

Meeting Date: Tuesday 13 March 2012
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

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 28 February 2012

Report prepared by: Meeting Support Coordinator**Report dated:** 29/02/2012**File No.:** GRP/12/5/5/5 - BP12/198

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 2/12, held on 28 February 2012 be confirmed.

ATTACHMENTS

- 1 Minutes - Ordinary Council Meeting - 28 February 2012 - CIRCULATED UNDER SEPARATE COVER

**2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
3/12 held on 6 March 2012**

Report prepared by: Meeting Support Coordinator**Report dated:** 6/03/2012**File No.:** GRP/12/5/5/5 - BP12/220

REPORT SUMMARY

Attached are the Minutes of the Planning and Environment Committee Meeting 3/12 held on 6 March 2012. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

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

As a result, no Committee recommendations are submitted to Council for determination in accordance with the delegations set out in the Code of Meeting Practice relating to Charters, functions and powers of Committees.

RECOMMENDATION

That Council note that all items of the Planning and Environment Committee meeting 3/12 held on 6 March 2012 were dealt with by the Committee within its delegated powers.

ATTACHMENTS

- 1 Minutes - Planning and Environment Committee - 6 March 2012

ITEM 2 (continued)

ATTACHMENT 1

Planning and Environment Committee
MINUTES OF MEETING NO. 3/12

Meeting Date: Tuesday 6 March 2012
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 4.04pm

Councillors Present: The Mayor, Councillor Etmekdjian and Councillors Yedelian OAM (Chairperson), O'Donnell and Pickering.

In the absence of Councillor Pickering, the Deputy Chairperson – Councillor Yedelian OAM chaired the meeting.

Councillor Pickering arrived at 5.21pm during discussion of Item 2 and was not present for consideration of Item 1 or inspections.

Apologies: Councillors Butterworth and Salvestro-Martin.

Staff Present: Group Manager – Environment & Planning, Manager Assessment, Manager Environmental Health & Building, Business Support Coordinator – Environment & Planning, Team Leader – Major Development Team, Consultant Town Planner and Acting Manager – Governance.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 21 February 2012

Note: Councillor Pickering was not present for consideration of this Item.

RESOLUTION: (Moved by Councillors O'Donnell and Yedelian OAM)

That the Minutes of the Planning and Environment Committee 2/12, held on Tuesday 21 February 2012, 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 83 CHAMPION ROAD, TENNYSON POINT. LOT D DP 18203. Local Development Application for alterations and additions to existing dwelling and swimming pool. LDA2011/0444.

Report: The Committee inspected the property at 83 Champion Road, Tennyson Point.

Note: A Memorandum from the Group Manager – Environment and Planning dated 5 March 2012 together with attachments was tabled in relation to this Item and a copy is ON FILE.

Note: Mr Edward O’Loughlin (objector) and Mr John Koprivnjak (owner) addressed the Committee in relation to this Item.

RESOLUTION: (Moved by Councillors O’Donnell and The Mayor, Councillor Etmekdjian)

- (a) That Local Development Application No.2011/444 at 83 Champion Road, Tennyson Point being LOT D DP 18203 be approved subject to the **ATTACHED** conditions (Attachment 1) with a slight amendment to Condition (b) to read as follows:-
- (b) To ensure privacy to the adjoining properties, a side privacy screen is to be provided along the northern side elevation of the rear alfresco deck area. The fixed privacy screen is to have a minimum height of 1.6m above the deck level, as shown in red on the approved plans. The required privacy screen shall be constructed of complimentary materials and shall not allow greater than 50% visible transparency to the adjoining northern property.

Along the southern south elevation the full height privacy screen on the pool wall is to be of **frosted** glass up to a minimum height of 2.5m from pool level. Details of the privacy screen and glass screen shall be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

- (b) 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.

ITEM 2 (continued)

ATTACHMENT 1

**3 51-75 BUFFALO ROAD & 43A HIGGINBOTHAM ROAD, GLADESVILLE.
LOT 12 DP83596. Section 96 application under the Environmental
Planning & Assessment Act, 1979, to amend the secondary access
arrangements to the Ryde Bus Depot. LDA2006/335 / MOD2011/143.**

Report: The Committee inspected the property at 51-75 Buffalo Road & 43A Higginbotham Road, Gladesville.

Note: Mr John Crow (applicant) addressed the Committee in relation to this Item.

RESOLUTION: (Moved by Councillors O'Donnell and Pickering)

(a) That the Section 96 application MOD2011/143 to modify Local Development Application No. 2006/335 relating to the Ryde Bus Depot at 43A Higginbotham Road and 51-75 Buffalo Road, Ryde, being Lot 12 in DP 83596, be approved and the consent be amended by replacing condition 1 with the following:

1. Development is to be carried out in accordance with the Plans No. DA02 (Rev B) as amended by plan DA02 A1 Issue C dated 21/9/11, TDA02 (Rev C), DA03 (Rev B), TDA03 (Rev C), DA04 (Rev B), TDA04 (Rev B), DA05 (Rev B) and TDA05 (Rev B), LA 01-02 and support information submitted to Council

(b) 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 5.30pm.

CONFIRMED THIS 3RD DAY OF APRIL 2012.

Chairperson

**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 2/12
held on 6 March 2012**

Report prepared by: Meeting Support Coordinator**Report dated:** 6/03/2012**File No.:** GRP/12/5/5/5 - BP12/221

REPORT SUMMARY

Attached are the Minutes of the Works and Community Committee Meeting 2/12 held on 6 March 2012. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

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

The following Committee recommendation for Item 2 is 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:

2 MULTIFUNCTION POLES AT 20 WEST PARADE, EASTWOOD**RECOMMENDATION:** (Moved by Councillors Petch and Tagg)

- (a) That Council install multifunction poles at 20 West Parade in accordance with Council's current Public Domain Manual.
- (b) That funding be allocated from the March Quarterly Review for this project.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **13 MARCH 2012** as substantive changes were made to the published recommendation.

ATTACHMENTS

- 1** Minutes - Works and Community Committee - 6 March 2012

ITEM 3 (continued)

ATTACHMENT 1

**Works and Community Committee
MINUTES OF MEETING NO. 2/12**

Meeting Date: Tuesday 6 March 2012

Location: Committee Room 1, Level 5, Civic Centre, 1 Devlin Street, Ryde

Time: 4.30pm

Councillors Present: Councillors Perram (Chairperson), Petch and Tagg.

Apologies: Councillor Maggio.

Staff Present: Group Manager – Community Life, Acting Group Manager – Public Works, Section Manager – Traffic and Councillor Support Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 7 February 2012

RESOLUTION: (Moved by Councillors Petch and Tagg)

That the Minutes of the Works and Community Committee 1/12, held on Tuesday 7 February 2012, be confirmed.

Record of Voting:

For the Motion: Unanimous

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

2 MULTIFUNCTION POLES AT 20 WEST PARADE, EASTWOOD

RECOMMENDATION: (Moved by Councillors Petch and Tagg)

(a) That Council install multifunction poles at 20 West Parade in accordance with Council's current Public Domain Manual.

(b) That funding be allocated from the March Quarterly Review for this project.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **13 MARCH 2012** as substantive changes were made to the published recommendation.

ITEM 3 (continued)

ATTACHMENT 1

3 SHAFTSBURY ROAD AND GLEN STREET, EASTWOOD - Proposed Traffic Facilities (Black Spot Remediation Site - UPDATE)

RESOLUTION: (Moved by Councillors Petch and Tagg)

- (a) That the current proposal is supported by Council and a detailed design plan is submitted to the Roads and Maritime Services for their approval, via the Ryde Traffic Committee.
- (b) That a further report be provided to the Committee on the future provision of angled parking in Glen Street, adjacent to the Sydney Water stormwater drain.

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 4.50pm.

CONFIRMED THIS 20TH DAY OF MARCH 2012.

Chairperson

4 DRAFT RYDE DEVELOPMENT CONTROL PLAN 2010 - Part 4.4 Ryde Town Centre - Submissions

Report prepared by: Manager - Urban Planning

Report dated: 10/01/2012

File No.: DCP2011/117/005 - BP12/9

REPORT SUMMARY

On 13 December 2011 Council resolved to exhibit Draft Development Control Plan 2010 - Part 4.4 – Ryde Town Centre.

The DCP was developed in line with the recommendations of the independent assessment made by SJB Planning of the Planning Proposal and Amended Planning Proposal – Ryde Civic Precinct and the submissions received.

The draft DCP, which provides controls to guide the development of *Precinct 1 Civic/Mixed Use* based on the building heights and a floor area contained in the Amended Planning Proposal, was exhibited from 25 January to 24 February 2012 in accordance with Council's resolution and the Environmental Planning and Assessment Act.

A total of 113 submissions were received. The key issues raised in the submissions include:

- Overdevelopment and overcrowding of site
- Traffic impacts
- Height – overshadowing, bulk of buildings and amenity issues
- Loss of open space.

A submission was made on behalf of Council's Group Manager Public Works and has resulted in a recommendation to amend the exhibited draft Plan.

A summary of the submissions is **ATTACHED**.

The Amended Planning Proposal – Ryde Civic Precinct amendments to LEP 2010 was gazetted on Friday 2 March 2012. A notice advising the community of the gazettal of the amending LEP will be placed in City View and addressed in the Mayoral Column.

The report recommends that Council adopt Draft DCP 2010 - Part 4.4 Ryde Town Centre subject to amendment and that the Council's decision be placed in a local newspaper under the terms of the Regulations to the Environmental Planning and Assessment Act so the Plan may come into effect.

ITEM 4 (continued)

RECOMMENDATION:

- (a) That Council authorise that draft Development Control Plan Part 2010 - 4.4 Ryde Town Centre be amended as outlined in this report.
- (b) That Council adopts draft Development Control Plan 2010 - Part 4.4 Ryde Town Centre and that a public notice of Council's decision be placed in a local newspaper under the terms of the Regulations to the Environmental Planning and Assessment Act so the Plan may come into effect.

ATTACHMENTS

- 1 Draft DCP Part 4.4 Submission summary
- 2 Draft DCP 2010 – Part 4.4 Ryde Town Centre - CIRCULATED UNDER SEPARATE COVER

Report Prepared By:

Meryl Bishop
Manager - Urban Planning

Report Approved By:

Dominic Johnson
Group Manager - Environment & Planning

ITEM 4 (continued)

History

Planning Proposal – Ryde Civic Precinct

The Planning Proposal – Ryde Civic Precinct was exhibited for a period of 6 weeks from 10 August 2011 to 21 September 2011. The aim of the Planning Proposal was to:-

- Amend LEP 2010 Height of buildings Map with respect to the Civic Centre site from a maximum height RL 91 to RL 130; and
- Amend LEP 2010 - *Schedule 6 Planning controls for Ryde Town Centre precincts* Clause 1 (1) so that the total net useable floor area for *Precinct 1 – Civic/Mixed Use* does not exceed 60,000m².

Given the need for an independent assessment of the planning proposal the Urban Planning Unit engaged SJB Planning Pty Ltd on the 8 September 2011 to in part review the Planning Proposal and all submissions and prepare a planning report to Council.

In response to the SJB Planning Report Council on 18 October 2011 resolved in part:

- (a) *the Planning Proposal with amended height controls (in accordance with the recommendation of the independent Planners report dated 18 October 2011) for the Ryde Civic Precinct be re-exhibited for 28 days.*
- (b) *that DCP 2010 – Part 4.4 Ryde Town Centre be amended to incorporate development controls for the Ryde Civic Precinct.*

The amended Planning Proposal - Ryde Civic Precinct was exhibited for 28 days from the 26 October to 23 November 2011. Council resolved on 13 December 2011 to approve the amended Planning Proposal for the land known as the Ryde Civic Precinct.

Rescission Motion

A rescission motion against the Council resolution of the 13 December 2011 was considered on the 14 February 2012. On being put to the Council meeting the rescission motion was lost.

Draft DCP 4.4 Ryde Town Centre

The draft DCP 2010 - Part 4.4 Ryde Town Centre was developed in line with Council's resolution of the 18 October 2011 and the recommendations of SJB Planning in their reports of the 18 October and 13 December 2011. The reports recommended that a site specific Development Control Plan be prepared prior to the gazettal of the Planning Proposal providing a defined set of objectives for the Precinct and controls relating to:

- urban design - slimmer buildings, tower separation, tower heights;
- built form and setbacks;
- site access, public domain/road widths;
- pedestrian linkages; and
- curtilage to Hatton's Cottage.

ITEM 4 (continued)

Draft DCP 2010 – Part 4.4 Ryde Town Centre was prepared in line with the above recommendation. A summary of the changes include:

1. Amendments to the DCP to ensure the provisions that relate to the whole of Ryde Town Centre are consistent with the draft development controls for Section 8.1 Precinct 1 – Civic/Mixed Use.
2. Amendments to *Section 8.1 Precinct 1 - Civic/Mixed Use* which include:
 - General Precinct Provisions - A series of objectives and controls for the Precinct as a whole are provided and cover areas such as:
 - i. Architectural and Built Form Character
 - ii. Landscape and Public Domain Character
 - iii. Precinct Access and Circulation
 - Objectives and controls for Site A (Civic Centre site) –The site is identified as comprising a mix of uses that will include tower buildings up to 75m in height. Objectives and controls relate to land uses, built form, sustainability, public domain, pedestrian and residential amenity and parking.
 - Objectives and controls for Site B (150 – 156 Blaxland Road) – The site is identified as providing a transition in height, bulk and scale between development on Site A to the east and lower density residential development to the west. Controls and objectives relate to respecting the significance of Hatton’s Cottage and encouraging development that responds to the existing low scale development to the west and the sites sloping topography.

