeting Details		Resolution	Due Date of Report	Comments
Council		AFFORDABLE HOUSING - Councillor Gabrielle O'Donnell	19/04/2011	This report will include information regarding Affordable Housing for Key Workers - (Resolution from 5 October 2010.)
8/03/2011		RESOLUTION: (Moved by Councillors Perran and Yedellian OAM)	Anticipated date 19/04/2011	Report to Committee of the Whole Meeting on 19 April 2011.
		(a) That the General Manager report to Council on the affordable housing strategy being successfully pursued by Canada Bay Council.	Group Environment and Planning	
		(b) That this report also outline measures to directly involve local community consultation including those groups actively involved in housing and planning issues in the Ryde community, including MARS, CAPO and RAID.	Responsible Officer Meryl Bishop	

CONFIDENTIAL ITEMS

11 REQUEST FOR TENDER (COR-RFT-04/11) - North Ryde to Macquarie University Bicycle and Pedestrian Shared Path – Page 142

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: (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

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: Manager - Capital Works

Report dated: 9/03/2011

File No.: GRP/11/3/6/6 - BP11/206

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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, Public Officer

Report dated: 15/03/2011

File No.: GRP/11/7/1/6 - BP11/216