Council on 13 December 2011 resolved that Development Control Plan (DCP) 2010 - 4.4 Ryde Town Centre be placed on public exhibition in accordance with the requirements of the Environmental Planning and Assessment Act 1979.

Rescission Motion

A rescission motion against the Council resolution of the 14 December 2011 was withdrawn on 10 January 2012.

Discussion

The draft DCP 2010 - Part 4.4 Ryde Town Centre was exhibited from the 25 January 2012 to the 24 February 2012. The exhibition involved the following:

- A public notice of the exhibition in the North District Times and the TWT on 25 January 2012;
- Letters to approximately 2 500 residents advising them of the exhibition and proposed changes under the draft DCP;
- Letters to Local Members of State and Federal Government.
- Use of Council Kiosks in each of Council’s libraries to provide internet access to the DCP 2010, LEP 2010 and the draft DCP;

ITEM 4 (continued)

- Hard copies of LEP 2010, DCP Part 4.4 Ryde Town Centre, draft DCP Part 4.4 Ryde Town Centre and the Amended Planning Proposal – Ryde Civic Precinct in each of Council’s libraries, Customer Service Centre and Ryde Planning and Business Centre;
- Posters in each of the libraries, Customer Service Centre and Ryde Planning and Business Centre advising of the exhibition.

By the close of business on the 27 February 2012 a total of 113 submissions were received from the community. Many of the issues raised are outside the scope of the DCP and were addressed by both the amended and original Planning Proposal for the Precinct. A summary of submissions is provided below.

Table 1 – Summary of submissions (Sub.)

Level of support	No. of Sub.	Issues raised
Support	1	Provisions will assist in ensuring high standard of design quality is achieved.
Neutral	3	
Conditional Support	1	Request for variation to objectives and controls for Site B and a request for a variation to a control for Site A.
Objections	108	<ul style="list-style-type: none"> • Overdevelopment, overcrowding of site • Traffic impacts • Sale of public land not supported • Height – overshadowing, bulk of buildings and amenity issues -150 – 156 Blaxland Rd not considered in shadow diagrams • Disruption to retail environment from construction works • Loss of open space - more recreation areas required • Controls fit preconceived development proposal • Developer rewarded with additional height after meeting minimal environmental conditions. • No Active Transport Corridors provided. • Extension of precinct to Blaxland Rd not in amended concept - therefore appropriate consultation has not occurred • Medium density development at 150 – 156 Blaxland Rd will have negative impact on Hatton’s Cottage. • Height will set a precedent for other sites in the City • Social impact • Lack of transparent consultation • No consideration to alternatives i.e. refurbishment/ replacement of Civic Building. • Residents issues not addressed • Refusal to hold a public meeting

ITEM 4 (continued)

Level of support	No. of Sub.	Issues raised
		<ul style="list-style-type: none"> • Process is flawed and inappropriate – how can DCP be considered when PP not approved. • The lack of a majority of Councillors in favour of the Proposal. • DCP dismisses the basis for resident’s objections because area will be considered a CBD. • Thermal impact – overshadowing of Ryde Shopping Centre will increase energy use. • Top Ryde Shopping Centre an eyesore- this adds another unsightly building. • Opposed to further housing developments from a financial point - Ryde represents poor value in terms of financial returns. • In risk of character and amenity of City being lost. • Demolition of existing building results in loss of energy because of the embodied energy that has been consumed in it’s construction. Additional energy will be consumed in the construction of a new building. • Increase in water consumption, run off and waste removal • Proposed development (civic and residential) does not inspire and create a sense of public dignity within the public space • DCP does not provided detail on pedestrian access and crossings – lack of action over existing situation needs improving. • Reduction in property values • No rail line – overtaxed bus system already fails commuters • Possible for developer to put in amendments to approved development after construction. • Traffic impacts for both egress and ingress for sites not considered. • Brief given to consultants was narrow and pointed to allowing height change of RL130. • Lack of public transport and infrastructure such as schools • Need for Sydney to grow is questioned – time to stop bringing more people into Sydney. • State government needs to develop fast train networks to Wollongong & Newcastle, fast ferry service to from Gosford to Palm Beach to remove “car park on F3”. • Objections have been ignored – processes in place to limit opportunities for community to have its say. • Changes will enable the expedient dismissal of resident’s objections.

ITEM 4 (continued)

Level of support	No. of Sub.	Issues raised
		<ul style="list-style-type: none"> • Top Ryde is a residential area with an inappropriately large shopping centre – a project conceived when light rail was proposed – as light rail is no longer an option continuing to increase residential densities further degrades road and public transport performance. • Percentage of opposition discredited by using the full population of Ryde • Conflict of interest – consultants working to the statement of work set by the pro development councillors • Transparency of process – Civic precinct committee barely met , distributed reports , made public all reports • Insufficient detail of costs and funding options – especially running costs. • Building height, form, scale amenity impacts – overshadowing , visual impact , wind tunnelling , loss of privacy and views – not thoroughly investigated • Community benefit not assessed e.g. need for a ballroom facility.

A full summary of submission content, a planning appraisal of the issues raised and a proposed response is provided in Table 1 – Submissions is **ATTACHED**.

The key issues raised by the amendment to the DCP are as per the amended and original Planning Proposal for the Precinct, which are:

- Overdevelopment and overcrowding of site
- Traffic impacts
- Height – overshadowing, bulk of buildings and amenity issues
- Loss of open space.

Consideration of each of these issues is outlined below.

Overdevelopment and overcrowding of site

- This matter was addressed in the Amended Planning Proposal (PP) – the floor space proposed for the Precinct has been reduced from 100 00m² – 60 000m² making argument of overdevelopment difficult. Density controls through height and floor space are governed by the Amended PP. The DCP proposes design controls to create civic spaces, mixed use areas, plazas courtyards and alike.

ITEM 4 (continued)

Traffic and parking

- This matter was addressed in both the amended and original planning proposals (PP) for the land. In the reports for those PPs it was stated “*The Traffic Impact modeling confirms that the current development proposal falls within the maximum development potential of Precinct 1 (p9 – 13/12/11)*” The DCP provides site access arrangements and road network improvements including re – alignment of Blaxland Road (page 53). Parking requirements will be in accordance with Part 9.3 Car Parking.

Note: The Integrated Traffic Solution carried out as part of the development of the LEP for the Ryde Town Centre examined traffic impacts based on the development of Top Ryde City (TRC), Church St and Parkes St as per the existing and proposed LEP controls. Further consideration and assessment of traffic issues would occur at the development application stage – including impacts on the surrounding road networks

Height – amenity impacts, bulk of buildings e.g. overshadowing

- The matter was addressed in both the amended and original planning proposals for the land. The original PP was amended to limit the area of the site within which towers could be built and to keep development to a maximum of six storeys along the Blaxland Road frontage. The DCP provides controls on the design of towers and residential flat development which aim to assist in minimising impact of bulk and scale of buildings and overshadowing.

Loss of open space

- This matter was addressed in Amended PP. The Precinct is in close proximity to Ryde Park which is considered to provide adequate open space for the Ryde Town Centre (RTC). The grassed area in the north of Precinct 1 is zoned B4 Mixed Use and has only been available in the last 5 years with the removal of the bus terminus and structures. The area is not a park. The DCP provides for areas of Civic Plaza Space (p 56).

A number of submissions were concerned with the administrative processes involved in the development of the draft DCP and raised the following points:

Lack of transparent consultation

- DCP was placed on exhibition 25 January - 24 February 2012 and meets Council’s statutory requirements and policies. The details of the exhibition are contained with the body of this report. Note: Letters to approximately 2 500 residents advising them of the exhibition and proposed changes under the draft DCP were sent out as well as coverage of the exhibition within both local newspapers and Council’s website.

Process is flawed and inappropriate – how can DCP be considered when the Planning Proposal is not approved

- The draft DCP was prepared to support the Amended Planning Proposal (PP) should it be approved. If Council resolved not to proceed with the amended PP a report to Council with respect to the Draft DCP reviewing its relevance in light of the Council decision would have been provided to Council.

ITEM 4 (continued)

150 - 156 Blaxland Rd not in Amended Planning Proposal and therefore appropriate consultation has not occurred

- This matter is not relevant to the DCP but relates to the Amended PP.

No consideration of alternatives i.e. refurbishment/replacement of Civic Building

- The DCP does not preclude any form of redevelopment of the Civic Centre building but provides design parameters for development that may occur. Consideration of financial matters relating to the retention of the existing building or the acquisition of buildings is not within the scope of the DCP.

A submission has been made by Ryde City Council (lodged on behalf of Group Manager Public Works) to the Draft DCP. The submission states that although one of the objectives for the Precinct is to ensure that future development of the site accommodates a mix of uses, objectives and controls for Site B have been developed on an assumption of residential land use only. To ensure controls and objectives reflect potential non residential uses on Site B the submission requests the following amendments be made to the DCP:-

1. *Add the following new objective* - Non – residential or mixed use development of Site B is to respect surrounding residential development and minimise impact on residential amenity.

Response: There is no objection to the additional objective which will reinforce the need to minimise the impact of non residential development on adjoining residential properties.

2. *Add the following new controls* –
 - a. Non residential uses should minimise noise, lighting, odour and glare impacts on surrounding residential uses.
 - b. Plant and lift overruns are to be visually unobtrusive and are to be incorporated into the roof form, where possible
 - c. Main building entry(s) for non – residential uses should front the realigned Blaxland Road. Plaza /forecourt spaces should be provided on the Blaxland Road frontage.

Response: There is no objection to the additional controls all of which are focussed on minimising the impact of a mixed use development on adjoining residences.

3. *Amend Figure 4.4.16 Setbacks and build to lines to the following-*
 - a. 0 setback to Blaxland Road
 - b. 5 – 8 m setbacks along the northern boundary.
 - c. 3m setback to Parkes Street

Response: The DCP proposes a 3m setback to Blaxland Road and an 8m setback to the northern boundary (Hatton’s Cottage) for Site B. Based on comments from Council’s Heritage Officer and the need to ensure that the integrity of Hatton’s Cottage is not compromised neither of these setbacks should be amended.

ITEM 4 (continued)

The draft DCP proposes a 4m setback to Parkes Street. As Site A has a 3m setback to the same street and the proposed setback of 4m does not relate to the setback of the existing dwelling at 1 Parkes Street (subject property is setback approximately 7.5m) the proposed amendment is considered reasonable.

4. *Delete the following control - Site A – Built Form Condition n – A splay/chamfered corner element is to be provided at the corner of Blaxland Road and Parkes St to provide a visual connection to Hatton’s Cottage*

Response: The control relates more to the location of the Great Northern Road than site lines to Hatton’s Cottage. The Heritage Officer has advised that the proposed 3m setback of buildings in Site A to Parkes St and Blaxland Road will provide similar site lines to Hatton’s Cottage as the splay corner and that heritage controls in LEP 2010 provide Council with sufficient ability to protect The Great Northern Road. It is considered reasonable to delete the subject requirement.

Based on the above it is considered that the Draft DCP should be amended in the following ways:

Site A

Delete - Built Form Control (n) relating to the splay corner at Blaxland Road and Parkes Street.

Site B

- a. Add the following new objective:-
Non – residential or mixed use development of Site B is to respect surrounding residential development and minimise impact on residential amenity.

- b. Add the following new controls:-

Non – residential or mixed use development should minimise noise, lighting, odour and glare (reflectivity) impacts on surrounding residential uses.

Plant and lift overruns are to be visually unobtrusive and are to be incorporated into the roof form, where possible.

Main building entry(s) for non – residential should front the realigned Blaxland Road. Plaza/forecourt space(s) should be provided on the Blaxland Road frontage.

- c. Amend Site B - Parkes Street in *Figure 4.4.16 Setbacks and build to lines* - to 3m.

A copy of DCP 2010 – Part 4.4 Ryde Town Centre as amended is **CIRCULATED UNDER SEPARATE COVER.**

ITEM 4 (continued)

It should be noted that in addition to the 113 submissions received with respect to the draft DCP a further 67 non DCP submissions have been received that object to the Planning Proposal – Ryde Civic Precinct. This matter was determined by Council on the 13 December 2011, with a recession motion to the matter being lost on the 14 February 2012.

Exhibition

As required under the Regulations to the Environmental Planning and Assessment Act the draft Plan was exhibited for a period of not less than 28 days, by notice in the local newspaper.

The outcomes of the exhibition have been discussed in the body of the report under Discussion.

Consultation with relevant external bodies

All adjoining Councils and relevant State Government bodies such as Sydney Water, Department of Housing, Department of Education and Telstra were notified of the proposed draft DCP.

Comments received were either supportive of the DCP or neutral in content.

Financial Impact

In order for draft DCP 2010 - 4.4 Ryde Town Centre to become effective the Council's resolution to adopt the DCP must be advertised in a local newspaper.

Should Council resolve to adopt the draft Plan it will result in a financial impact of \$1000 and this is within the current budget Urban Planning budget for 2011/2012.

Context

Under the Gateway Plan Making Process the time frame for completion (gazettal) of the LEP for the Ryde Civic Precinct is 21 April 2012.

As draft DCP – 4.4 Ryde Town Centre supports the amending LEP it will be necessary for the draft Plan to be finalised so that it can come into effect and support the gazetted LEP.

The recommendation is consistent with the requirements of the Environmental Planning and Assessment Act 1979.

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Table 1 – Submissions

Notification Submission – Summary

Position	Quantity	Percentage
Support (S)	1	0.9%
Conditional Support (S)	1	0.9%
Object (O)	108	95.6%
Neutral (N)	3	2.6%
Total	113	100%

Notification Submission – Summary

Abbreviations used

PP – Planning Proposal, Am PP – Amended Planning Proposal, P – page number

S – Support, N – neutral, O – Objection, CS – conditional support

DCP – Development Control Plan, RTC – Ryde Town Centre

Trim Ref	Issue	Position	Recommended Actions
	<i>Government Agency Responses/Submissions</i>		
D12/10508	Parramatta City Council <ul style="list-style-type: none"> Express overall general support Draft provisions will assist in ensuring high standard of design quality is achieved 	S	No further action required.
D12/7141	Sydney Water <ul style="list-style-type: none"> No objection to Plan Consideration of Sydney Water requirements 	N	No further action required

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	Trim Ref	Issue	Position	Recommended Actions
	D12/12259 D12/13575 (repeat Sub)	<p>assessed at DA stage or with the application of s/73 Certificate..</p> <p>Hornsby Shire Council</p> <ul style="list-style-type: none"> No comment concerning draft DCP 	N	No further action required
	D12/14751	<p>Ryde City Council – Submission lodged on behalf of Group Manager Public Works.</p> <ul style="list-style-type: none"> One of the objectives for the Precinct is to ensure that future development of the site accommodates a mix of uses. Objectives and controls for Site B have been developed on assumption of residential land use only. To ensure controls and objectives reflect potential non residential uses on Site B the following amendments are requested. <p><i>Additional objective - " Non – residential or mixed use development of Site B is to respect surrounding residential development and minimise impact on residential amenity"</i></p> <p><i>Additional controls –</i></p> <p>a. Non residential uses should minimise noise, lighting , odour and glare impacts on surrounding residential uses.</p>	CS	<ul style="list-style-type: none"> There is no objection to the additional objective which will reinforce the need to minimise the impact of non residential development on adjoining residential properties There is no objection to the additional controls all of which are focussed on minimising mixed development impact on adjoining residences.

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	Trim Ref	Issue	Position	Recommended Actions
		<p> b. Plant an lift overruns are to be visually unobtrusive and are to be visually unobtrusive and are to be incorporated into the roof form , where possible c. Main building entry(s) for non – residential uses should front the realigned Blaxland Rd Plaza /forecourt spaces should be provided on the Blaxland Rd frontage. </p> <p> Amendment to Figure 4.4.16 Setbacks and build to lines- a. 0 setback to Blaxland Rd b. 5 – 8 m setbacks along the northern boundary. c. 3m setback to Parkes St </p>		<ul style="list-style-type: none"> • The DCP proposes a 3m setback to Blaxland Rd and an 8m setback to the northern boundary (Hatton's Cottage) for Site B. Based on comments from Heritage Officer and the need to ensure that the integrity of Hatton's Cottage is not compromised neither of these setbacks should be amended. • The draft DCP proposes a 4m setback to Parkes Street. As Site A has a 3m setback to the same street and the proposed setback does not relate to the setback of the existing dwelling at 1 Parkes Street (subject property is setback approximately 7.5m) the proposed amendment is considered

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	Trim Ref	Issue	Position	Recommended Actions
		<p><i>Delete</i></p> <p><i>Site A – Built Form Condition n – A splay /chamfered corner element is to be provided at the corner of Blaxland Rd and Parkes St to provide a visual connection to Hatton’s Cottage.</i></p> <p><i>Due to local topography and existing vegetation there are only partial views to Hatton’s Cottage from Parkes St – views will also be limited due to the realigned Blaxland Road . the required 3m setbacks on eastern side of Blaxland Rd and northern side of Parkes St will enable some partial views from Parkes St therefore provision of splay will be of limited value.</i></p>		<ul style="list-style-type: none"> • The control relates more to the location of the Great Northern Road than site lines to Hatton’s Cottage. The Heritage Officer has advised that the proposed 3m setback of buildings in Site A to Parkes St and Blaxland Rd will provide similar site lines to Hatton’s Cottage as the splay corner and that heritage controls in LEP 2010 provided Council with sufficient ability to protect The Great Northern Road. It is considered reasonable to delete the subject requirement. <p>Recommended Action</p> <p>That the Draft DCP be amended in the following ways:</p> <p>Site B</p> <p>a. Additional objectives and controls relating to mixed use development and consideration of adjoining residential properties as specified in Submission D12/14751</p>

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	Trim Ref	Issue	Position	Recommended Actions
	D12/1590	<p>Ryde City Council – Submission lodged on behalf of Assessment Team.</p> <ul style="list-style-type: none"> Site A – Built Form Condition c – <i>Buildings of 4-6 storeys are encouraged along Devlin St and Parkes St.</i> The height control and its specific location is not clearly demonstrated on plan view or the height map – additional clarification and maps would be helpful. 	N	<ul style="list-style-type: none"> The control is to encourage a podium development similar to Top Ryde Centre along Devlin St and Parkes Street on Site A. However the control does not preclude a design that has a strong height elevation along either road frontage. It is considered that the wording of the control is adequate
1	D12/5550	<p><i>All other submissions</i></p> <ul style="list-style-type: none"> Overdevelopment, overcrowding 	O	<ul style="list-style-type: none"> This matter was addressed in the Am PP – the floor space proposed for the Precinct has been reduced from 100 00m² – 60 000m² making argument of overdevelopment difficult. Density controls through height and floor space are governed by the Am PP. The DCP

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	Trim Ref	Issue	Position	Recommended Actions
		<ul style="list-style-type: none"> • Traffic impacts • Overshadowing • Sale of public land not supported 		<p>proposes design controls to create civic spaces, mixed use areas, plazas courtyards and alike.</p> <ul style="list-style-type: none"> • This matter was addressed in the Am PP. "The Traffic Impact modelling confirms that the current development proposal falls within the maximum development potential of Precinct 1 (p9)" The DCP provides site access arrangements and road network improvements including re – alignment of Blaxland Rd (page 53). • This matter was addressed in the Am PP – the Original PP was amended to limit the area of the site within which towers could be built and to keep development to a maximum of six storeys along the Blaxland Road frontage. DCP provides controls on design of towers and residential flat development to ensure overshadowing impacts are minimised. (p 59 – 63). • This matter was addressed within the Am PP and is not within the

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	Trim Ref	Issue	Position	Recommended Actions
2	D12/5920	<ul style="list-style-type: none"> • Sale of public land not supported • No consideration to alternatives- refurbishment/expansion of Civic Building or acquiring required additional office space elsewhere. 	0	<ul style="list-style-type: none"> • See comment to Submission 1. • The DCP does not preclude any form of redevelopment of the Civic Centre building but provides design parameters for development that may occur. Consideration of financial matters relating to the retention of the existing building or the acquisition of buildings is not within the scope of the DCP.
3	D12/7446	<ul style="list-style-type: none"> • Traffic impact – Victoria Rd currently has issues with traffic. Underground railway should be considered. • Height inappropriate for area 	0	<ul style="list-style-type: none"> • See comment to Submission 1. • No further action required. • This matter was addressed in the Am PP. The Height of Buildings Map within the Am PP provides the height controls for the Precinct. The DCP provides guidelines to shape the future development of the site and to assist in minimising potential bulk,

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	Trim Ref	Issue	Position	Recommended Actions
		<ul style="list-style-type: none"> • Traffic impact • Disruption to retail environment from construction works 		<ul style="list-style-type: none"> • See comment to Submission 1. • This matter was addressed in the Am PP and is a matter for consideration and conditioning at the DA stage.
4	D12/8205	<ul style="list-style-type: none"> • Height not an issue • Area for passive recreation required 	O	<ul style="list-style-type: none"> • This matter was addressed in Am PP. The Precinct is in close proximity to Ryde Park which is considered to provide adequate open space for the Ryde Town Centre (RTC). The grassed area in the north of Precinct 1 is zoned B4 Mixed Use and has only been available in the last 5 years with the removal of the bus terminus and structures. The area is not a park. The DCP provides for areas of Civic Plaza Space (p 56). No further action required.
5	D12/8974	<ul style="list-style-type: none"> • Controls fit preconceived development 	O	<ul style="list-style-type: none"> • The DCP has been developed

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	Trim Ref	Issue	Position	Recommended Actions
6	D12/8976 D12/9753 D12/10505 D12/10507 D12/10419 D12/10683 D12/10684 D12/10686 D12/10997 D12/11052 D12/11149 D12/11481 D12/12007	<ul style="list-style-type: none"> proposal and should only be changed independent to any proposal. • Heights excessive , out of character • Overshadowing - Height will result in overshadowing and loss of amenity from visual and noise pollution - overshadowing needs to be reassessed in relation to the entire block to be zoned RL130 • Developer rewarded with additional floor 	O	<ul style="list-style-type: none"> based on the comments of SJB Planning that a suite of controls was required to address issues raised in submissions and to guide the form of development possible under the Am PP. The original PP was accompanied with an indicative concept plan the aim of which was to provide the community with a visual representation of what may be possible under the PP height and floor space controls. • See comments to Submission 3. No further action required. • This matter was addressed in the Am PP – The original PP was amended to limit the area of the site within which towers could be built and to keep development to a maximum of six storeys along the Blaxland Road frontage. DCP provides controls on design of towers and residential flat development to ensure overshadowing impacts are minimised. (p 59 – 63) • No incentive provisions are

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Trim Ref	Issue	Position	Recommended Actions
D12/12017	<ul style="list-style-type: none"> height after meeting minimal environmental conditions. (by submitting S96 request D12/14662) Loss of Open Space No Active Transport Corridors – no active transport corridors linking residential areas to facilities or major public transport is detailed. 		<ul style="list-style-type: none"> proposed in the DCP. All residential development is required to achieve a minimum 4.0 Greenstar rating with commercial and civic buildings required to achieve a minimum 5.0 rating (p 64). Note: Any request for a variation under S96 of the EP& A Act to a DA for the site would be considered on its merits at that time. See comments to Submission 4. The DCP acknowledges the need to provide accessible, safe pedestrian links on public and private property. All such links are to be designed as shared user paths (ie pedestrian and cycle links) <i>Figure 4.4.02 Public Domain Control Drawing</i> provides pedestrian access and through site links for the Ryde Town Centre (p12 – 13) Connections between Precinct 1 and other areas within RTC are also highlighted (p 57 - 58).
D12/12027			
D12/12164			
D12/12348			
D12/12881			
D12/12921			
D12/12924			
D12/13163			
D12/13166			
D13/13169			
D12/13280			
D12/13284			
D12/13376			
D12/13377			
D12/13402			
D12/13573			
D12/13574			
D12/13706			
D12/13710			
D12/13717			
D12/13722			
D12/13736			
D12/13741			
D12/13828			
D12/14109			
D12/14112			
D12/14120			
D12/14123			
D12/14126			

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Trim Ref	Issue	Position	Recommended Actions
D12/14127 D12/14129 D12/14130 D12/14135 D12/14137 D12/14540 D12/14542 D12/14547 D12/14550 D12/14655 D12/14659 D12/14662 D12/14678 D12/14737 D12/14766 D12/14767 D12/14928 D12/14929 D12/14949 D12/14953	<ul style="list-style-type: none"> Increased traffic volume and insufficient off street car parking . RTA traffic report 5 years old and does not address amended PP. Effect of increased number of units on increased traffic volume and congestion needs to be assessed for a larger radius. No mention of inadequate car parking spaces, existing on street car parking problem or overcrowded public transport. No rail line through Top Ryde. 		<ul style="list-style-type: none"> See comments to Submission 1. Note: The Integrated Traffic Solution carried out as part of the development of the LEP for the Ryde Town Centre examined traffic impacts based on the development of Top Ryde City (TRC), Church St and Parkes St as per the existing and proposed LEP controls. Further consideration and assessment of traffic issues would occur at the development application stage – including impacts on the surrounding road networks. Note: Parking requirements will be in accordance with Part 9.3 Car Parking. Note: Lack of provision of public transport and insufficient capacity on existing public transport services considered in Am PP. Issue of capacity of existing bus services is a matter for STA to augment existing services to accommodate increased patronage. STA identified issues to be addressed at DA stage. (P 28 13/12/11).
<p>Note: Not all Submissions cover all points identified.</p>			

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	Trim Ref	Issue	Position	Recommended Actions
		<ul style="list-style-type: none"> • Extension of precinct in Car Parks -150 – 156 Blaxland Rd not in Amended concept at therefore appropriate consultation has not occurred • Precedent set for all of Ryde by permitting RL 130. Insufficient graduation between surrounding residential had the high rise zoning. • Social Impacts 		<ul style="list-style-type: none"> • This matter is not relevant to the DCP but relates to the Am PP. In the exhibition material for the amended PP i.e. newspapers, notification letters, support material Blaxland Rd 150 – 156 was identified as part of the amended PP, as was the proposed reduction in floor space to Precinct 1 (the reason why the subject land was included in the amended PP). Note: the zoning (B4) and height (15.5m) of 150 – 156 Blaxland Rd is regulated by the current planning instrument – LEP 2010. • This matter was addressed in the Am PP – any change in height elsewhere in RTC would require the submission of a Planning Proposal that would be assessed on its on merit. The amended PP creates a transition zone on the site by having a height of 75m that decreases to 21.5m along the Blaxland Rd frontage. • This matter was addressed in the

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	Trim Ref	Issue	Position	Recommended Actions
		<ul style="list-style-type: none"> Lack of transparent consultation No consideration to alternatives- refurbishment/replacement of Civic Building. Sale of public land not supported Residents issues not addressed – issues cannot be dismissed as “being acceptable to a town centre location” 		<p>Am PP. The DCP provides guidelines on design, mix of uses, mix of apartment types, requirements for active street frontages; provisions of civic spaces all of which will contribute to a mixed use centre meeting the needs of the local community .</p> <ul style="list-style-type: none"> The draft DCP was placed on exhibition on 25 January - 24 February 2012. The details of the exhibition are contained with the body of this report. Note: Letters to approximately 2 500 residents advising them of the exhibition and proposed changes under the draft DCP were sent out as well as coverage of the exhibition within both local newspapers and Council's website. See comments to Submission 2 See comments to Submission The development of the controls within the DCP were based on the recommendations of SUB Planning to address the following issues

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	Trim Ref	Issue	Position	Recommended Actions
		<ul style="list-style-type: none"> • Refusal to hold a public meeting • Process is flawed and inappropriate – how can DCP be considered when PP not approved • The lack of a majority of Councillors in favour of the Proposal. 		<p>raised by submissions to the Am PP:-</p> <ul style="list-style-type: none"> • urban design - slimmer buildings, tower separation, lower heights; • built form and setbacks; • site access; • public domain/road widths; • pedestrian linkages; and • curtilage to Hattons Cottage <ul style="list-style-type: none"> • This matter is not within the scope of the DCP – the matter was addressed in the report to Council on the 13 December 2011. • The draft DCP was prepared to support the Amended Planning Proposal (PP) should it be approved. If Council resolved not to proceed with the amended PP a report to Council with respect to the Draft DCP reviewing its relevance in light of the Council decision would have been provided to Council. • This is not a matter for consideration in the DCP.

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	Trim Ref	Issue	Position	Recommended Actions
7	D12/10990	<ul style="list-style-type: none"> Original brief given to consultants was narrow and pointed to allowing height change of RL 130. Construction of medium density units at 150 – 156 Blaxland Rd encroaches into residential areas and impacts on Hatton's Cottage. 	O	<ul style="list-style-type: none"> This is not a matter for consideration in the DCP. The DCP requires a minimum 8m setback to Hatton's Cottage (p59), specifies objectives and controls that respects the significance of Hatton's Cottage and encourages development that responds to the surrounding residential area. (p64 – 65)
		<ul style="list-style-type: none"> DCP dismisses the basis for resident's objections because the area will be considered a CBD. 		<ul style="list-style-type: none"> No further action required.
8	D12/10999	<ul style="list-style-type: none"> Traffic impact – increased pollution issues - up to date unbiased traffic study needed. 	O	<ul style="list-style-type: none"> See comments to Submission 1.

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	Trim Ref	Issue	Position	Recommended Actions
		<ul style="list-style-type: none"> • Sale of public land not supported • Lack of open space to service new units • Thermal impact – overshadowing of Ryde Shopping Centre, increased use of air conditioning; increased running costs for tenants and stress overcommitted energy resources. • Top Ryde Shopping Centre an eyesore- this adds another unsightly building 		<ul style="list-style-type: none"> • See comments to Submission 1. • See comments to Submission 4. • The Am PP refined the height controls across the Precinct so that the taller buildings are limited to the eastern side of the site so as to assist in reducing the overshadowing impact on adjoining residential properties. Overshadowing of Ryde Shopping Centre is not considered an issue as shown in the shadow diagram presented to Council on 13 December 2011. The DCP contains sustainability requirements relating to Greenstar rating for all buildings (p64) and design elements that maximise solar access, wind and noise protection (P6-1). Such controls will ensure that all new development considers the environmental impact it makes and that practical action to improve a buildings' performance will be undertaken. • The DCP contains design standards and requirements to

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	Trim Ref	Issue	Position	Recommended Actions
9	D12/11019	<ul style="list-style-type: none"> Opposed to further housing developments from a financial point of view on behalf of developers - Ryde represents poor value in terms of returns 	O	<ul style="list-style-type: none"> This matter is outside the scope of the DCP. <p>No further action required.</p>
10	D12/11167	<ul style="list-style-type: none"> Loss of open space Ryde has played significant role in provision of high and medium density housing – in risk of character and amenity of City being lost. 	O	<ul style="list-style-type: none"> See comments to Submission 4. The DCP specifies a range of mixed land uses for Precinct 1 including new civic uses and public civic /plaza spaces (p56). The amendments are in keeping with the character of RTC and the role of the Town Centre as originally approved by Council in 2006. See comments to Submission 1. <p>No further action required.</p>
11	D12/11254	<ul style="list-style-type: none"> Traffic impacts Ryde being shifted to "Town Centre" location Towers will result in overshadowing, access issues and privacy Traffic impact 	O	<ul style="list-style-type: none"> See comments to Submission 7. See comments to Submission 1. See comments to Submission 1. <p>No further action required.</p>
12	D12/11720	<ul style="list-style-type: none"> Sale of Public land not supported Traffic impacts 	O	<ul style="list-style-type: none"> See comments to Submission 1. See comments to Submission 1. <p>No further action required.</p>

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	Trim Ref	Issue	Position	Recommended Actions
13	D12/12338	<ul style="list-style-type: none"> Objects to demolition of existing building because of embodied energy that has been consumed in it's construction and that will be consumed in the construction of a new building. Prefer Council to adopt similar approach used by Melbourne Council in Council House (2) (a 10 storey building for staff with retail and underground parking) 	O	<ul style="list-style-type: none"> No further action required. The DCP contains sustainability requirements relating to Greenstar rating for all buildings (p64) and design elements that maximise solar access, wind and noise protection etc P61). Such controls will ensure that all new development considers the environmental impact it makes and that practical action to improve a buildings' performance will be undertaken. The DCP does not preclude the existing building from being retained. The retention or demolition of the existing building is a matter outside the scope of the DCP.
14	D12/12757	<ul style="list-style-type: none"> Lack of consultation Height - Aesthetically 24 storeys on top of a hill 	O	<ul style="list-style-type: none"> No further action required. The details of the exhibition process are provided within the body of the report and included ads in the local newspapers, letters to 2 500 residents, Council webpage information and details available at all Council libraries. See comments to Submission 3.

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	Trim Ref	Issue	Position	Recommended Actions
15	D12/12881 (listed also under Sub 6)	<ul style="list-style-type: none"> • very ugly Traffic impacts – problems already exist development will make matters worse. • Open space – development encroaches on existing space • Loss of amenity – privacy , overshadowing • Increase in water consumption, run off and waste removal. 	O	<ul style="list-style-type: none"> • See comments to Submission 1. • See comments to Submission 4 • See comments to Submission 1. • The DCP contains sustainability requirements relating to Greenstar rating for all buildings (p64) and design elements that maximise solar access, wind and noise protection etc (P61). Such controls will ensure that all new development considers the environmental impact it makes and that practical action to improve a buildings' performance will be undertaken <p>No further action required.</p>
		<ul style="list-style-type: none"> • Proposed development (civic and residential) does not inspire and create a sense of public dignity within the public space. 		<ul style="list-style-type: none"> • The draft DCP provides guidelines for future development within the Precinct. One of its objectives is to facilitate community interaction through the provision of civic and mixed use facilities, plazas , courtyards and alike.(p55). This is achieved through requiring a mixed

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	Trim Ref	Issue	Position	Recommended Actions
16	D12/13287 D12/13731 D12/13746	<ul style="list-style-type: none"> • Overshadowing – greater impact than consultants indicated. Car parking site not considered in shadow diagrams. 	O	<ul style="list-style-type: none"> • No further action required. • SJB Planning reviewed overshadowing created by buildings 75m high in great detail in both the amended and original planning proposals. Shadow diagrams of the Civic Centre Building and the Concept Plan for the Civic were circulated to all councillors. As the height on the car parking site at 15.5m had been gazetted in 2006 and was not proposed to be amended no further action was required. The DCP provides urban design criteria to ensure overshadowing is minimised as much as possible. Detailed assessment of the overshadowing of any future building on 150 – 156 Blaxland Road would occur through the DA. • See comments to Submission 6. • See comments to Submission 1.
		<ul style="list-style-type: none"> • Amended Planning Proposal suggested car park area had been deleted from proposal • Parking and traffic already a problem. 		

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	Trim Ref	Issue	Position	Recommended Actions
17	D12/13378 D12/13380 D12/13383 D12/13384 D12/13385 D12/13386 D12/13388	<ul style="list-style-type: none"> • Loss of open space • DCP does not provided detail on pedestrian access and crossings – lack of action over existing situation needs improving. 	O	<ul style="list-style-type: none"> • See comments to Submission 4. • The DCP provides a Public Domain Control Drawing which indicates a through site link in Precinct 1 between the two existing pedestrian overbridges. Other links are also indicated through the Shopping Centre to Princess St. Controls for through site links includes <ul style="list-style-type: none"> - minimum 3m width - activated by retail, civic and/or commercial land uses - accessible to all and designed to have barrier free access <p>No further action required.</p>
		<ul style="list-style-type: none"> • Refusal by Council to hold a public meeting • The lack of a majority of Councillors in favour of the Proposal 		<ul style="list-style-type: none"> • This matter is not within the scope of the DCP – the matter was addressed in the report to Council on the 13 December 2011. <p>No further action required.</p>

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	Trim Ref	Issue	Position	Recommended Actions
	D12/13389 D12/13390 D12/13393 D12/13395 D12/13396 D12/13400 D12/13751 D12/13754 D12/13763 D12/13772 D12/13774 D12/14941 (Part of a pro forma submission reviewed at Sub 6)			
18	D12/13404	<ul style="list-style-type: none"> We do not want towers Reduction in property values Traffic impact Social issues No rail line 	O	<ul style="list-style-type: none"> See comments in submission 6 for all points (Note: many of the points raised such as property values and rail line are outside the scope of the DCP and were addressed at the assessment of the amended Planning Proposal) No further action required.
19	D12/13931	<ul style="list-style-type: none"> Overdevelopment of Ryde area not the proposed Ryde Town Centre plan 	O	<ul style="list-style-type: none"> See comments to Submission 1

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	Trim Ref	Issue	Position	Recommended Actions
		<ul style="list-style-type: none"> Public transport not adequate Traffic already a problem 		<ul style="list-style-type: none"> See comments to Submission 6 See comments to Submission 1 No further action required.
20	D12/14115	<ul style="list-style-type: none"> Traffic impact and lack of parking Sale of public land Refusal of Council to hold public meeting 	O	<ul style="list-style-type: none"> See comments to Submission 6. No further action required.
21	D12/14427	<ul style="list-style-type: none"> Active Transport Corridors are basic component of sustainability infrastructure – this has been left out of both LEP and DCP and should be in the amendments. 	O	<ul style="list-style-type: none"> See comments to Submission 6. No further action required.
22	D12/14533	<ul style="list-style-type: none"> Massive height and bulk of buildings proposed Overshadowing of surrounding residents Developers put in amendments to approved development after construction. Traffic impacts for both egress and ingress for sites. 	O	<ul style="list-style-type: none"> This matter was addressed in the PP and Am PP. The DCP provides controls on urban design, built form and setbacks which will assist in minimising the impact of bulk and scale of buildings. See comments to Submission 1 If a DA is approved for the Precinct any variation to the approved Plans would require Council consent. See comments to Submission 6. Note: The DCP in Figure 4.4.12 Vehicular access and road network improvements provides details on required entry and exit points to the Civic Centre site. See comments to Submission 6.
		<ul style="list-style-type: none"> Traffic impact on surrounding road network - Consideration of impact of future developments 		

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	Trim Ref	Issue	Position	Recommended Actions
23	D12/14646 D12/14740	<ul style="list-style-type: none"> such as Crowle Homes needed. Refusal of Council to hold public meeting. 	O	<p>Note: Traffic studies would be required for all significant development applications to review the traffic impact of the proposal on the immediate area and surrounding road networks.</p> <ul style="list-style-type: none"> See comments to Submission 6. <p>No further action required.</p>
24	D12/14659 (also listed in Sub 6)	<ul style="list-style-type: none"> Inappropriate site for building of proposed height and bulk. Towers will overwhelm the ridge area of the City . Maximum height should be reduced to 10 storeys. Overshadowing by towers Local infrastructures such as schools , hospitals roads to service additional dwellings Height will set precedent for other developers. 	O	<ul style="list-style-type: none"> See comments to Submission 6 This matter was addressed in the Am PP and is outside the scope of the DCP. See comments to Submission 6 <p>No further action required.</p>
		<ul style="list-style-type: none"> Deliberate low key consultation of the Ryde community - Council should advise every rate payer by letter of major Proposals. 	O	<ul style="list-style-type: none"> The DCP was placed on exhibition 25 January - 24 February 2012. The details of the exhibition are contained with the body of this report. Note: Letters to approximately 2 500 residents advising them of the exhibition and

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ATTACHMENT 1

	Trim Ref	Issue	Position	Recommended Actions
25	D12/14667	<ul style="list-style-type: none"> No rail link – overtaxed bus system already fails commuters. Need for Sydney to grow is questioned – time to stop bringing more people into Sydney. State government needs to develop fast train networks to Wollongong & Newcastle, fast ferry service to from Gosford to Palm Beach to remove “car park on F3”. Process not open or transparent Objections have been ignored – processes in place to limit opportunities for community to have its say. 	O	<p>proposed changes under the draft DCP were sent out as well as coverage of the exhibition within both local newspapers and Council’s website.</p> <ul style="list-style-type: none"> Concern over a lack of public transport and an insufficient capacity on existing public transport services was considered in the Am PP. The issue of capacity of existing bus services is a matter for STA to augment existing services to accommodate increased patronage. The STA identified such issues should be addressed at DA stage. (P 28 13/12/11). This matter is not within scope of the DCP This matter is not within scope of the DCP <p>No further action required.</p> <ul style="list-style-type: none"> See comments to Submission 6 See comments to Submission 6 <p>Note: The Draft DCP has been exhibited in accordance with the requirements of the EP&A Act.</p> <p>No further action required.</p>

ITEM 4 (continued)

ATTACHMENT 1

	Trim Ref	Issue	Position	Recommended Actions
26	D12/14678 (also listed in Sub 6)	<ul style="list-style-type: none"> Changes will enable the expedient dismissal of resident' objections concerning overshadowing, loss of privacy, loss of amenity, increased traffic and parking 	O	<ul style="list-style-type: none"> The development of the controls within the DCP were based on the recommendations of SJB Planning to address the following issues raised by submissions to the Am PP:- <ul style="list-style-type: none"> urban design - slimmer buildings, tower separation, tower heights; built form and setbacks; site access; public domain/road widths; pedestrian linkages; and curtilage to Hattons Cottage This matter is outside the scope of the DCP. Controls relating to floor space and height for the Ryde Shopping Centre are within LEP 2010. See comments to Submission 24 re public transport. Note: The Inner North Subregional Strategy classifies RTC as a Town Centre
27	D12/14760	<ul style="list-style-type: none"> Top Ryde is a residential area with an inappropriately large shopping centre – a project conceived when light rail was proposed – as light rail is no longer an option continuing to increase residential densities further degrades road and public transport performance. 	O	<ul style="list-style-type: none"> No further action required. See comments to Submission 6.

ITEM 4 (continued)

ATTACHMENT 1

	Trim Ref	Issue	Position	Recommended Actions
		<ul style="list-style-type: none"> parking. There is not the infrastructure in place and more buses will not improve the situation. Lack of community consultation 		<ul style="list-style-type: none"> See comments to Submission 24 See comments to Submission 25 <p>No further action required.</p>
28	D12/14956	<ul style="list-style-type: none"> Increased traffic volumes Size of the proposed development Buildings will stick out like "sore thumb" Shadowing will occur Developers changing minds once given approval Council should have Public hearing How will people gain access in and out of buildings? 	O	<ul style="list-style-type: none"> See comments to Submission 6 for points 1 - 6 <p>DCP Figure 4.4.12 Vehicular access and road network improvements illustrate proposed vehicular entry and exit points. Figure 4.4.02 Public Domain Control Drawing Identifies pedestrian through site links. No further action required.</p>
29	D12/15029	<ul style="list-style-type: none"> Sale of community assets/public ownership has not be clearly communicated by council Public consultation was inadequate Percentage of opposition discredited by using 	O	<ul style="list-style-type: none"> This matter is outside the scope of the DCP See comments to Submission 26

ITEM 4 (continued)

ATTACHMENT 1

	Trim Ref	Issue	Position	Recommended Actions
		<p>the full population of Ryde</p> <ul style="list-style-type: none"> • Conflict of interest – consultants working to the statement of work set by the pro development councillors • Transparency of process – Civic precinct committee barely met , distributed reports , made public all reports • Insufficient detail of costs and funding options – especially running costs. • Overdevelopment, over population overcrowding – development does not need to be so pronounced. • Traffic and parking impacts • Insufficient capacity of public transport • Building height, form, scale amenity impacts – overshadowing , visual impact , wind tunnelling , loss of privacy and views – not thoroughly investigated • Precedent for further high rise development • Insufficient infrastructure to support the development • Loss of open space • Community benefit not assessed eg need for a ballroom facility. 		<ul style="list-style-type: none"> • This matter relates to the Am PP and original PP • This matter relates to the Am PP and original PP • This matter is outside of the scope of the DCP. • This matter is outside the scope of the DCP. • See comments to Submission 1. • See comments to Submission 6 • See comments to Submission 24 • See comments to Submission 1 & 6 • See comments to Submission 6 • Matter addressed in Am PP – Not a matter for the DCP • See comments to Submission 4 • Not within the scope of the DCP. <p>No further action required.</p>

**5 AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION (NSW) -
59TH ANNUAL CONFERENCE - 22-24 March 2012**

Report prepared by: Councillor Support Coordinator**Report dated:** 21/02/2012**File No.:** CLR/07/8/25/7 - BP12/158

REPORT SUMMARY

This report is presented to Council for determination of Councillor attendance at the Australian Local Government Women's Association (NSW) 59th Annual Conference. The Conference will be held on 22 to 24 March 2012 in Dubbo.

RECOMMENDATION:

That Council determine the attendance of Councillor/s to the Australian Local Government Women's Association (NSW) 59th Annual Conference to be held in Dubbo from 22 to 24 March 2012.

ATTACHMENTS

- 1 2012 ALGWA Conference Brochure - Dubbo
- 2 Guidelines for Councillor Attendance at Conferences

Report Prepared By:

Sheron Chand
Councillor Support Coordinator

Report Approved By:

Amanda Janvrin
Acting Manager - Governance**Roy Newsome**
Group Manager - Corporate Services

ITEM 5 (continued)

Discussion

The Australian Local Government Women's Association (NSW) 59th Annual Conference will be held in Dubbo on 22 to 24 March 2012. A copy of the Conference event program is **ATTACHED** (Attachment 1).

The Conference is an opportunity for Councillors and staff to discuss current and emerging issues facing women in local government. The theme of the Conference is "*Creators of Change*" which aims to inspire and empower Councillors and staff. In addition, the Conference will feature presentations from various speakers on how they created change in their workplace or in their local community.

A notice was placed in the Councillors Information Bulletin dated 23 February 2012 inviting interested Councillors to indicate their interest to attend the Conference by Monday, 5 March 2012. Councillor O'Donnell, in her capacity as an Executive Member of the Association, has expressed an interest to attend this Conference.

The Policy on the Payment of Expenses and Provision of Facilities for the Mayor and Other Councillors sets out the entitlements for Councillors attending such Conferences, and the Guidelines for Councillor Attendance at Conferences are **ATTACHED** (Attachment 2).

The Guideline provides that in addition to the Local Government Association Conference and the Australian Local Government Conference, every Councillor is entitled to attend a conference in either NSW, Canberra, metropolitan Brisbane or metropolitan Melbourne. In addition, the guideline provides that a Councillor can attend more than one conference per year but this determination will be dependant on budgetary constraints and with an emphasis on ensuring that all Councillors have equal access to conferences.

Financial Implications

The registration cost for the Conference is \$640.00 for members and \$680.00 for non-members. This includes attendance at all Conference sessions, Mayor's Welcome Reception, Conference dinner, delegate satchel and material and lunch, afternoon tea and morning tea.

Additional costs for accommodation and flights are estimated to be \$970.00 per person.

The total estimated cost to attend this Conference is \$1,610.00 for members of the Association and \$1,650.00 for non-members.

ITEM 5 (continued)

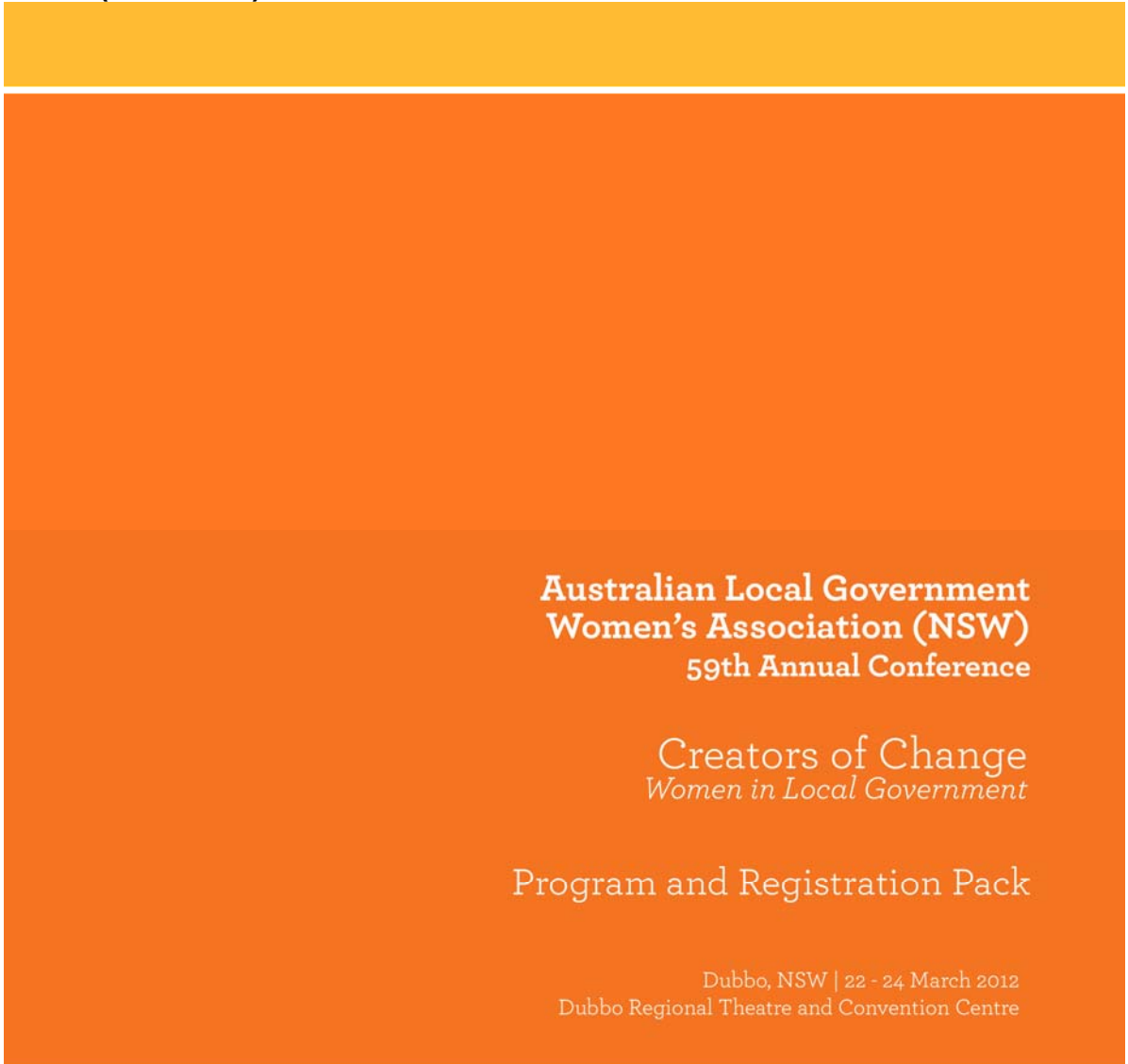
There is an allocation of \$30,000 in the 2011-2012 budget for Councillor attendance at conferences. The table below outlines an estimation of the balance remaining.

Date of Resolution	Item – including total cost	Cost per attendee	Councillors	Balance
1 July 2011	Budget for 2011/12			\$30,000
24 May 2011	Local Government – Destination 2036	\$305.05	Etmekdjian	\$29,694.95
26 July 2011	Local Government Association	\$1,929.26	Etmekdjian Campbell Maggio O'Donnell Pickering Yedelian OAM	\$18,119.39
2 August 2011	Bike Futures	\$1,615	Maggio Perram	\$14,889.39
23 August 2011	12 th International Cities Town Centres and Communities Society Conference	\$1,754	Butterworth Tagg	\$11,381.39
27 September 2011	National Economic Development Conference	\$2,631	Etmekdjian Yedelian OAM	\$6,119.39

Estimated Balance: \$6,119.39

ITEM 5 (continued)

ATTACHMENT 1



dubbo.com.au/ALGWA



ITEM 5 (continued)

ATTACHMENT 1

2

2012 Australian Local Government Women's Association (NSW) 59th Annual Conference

Open invitation



**President,
Clr Julie
Griffiths**

On behalf of the executive of the Australian Local Government Women's Association (ALGWA) NSW Branch, I extend an open invitation to all women interested or involved in Local Government to attend the 59th Annual Conference in Dubbo, 22 - 24 March 2012.

The 2012 theme, Creators of Change, aptly reflects not only the level of influence achieved by women in local government, but opportunities for the future. Delegates will be treated to a showcase of inspirational women who have made a difference to their communities. No matter the stage of your career, or the length of time in the Chamber, the conference will be relevant to career advancement, life transitions and changes in the way we communicate. Creators of Change will connect and challenge you.

I recommend the 2012 Australian Local Government Women's Association (NSW) Conference to elected members and staff of councils throughout the State. In fact, I recommend the Conference to any organisation or individual who has an interest in how women make a difference at grass roots level.

Join us in the "City of Smiles" at Dubbo in March 2012.

Councillor Julie Griffiths

President, Australian Local Government Womens Association (NSW)



**Mayor of Dubbo,
Clr Mathew
Dickerson**

Welcome to the City of Dubbo for the 59th Annual Australian Local Government Women's Association Conference.

The recognition of women in our society as equal and fully participating members of our community is essential as we move forward as a community; conferences like this one seek to further enhance the role of women in our level of government.

Women make up a majority of our society (51 per cent) yet women are under-represented in a range of leadership positions. Although 55 per cent of all tertiary students are women, only nine per cent of directors in this country are women. Government fares slightly better with 28 per cent of our federal politicians coming from the fairer sex, while in Local Government, 27 per cent of Councillors are women and 23 per cent of our mayors are women with only 33 per cent of all candidates being female.

These levels of inequity are slowly being addressed and with further presentations from impressive speakers at conferences such as this one, as well as the opportunity to network with other women in Local Government, I believe we can aim towards female representation at Local Government matching the general population percentage.

I look forward to welcoming delegates to Dubbo and showcasing our wonderful City. Please enjoy the ambience while you learn as much as you can about creating the change you desire.

Clr Mathew Dickerson

Mayor of the City of Dubbo



ITEM 5 (continued)

ATTACHMENT 1

3

2012 Australian Local Government Women's Association (NSW) 59th Annual Conference

Conference program

The Conference will be held at Dubbo Regional Theatre and Convention Centre, Darling Street, Dubbo (including registration and all sessions).

Day one	Thursday 22 March
3.00pm - 5.00pm	Registrations Open - Dubbo Regional Theatre and Convention Centre
5.30pm - 7.30pm	Mayor's Welcome Reception - Old Dubbo Gaol
8.00pm - 10.00pm	Optional: Petula Clark in Concert - Dubbo Regional Theatre and Convention Centre (Not included in registration fee)

Petula Clark

The legendary film and theatre music star and two-time Grammy Award winner Petula Clark returns for an Australian tour in March 2012. Internationally known for her popular upbeat hits that included *Downtown*, *I Know A Place*, *My Love*, *Colour My World*, *A Sign Of The Times*, *Don't Sleep In The Subway*, *This Is My Song* (written for her by the great Charles Chaplin) and many others.



Day two	Friday 23 March
8.00am - 9.00am	Registrations
9.00am - 9.15am	Welcome to Country - Diane McNaboe
9.15am - 9.30am	President, Australian Local Government Women's Association (NSW) Clr Julie Griffiths
9.30am - 9.45am	Mayor of Dubbo - Clr Mathew Dickerson
9.45am - 10.15am	Department of Planning and Infrastructure - Rachel Cumming (TBC) <i>Local Environmental Plans - State Government perspective</i>
10.15am - 10.45am	Morning tea
10.45am	Nominations close for Office Bearers/Voting for Office Bearers commences
10.45am - 11.00am	Returning Officer announces nominations for executives
11.00am - 11.30am	Minister for Local Government - The Honourable Minister Don Page
11.30am - 12.00pm	CEO, Destination NSW - Sandra Chipchase (TBC) Executive Officer, Association of Mining Related Councils'
12.00pm - 12.30pm	Margaret McDonald - Hill <i>Reflections from a Glass Ceiling</i>
12.30pm - 1.30pm	Lunch
1.30pm	Voting for Office Bearers closes
1.30pm - 2.30pm	First State Super - Jean Turner Chapman <i>"Close the Gender Gap"</i>
2.30pm - 3.00pm	Leadership Coach and Author - Kerrie Phipps <i>Insightful Leadership</i>
3.00pm	Officer Bearers declared / Nominations for Executive Committee opens
3.00pm - 3.30pm	Afternoon tea
3.30pm - 4.30pm	Open Forum - facilitated by Kerrie Phipps (Hot Spot)
4.30pm	Nominations for Executive Committee close
4.30pm - 5.00pm	Introduction of candidates for Executive Committee
5.00pm	Close of Day 2
7.00pm	Casual Dinner - Taronga Western Plains Zoo



Conference program continued overleaf

ITEM 5 (continued)

ATTACHMENT 1

4

2012 Australian Local Government Women's Association (NSW) 59th Annual Conference



Conference program (continued)

Day three	Saturday 24 March
8.00am	Voting for Executive Committee commences
9.00am - 9.15am	President, Australian Local Government Women's Association (NSW) -Clr Julie Griffiths
9.15am - 9.45am	Director Environmental Services, Dubbo City Council - Melissa Watkins <i>Dubbo 2036 - Community Strategic Plan</i>
9.45am - 10.15am	Manager Marketing and Communications, Dubbo City Council Natasha Comber <i>Creating a brand - creating opportunities</i>
10.15am - 10.45am	Morning tea
10.45am	Voting for candidates closes - 10.45am
10.45am - 11.15am	Economic Development Manager, Bathurst City Council Gretchen Armitage <i>Evocities - Local Government Collaborative - The City Change</i>
11.15am - 12.15pm	Presentations - Bidding Councils for the 2014 Conference
12.15pm - 1.15pm	Army Reserve - Sergeant Warwick Campbell Explosive Demonstration
1.15pm - 2.15pm	Lunch
2.15pm	Voting for Executive Committee closes / Voting for 2014 Host Council closes
2.15pm - 3.15pm	Director, Bosweb Systems - Leanne Sullivan <i>The Social Media Explosion</i>
3.15pm - 3.45pm	Open Forum - Facilitated by Leanne Sullivan and Natasha Comber (Hot Spot)
3.45pm - 4.15pm	Afternoon tea
4.15pm	Executive Committee declared
4.15pm - 5.00pm	Australian Local Government Women's Association (NSW) Annual General Meeting
5.00pm	Close of Day 3
7.00pm	Conference Dinner - Dubbo Regional Theatre and Convention Centre Featuring Kitty Flanagan

Kitty Flanagan

Kitty Flanagan is one of Australia's most popular stand-up comedians and is also a successful TV writer & performer.

Well known for sketch comedy as well as stand-up, Kitty has appeared in several successful TV shows both in Australia and the UK, most notably Full Frontal (AUS), The Micalef Show (AUS), and The Sketch Show (UK) and is now a regular member of Channel 10's 'The Project'. There have also been numerous TV stand-up appearances, including The World Stands Up on Comedy Central (US).

Kitty has performed at comedy clubs around the world and regularly tours the biggest theatres in Australia to sold out audiences.

Kitty will feature at the Conference Dinner on Saturday evening.

The program may be subject to change without notice

ITEM 5 (continued)

ATTACHMENT 1

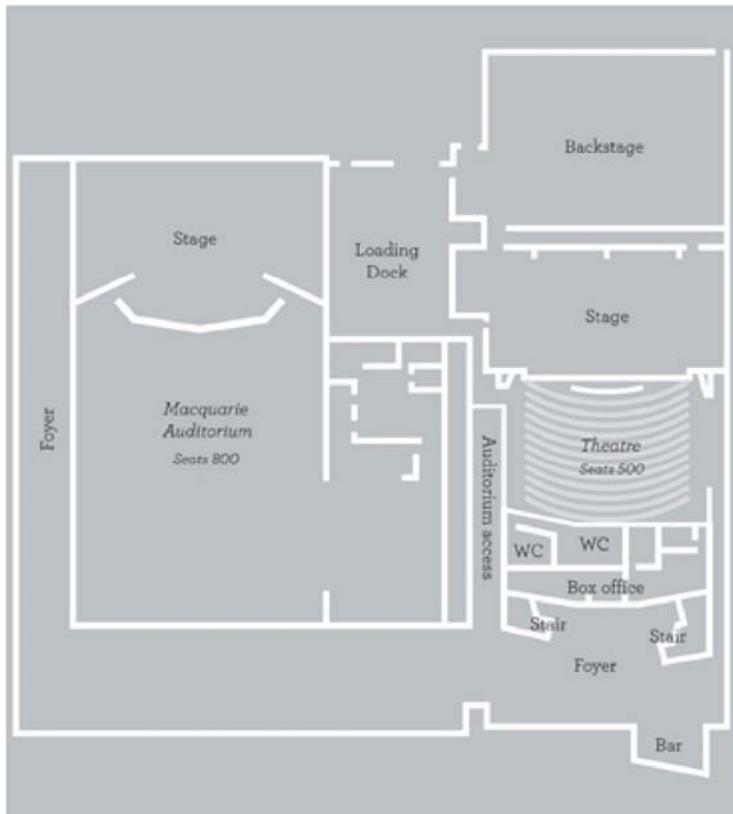
5

2012 Australian Local Government Women's Association (NSW) 59th Annual Conference

The Conference venue

Opened in March 2010, the \$18.5M Dubbo Regional Theatre and Convention Centre (DRTCC) is the jewel in Dubbo's crown. Situated opposite the picturesque Victoria Park, DRTCC is located in the heart of the City and a short stroll to the central business district, shops and Macquarie River.

The DRTCC is a state-of-the-art venue housing a 700-seat auditorium and a 500-seat tiered theatre. The site has disabled access and amenities (access, egress and toilets) and is fully air-conditioned. Dubbo's award winning conference venue will ensure quality of sound and unobstructed vision throughout the Conference sessions.



ITEM 5 (continued)

ATTACHMENT 1

6 2012 Australian Local Government Women's Association (NSW) 59th Annual Conference

Getting to Dubbo



Delegates are required to make their own arrangements for travel to the Conference – but getting to Dubbo is easy! Dubbo is less than a 1 hour flight from Sydney. Dubbo City Regional Airport offers a choice of daily flights via QantasLink and Regional Express Airlines and is located a short 10 minutes drive to the city centre and the Conference venue. If travelling by car, the Newell, Golden, Mitchell and Great Western Highways will lead you directly to Dubbo. Rail is also an option with daily services offered by Countrylink on the fast and comfortable XPT service. Directions and maps can be found at www.dubbo.com.au.

Travel contacts

Countrylink XPT	13 22 32	www.countrylink.info
Qantaslink	131 313	www.qantas.com.au
Regional Express	131 713	www.regionalexpress.com.au



Accommodation

A room bank has been secured guaranteeing accommodation for all delegates and guests of the Conference. The accommodation is motel style three-and-a-half star and above within walking distance of the Conference venue.

To secure this accommodation you must book using the attached registration form (with payment) by Wednesday, 14 March 2012. After this date listed accommodation cannot be guaranteed.

Your accommodation choices are as follows:

Motel name	Star	Single rate	Double rate	Distance from Venue
Comfort Inn Blue Lagoon	3.5	\$119.00	\$129.00	1km
Countryman Motor Inn	3.5	\$130.00	\$145.00	1km
Dubbo RSL Club Motor Inn	4	\$160.00	\$225.00	300m
Endeavour Court Motor Inn	3.5	\$140.00	\$150.00	800m

Refer page 10 to choose your accommodation venue.

ITEM 5 (continued)

ATTACHMENT 1

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2012 Australian Local Government Women's Association (NSW) 59th Annual Conference

Things to do and see

Attractions and activities

Taronga Western Plains Zoo

Taronga Western Plains Zoo is truly the premier tourist attraction in regional Australia. Fifteen hundred animals roam here, free of cages. Moats, some dry, some water filled, keep the animals enclosed in a simulated native habitat. From the antics of the siamang to the praying, piercing eyes of the stalking cheetah, you will need to take time to enjoy the spontaneity of mother nature.

Flying Doctor Base Visitor Education Centre

At the Visitor Education Centre see the wonderful work of this Australian aviation icon. Read the stories, learn the history, watch the film and browse the shop.

Dubbo Observatory

Shoot straight for the stars at the Dubbo Observatory where you will discover our universe at night. Enjoy an interesting presentation in the theatre followed by a view of the night sky: planets, the Moon, and objects both in and outside the Milky Way Galaxy. Explore the night sky with computerised telescopes or binoculars.

Dubbo Golf Club

Dubbo's golf course is a challenging par 71 and is set in beautiful surroundings. The most memorable aspects of a round of golf at the Dubbo Golf Club are the many majestic trees, the sculptured fairways, slick undulating greens and that "miles from anywhere" atmosphere; not to mention the local kangaroos known to visit the fairways.

Wineries

Lazy River Estate, Red Earth Estate, Tombstone Estate Vineyard

The City's three wineries offer unique award winning wines. Sample fresh regional produce, stroll through picturesque gardens or dine and breath-in the serenity of a vineyard vista.

History and heritage

Old Dubbo Gaol

Old Dubbo Gaol is located in Macquarie Street in the centre of the City. A large collection of animatronic models tell spine-chilling stories of the region's most notorious crimes. Old Dubbo Gaol gives the visitor a dramatic and realistic insight into prison life from the 1800s up until the gaol's closure in 1966. The buildings have not changed but the experience has!

Dundullimal

National Trust icon and Australia's oldest timber slab homestead. Built in the early 1840s as the head station of a 6,500 hectare squatting run, the homestead is Dubbo's oldest building open to the public.

Terramungamine Grooves

Visit the site where the Tubbagah People of the Wiradjuri Nation shaped tools, leaving 150 historic rock grinding grooves on the banks of the Macquarie River at Terramungamine Reserve.

Dubbo Heritage Walk

Walk in the footsteps of our pioneers, from bushrangers and underworld figures to renowned architects and ornate buildings. Dubbo is steeped in history.

Art and culture

Regional Botanic Garden

Visit Dubbo's authentic Japanese gardens (Shoyoen). Experience Japanese gardening and perhaps a tea ceremony. This garden was gifted to Dubbo by our sister city in Japan - Minokamo.

Enjoy a bush stroll through the biodiversity garden and learn about the plant communities of the Dubbo area or relax in the newly completed Sensory Garden and enjoy its sounds, sights, taste, feel and smells.

Western Plains Cultural Centre

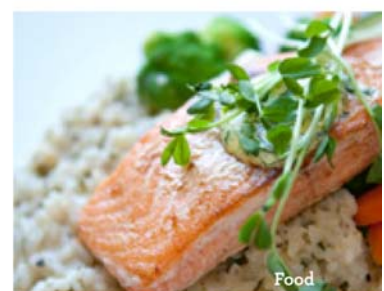
The only place in Australia that you will see an 11 tonne Hero Wagon and surviving Sudan War Jacket alongside the intimate stories of those who have shaped the City. More than 1000 items are on permanent exhibition in the museum alone. Crossing to the western wing of the WPCC, delegates can meander through more than six exhibitions of local and national significance.

Garling Gallery

Located just 13km from Dubbo on the Mitchell Highway in the village of Wongarbron. Local artist, Brett Garling, creates figurative sculptures cast in bronze.

Red Door Gallery

Red Door Gallery is a space designed to connect artists with our community. Located in the centre of Dubbo on Darling Street, local artist, Laura Holland can supply all the elements for successful art making.



ITEM 5 (continued)

ATTACHMENT 1

8 2012 Australian Local Government Women's Association (NSW) 59th Annual Conference



Social functions

Thursday, 22 March

Mayor's Welcome Reception

Time 5:30pm - 7:30pm
Venue Old Dubbo Gaol
Dress Smart Casual
Included Finger Food and Drinks

Optional - Thursday, 22 March

Petula Clark in Concert

Time 8pm - 10pm
Venue Dubbo Regional Theatre and Convention Centre
Dress Smart Casual

Not included in registration additional cost of \$65.00 per person applies



Friday, 23 March

Casual Dinner

Time 7pm
Venue Taronga Western Plains Zoo
Dress Smart Casual
Included Buffet Dinner

Saturday, 24 March

Conference Dinner

Time 7pm
Venue Dubbo Regional Theatre and Convention Centre
Dress Semi Formal
Included Three Course Dinner and Drinks



Conference information

Early Bird bookings **before Friday, 24 February 2012**
Standard after Friday, 24 February 2012

Registration fees	Early Bird (inc GST)	Standard (inc GST)
Full Conference registration - ALGWA Members	\$540.00	\$640.00
Full Conference registration - Non Members	\$580.00	\$680.00
Day Conference registration - ALGWA Members	\$330.00	\$350.00
Day Conference registration - Non Members	\$330.00	\$350.00
<i>Optional: Petula Clark in Concert (Not included in registration fee)</i>	\$65.00	\$65.00
Additional ticket - Welcome Reception		\$40.00
Additional ticket - Petula Clark in Concert		\$65.00
Additional ticket - Casual Dinner		\$80.00
Additional ticket - Conference Dinner		\$110.00



Early Bird Discount

An Early Bird Discount of \$100 applies if you submit your registration form with payment by 24 February 2012.

Cancellation policy

If cancelling your registration on or before 5 March you are entitled to a full refund of all monies paid, less a \$110 administration fee. After 5 March no refunds are available however substitute delegates may be sent.

ALL cancellations made must be in writing to the Conference secretariat via fax or email.

Registration entitlements	Full Registration	Day Registration
Attendance at all Conference sessions	✓	✓ (on day)
Lunch, afternoon tea and morning tea	✓	✓ (on day)
Mayor's Welcome Reception - 22 March	✓	
Casual Dinner - 23 March	✓	
Conference Dinner - 24 March	✓	
Delegate satchel & materials	✓	✓
<i>Optional: Petula Clark</i>	\$65 pp	

ITEM 5 (continued)

ATTACHMENT 2



Councillor Attendance at Conferences Guideline

Related Policy

This guideline sets out the criteria to determine the attendance of Councillors at Conferences. It relates to the Policy on the Payment of Expenses and Provision of Facilities for the Mayor and Other Councillors.

Guidelines

Council acknowledges the value of Councillor attendance at conferences to enable them to be both knowledgeable and current on issues affecting the City of Ryde. In order to ensure that attendance at Conferences is equitable, transparent and consistent, attendance will be limited as follows:

1. Local Government Association Conference – the number of voting delegates plus one. Details of the delegates and attendee to be determined by resolution of Council.
2. Australian Local Government Association Conference.
3. In addition, to 1 and 2 above, every Councillor is entitled to attend one conference in either NSW, Canberra, metropolitan Brisbane or metropolitan Melbourne. The conference must directly relate to the business of Council. More than one Councillor may attend the same conference if Council resolves that this will be beneficial for both Council and the Councillors concerned.
4. Within 2 months after the conference the attending Councillor must report to Council on the proceedings of the conference. That report will be included in the Councillors Information Bulletin.
5. No Councillor can attend a Conference without the prior approval of Council. Reports to Council are to include details of the Conference and an estimate of the associated costs including registration, transport and accommodation.
6. Council may resolve that a Councillor can attend more than one conference per year but this determination will be dependant on budgetary constraints and with an emphasis on ensuring that all Councillors have equal access to conferences.
7. Each year, as part of the review of the Policy on the Payment of Expenses and Provision of Facilities for the Mayor and Other Councillors, Council officers will provide a full report of expenditure and Conference attendance by Councillors.

Councillor Attendance at Conferences guideline		
Owner: Governance Unit	Accountability: Mayoral and Councillor support service	
Trim Reference: D10/77193	Policy: Payment of Expenses and Provision of Facilities for the Mayor and other Councillors	One Page only

6 FEASIBILITY OF SETTING UP A MEN'S SHED IN THE CITY

Report prepared by: Access and Equity Co-ordinator**Report dated:** 27/01/2012**File No.:** GRP/09/4/2/2 - BP12/54

REPORT SUMMARY

This report responds to Council's resolution on 8 November 2011 that the feasibility of setting up a men's shed be investigated.

At the time of writing this report a Men's Shed is being established in Hunters Hill by Hunters Hill Ryde Community Services (HHRCS) using a venue offered by Marist Brothers in Mary Street Hunters Hill. The Shed is due to open in April 2012.

The feasibility of setting up a men's shed in the short term has been assessed and is outlined in the body of the report. Industry best practice shows successful men's sheds are established as a result of a community development process with significant involvement of a core group of local men.

Key success factors for setting up a men's shed include a well organised group of men, staffing resources for coordination and programming and a suitable venue. As is outlined in the body of the report none of these factors are available in the City of Ryde. Without grant funding the set up costs would be in excess of \$100,000. The estimated annual operating of a men's shed is \$47,000. This assessment makes the feasibility of setting up a men's shed in the short term difficult.

Given the imminent opening of a men's shed locally it is recommended that Council support HHRCS in establishment and successful operation of the Hunters Hill Men's Shed and work with relevant stakeholders to facilitate access to the Shed by men living in the City of Ryde.

The report proposes that Council review the success of the Shed in conjunction with HHRCS after it has operated for 12 months and decide on an appropriate course of action at the conclusion of the review.

RECOMMENDATION:

- a) That Council support Hunters Hill Ryde Community Services in establishment and operation of their Men's Shed by promoting it to our residents and by attending steering committee meetings.
- b) That Council endorse the proposed review of the Hunters Hill Ryde Community Services' Men Shed after 12 months in partnership with Hunters Hill Ryde Community Services, to assess further action required to meet the needs of men in the City of Ryde.

ITEM 6 (continued)

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

William Davies
Access and Equity Co-ordinator

Report Approved By:

Baharak Sahebekhtiari
Manager - Community & Culture

Danielle Dickson
Group Manager - Community Life

ITEM 6 (continued)

Discussion

Men living alone or with few friends, especially after their partner's death can become increasingly isolated and have diminishing ability to reach out and maintain contact with others. A men's shed gives older men the opportunity to meet with others and take part in some regular activity.

Men experiencing the benefit of such contact can find it life changing. Woodworking or cooking can be the focus and provide the context for other activities that they would not take part in otherwise. It may extend the time that men can maintain their independence, improve their quality of life and eliminate or delay their need for services.

Some men's groups have organised health discussions and health checks. Cooking classes encourage healthy eating and the regular enjoyment of eating together. The benefit can extend to others, for example if they are caring for a spouse or grandchild.

At the time of writing this report a men's shed is being established in Hunters Hills by the Hunters Hill Ryde Community Services (HHRCS) using a venue offered by Marist Brothers in Mary Street Hunters Hill. Council in cooperation with local service providers played a role in starting the required process that produced this shed.

The process for establishing the men's shed was initiated in 2008 when City of Ryde in partnership with HHRCS, Christian Community Aid (CCA) organised a visit to neighbouring sheds in Lane Cove and Willoughby for a group of interested men.

As a result of the above visit a group of men supported by HHCS continued to meet and worked towards establishment of a men's shed locally- which resulted in finding a suitable location through Marist Brothers.

HHRCS has allocated staffing resources, funded through the Home and Community Care (HACC), for programming and supporting the operation of the shed.

In discussions with HHRCS since the shed site was secured, planning is under way to facilitate access for residents of City of Ryde to the shed facility through partnerships with appropriate organisations including provision of transport.

Feasibility of Setting up a Men's Shed in City of Ryde

Establishment of men's sheds is challenging and involves a lengthy process as evidenced by the HHRCS experience (outlined in detail later in this report).

ITEM 6 (continued)

The feasibility of establishing a men's shed is dependant on following requirements:

Essentials:

- **Stable small group of men highly motivated to interest other men with at least one able to lead and organise.**
Such a group would have to be formed and supported by an appropriate organisation with adequate level of staffing. RHHCS took over three years from the formation of the first group of interested men to a meeting in July 2011 that generated the first steering committee. Several men in this group are highly committed and have spent many hours in doorknocking local businesses and others to raise support and interest. It is a challenge to maintain interest during the initial search to secure the venue.
- **Locating a suitable venue.**
A suitable venue in the short term is not available. Currently organisations with government grant funding find it very difficult to secure suitable premises for many months if at all. It is far more difficult to find affordable, specialised and suitable premises for an unfunded group in the City.
- **Funding for coordinator to support men's group.**
Support for development of a man's group is an important element. Securing funding for staffing in the short term is not feasible, particularly as the Hunter Hills Men's Shed has been funded in close proximity to Ryde LGA and is expected to also support men living in Ryde areas. The funding organisation needs to be convinced that the applicant's case is stronger than many competing applications.
- **Funding for fit-out, and for equipping building/ or availability of new donated workshop equipment.**
Such funding depends on the two criteria above and depends on the energy of the steering committee.

Desirable:

- Auspicing organisation: so the organising group does not need a separate structure to receive funding. Delaying action on doorknocking or other activities, leading to making the shed ready to open, may well dissipate energy better spent on these activities. Being able to receive funding for a coordinator early is critical to success.
- Local business support: such support is very valuable. However, the same enthusiasm may not be shown if business is approached again for a second shed without a reasonable interval.

ITEM 6 (continued)

The following table shows cost estimates for set up and annual operation of a men's shed.

Start up/ commissioning	
Staff time*	\$4,900
Fit-out costs of tools and equipment	\$33,000
Total	\$37,900
 Estimated recurrent costs per year	
Coordinator's salary per year	\$30,000
Utilities	\$1,000
Rental	\$10,500
Insurance	\$500
Training for OH&S risk management	\$5,000
sub -total	\$47,000

Considering all the above establishing a men's shed in the City of Ryde in the short term is not feasible.

It is proposed that Council:

- support HHRCS in the successful establishment of the emerging Men's Shed by staff attending steering committee meetings.
- facilitate access for men in the City of Ryde to the Shed through various means including promotion and negotiating appropriate transport.
- review the success of the Shed in conjunction with HHRCS after it has operated for 12 months in relation to:
 - level of usage (with particular focus on usage by City of Ryde residents)
 - impact and satisfaction of its users
 - governance and funding
 - capacity in relation to demand

Supporting the Hunters Hill Men's Shed (HHMS) would ensure our residents gain an immediate benefit, may result in emergence of interested men to form an offshoot for Ryde and a successful shed operating to full capacity would be a significant tool in establishing the case for future funding for a shed for Ryde.

Financial Implications

Adoption of the recommendation in this report has no financial impact.

ITEM 6 (continued)

As part of the budgeting process for the Operational Plan 2012-13 a business case has been submitted for Council's consideration to support the Hunters Hill Men's Shed in its first year of operation.

History

On 8 November 2011, Council resolved:

That the General Manager, in consultation with local community organisations, investigate the feasibility of setting up a Men's Shed and report back to Council.

The need for a men's shed was identified in Council's 2005/10 Social Plan.

With the support of City of Ryde and Hunters Hill Councils a Working group on Social Inclusion was formed in 2008 as part of Ryde Hunters Hill Community Care Network facilitated by Council. One role of this working group and Council's Community and Culture staff is to work with community organisations to build the capacity of these services as a first step to better meet the needs of men in the community.

In April 2008 Council in partnership with Hunters Hill Ryde Community Services Inc. (HHRCS), Gladesville and Christian Community Aid, Eastwood organised a bus trip to neighbouring men's sheds at Lane Cove and Willoughby.

Warringal Care, Punt Road Gladesville expressed interest in a project to establish a men's shed in the City. The Coordinator of the Lane Cove Men's Shed Ruth Van Herk offered her support. A development committee, part of HHRCS was appointed and met with a group of men from those who went on the bus trip. The committee approached local businesses to assist the project and commenced the search for a suitable venue.

HHRCS, Hunters Hill is partially funded by both Council and Hunters Hill Council and serves local residents from both local government areas. HHRCS is an incorporated body.

Since 2008 various possible sites and buildings to establish a shed in Ryde and Hunters Hill Council areas were investigated. Finally in 2011 the Marist Fathers offered a building in their grounds at Mary Street Hunters Hill.

In July 2011 a public meeting was arranged inviting interested men to attend. Seven men including a representative of Marist Fathers agreed to join the Men's Shed Steering Committee (SC), part of HHRCS.

ITEM 6 (continued)

The feasibility of a men's shed being established in Mary Street Hunters Hill was given as a part of the HHRCS successful submission for growth funds for outreach to ADHC, NSW Department of Family and Community Services. Factors included were that:

- there was no men's shed in the area.
- an established unmet need for outreach to older men.
- The offer of suitable premises for conversion at a low rental well below market value.

This funding covers the Coordinator role for the Men's Shed alongside other responsibilities. The Coordinator commenced work with HHRCS in August 2011.

The position is funded for three days a week until 30 June 2012. Like all other HACC funded services currently operating, further funding for 2012-2015 will be offered and a service agreement with either ADHC or Dept of Health and Ageing will be made by 30 June 2012.

The Steering Committee now comprises these seven men, the Aged and Disability Coordinator with Hunters Hill Council, and the Outreach Coordinator. The SC drew up a detailed plan to fit-out and equip this building as a men's shed.

Consultation with relevant external bodies

- Hunters Hill Council
- Hunters Hill Ryde Community Services

Options

1. That Council support HHMS which is very close to the border between Hunters and Ryde LGAs to ensure its success. Progress will be reviewed after the first year to determine how well it is meeting the City of Ryde residents' needs. This is the preferred option.
2. That Council move to establish a fully functioning development group now separate from HHMS. This option risks splitting effort between two competing projects before the first has proved its worth. It requires Council to meet the costs of refurbishing a venue, establishment and on going operating costs.
3. That Council waits until HHMS has become established, and then revisits the feasibility of establishing a men's shed in the City of Ryde without further involvement. This option risks that HHMS will reach capacity and leave little scope for our residents to benefit above that for those Ryde residents already involved. Alternatively, should the project fail it will be considerably harder to secure further HACC funding and business support for another shed so close to Hunters Hill.

7 MAGDALA PARK - Amenity Alterations

Report prepared by: Tenders & Contracts Manager**Report dated:** 27/02/2012**File No.:** GRP/11/3/6/7 - BP12/177

REPORT SUMMARY

This report is to advise Council of the outcome of the Request for Tender (COR-RFT-25/11) for the amenity alterations to Magdala Park, East Ryde. It recommends acceptance of the tender from Build Biz Pty Ltd and approval to enter into a contract with the contractor.

RECOMMENDATION:

- (a) That the tender from Build Biz Pty Ltd be accepted for the amenity alterations at Magdala Park, East Ryde.
- (b) That the General Manager be delegated authority to enter into a contract with Build Biz on the terms contained within the tender and for amendments to be made to the contract documents that are not of a material nature.
- (c) That all unsuccessful tenderers be notified of Council's decision on this matter.

ATTACHMENTS

- 1 Magdala Park amenity alterations - Evaluation Report - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL
- 2 Magdala Park amenity alterations - Evaluation Score Sheet Summary - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL

Report Prepared By:

Jeff Dearden
Tenders & Contracts Manager

Report Approved By:

Peter Nguyen
Service Unit Manger - Project Development**Terry Dodds**
Group Manager - Public Works

ITEM 7 (continued)**Discussion**

The request for Tender was advertised on 17 January 2012 in the Sydney Morning Herald and through Council's on-line tendering portal – Tenderlink. A mandatory on-site pre-tender meeting was held on 25 January 2012.

The Request for Tender closed on Tuesday 7 February 2012. Tender submissions were received from the following contractors (in alphabetical order):

1. API Commercial
2. Aston Project Group
3. Bilas Knight
4. Blue Chip Projects
5. Build Biz P/L
6. Cunneen Group
7. GW Building
8. JF Building Constructions
9. Niche Constructions
10. SR Constructions
11. Terrafirma
12. Ungaro Projects Pty Ltd

The Tender Evaluation Committee comprised of three (3) Council officers. The Evaluation Report and Evaluation Score Sheet Summary are **CIRCULATED UNDER SEPARATE COVER – CONFIDENTIAL**. The Committee assessed all tenders against the following criteria, which was stated in the tender documents:

1. Conforming tender
2. Proven experience and company capacity
3. Project construction program
4. Occupational Health & Safety
5. Environmental considerations

The Tender Evaluation Committee evaluated the tender submitted by Build Biz Pty Ltd as the best value submission when compared against the evaluation criteria. Build Biz Pty Ltd has undertaken varying types of build works for Council over a number of years on similar type of works. Council staff confirms that they are very capable to carry out these works.

Financial Implications

These works are covered under the current Capital Works Program 2011-2012. Should Council resolve to undertake this project it will result in a financial impact of \$134,500 (excluding GST) and this is within the current budget of \$250,000.

ITEM 7 (continued)**History**

Refurbishment of existing and construction of new toilet facilities at various locations has formed part of the management Plan since 2007-2008. The toilet block form part of the current capital works program were agreed to by Council in June 2011.

Context

All tender submissions have been assessed in compliance with Council's procurement policy. Following the assessment process, it was determined that Build Biz Pty Ltd provided the best realistic price against the selection criteria to Council and is recommended for acceptance.

Consultation with relevant external bodies

Internal Council business units consulted included:

- Project Development Unit
- Open Space
- Parks Assets

Options

There are no other options under consideration for this project.

8 TENDER REPORT FOR SUPPLY OF SWIMWEAR AND ACCESSORIES AT THE RALC

Report prepared by: Team Manager - RALC Operations; Centre Manager - Ryde Aquatic Leisure Centre

Report dated: 2/03/2012

File No.: GRP/11/4/3 - BP12/207

REPORT SUMMARY

The Ryde Aquatic Leisure Centre utilizes the services of an external company to supply a range of swimwear and accessories for resale within the Centre. This service has been tendered for a term of two years with the option of a further year at Council's discretion. This report outlines the tender process and outcome.

RECOMMENDATION:

- (a) That Council accepts the submission from Zoggs Australia Pty Ltd for supply of swimwear and accessories at the RALC
- (b) That Council advise the tenderers of Council's decision.

ATTACHMENTS

- 1 COR-RFT 20-11 Tender Evaluation Report - Final - CIRCULATED UNDER SEPARATE COVER – CONFIDENTIAL
- 2 COR RFT 20-11 Tender Assessment Matrix - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL

Report Prepared By:

Andrew Sallaway
Team Manager - RALC Operations

Report Approved By:

Paul Hartmann
Centre Manager - Ryde Aquatic Leisure Centre

Danielle Dickson
Group Manager - Community Life

ITEM 8 (continued)

Discussion

The Ryde Aquatic Leisure Centre is looking to acquire the services of a company to supply a range of swimwear and accessories for resale within the Centre for two years with the option of a further year at Council's discretion.

Goods being procured include swimwear goggles and swim accessories, including but not limited to caps, flippers, kickboards, nose clips ear plugs etc.

Purchases of swimwear and accessories used for resale within the Centre will range between \$85,000 to \$100,000 for any given year. This generates income of between \$160,000 to \$200,000 for the Centre. Sales generally are proportionally linked to the numbers of visitors to the centre.

The Request for Tender was publicly advertised on 10 December 2011, 13 December, 2011 and 14 December 2011. Tender submissions were received from the following respondents:

- Rival Swimwear
- Speedo Australia Pty Ltd
- Vorgee Pty Ltd
- Zoggs Australia Pty Ltd

A tender evaluation panel consisting of the following members was established to assess the responses:

- Team Manager RALC Operations
- Team Manager RALC Services
- Manager Tenders and Contracts

Minutes of the Tender evaluation panel meetings are available **ON FILE**.

A Tender Evaluation Report is **ATTACHED UNDER SEPARATE COVER – CONFIDENTIAL** (Attachment 1)

Tender submissions were evaluated by the assessment panel utilising an Assessment matrix which is **ON FILE**.

The tenders were ranked using a weighted attribute matrix based on the following criteria as outlined in the Request for Tender document.

ITEM 8 (continued)

Assessment including pricing of complete range of swimwear and accessories:

Representative Visits and Stock Control

Service of faulty product

Supply of non stock item

Staff training

Advertising materials

RALC program support

Off price invoicing and payment terms with no freight charge

Dual invoicing for resale and program based products

Referee checks of similar sized operations

Of the four companies assessed, it was agreed by the panel that Zoggs Australia Pty Ltd was the best suited company to meet the needs of the Ryde Aquatic Leisure Centre.

Financial Implications

This contract is provided for in the current budget of 2011/12 and will be funded by the Ryde Aquatic Leisure Centre's internal reserves as an operating expense. The proposed contract covers a two year with, at Council's discretion, a further one year extension subject to satisfactory performance.

**9 REQUEST FOR QUOTATION - RFQ - 3/12 - Waterloo Road Granite Paving
- Civil Works**

Report prepared by: Section Manager - Projects Delivery**Report dated:** 5 March 2012**File No.:** GRP/11/3/6/7 - BP12/210

REPORT SUMMARY

This report is to advise Council of a Request for Quotation (COR-RFQ – 3/12) for the installation of a Granite Paving - Civil Works component along Waterloo Road, Macquarie Park. Quotations closed on 21 February 2012.

This report is placed on Council's agenda to allow Council's consideration of this quotation, following the evaluation of quotes by the Tender Assessment Panel.

The tenders closed on Tuesday 21 February 2012, the Tender Assessment Panel completed its evaluation on 6 March 2012. The Tender Assessment Panel's report is attached as Appendix A to Councillors as a Confidential attachment to this report.

This report is to seek Council's approval to adopt the recommendation of the Tender Assessment Panel, so that Contractors can be engaged.

RECOMMENDATION:

- (a) That Council endorse the Tender Assessment panel's recommendation as circulated for the Respondents – Waterloo Road Granite Paving – Civil works component.
- (b) That the accepted Respondents provide details of the required insurance (i.e. public Liability and Workers Compensation), and other conforming documents for approval within fourteen (14) days from the date of the acceptance of the tender.
- (c) That all Respondents be advised of the Council decision.

ATTACHMENTS

- 1 Evaluation Report for CoR-RFQ-03/12 - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL

Report Prepared By:

Sri Srianandarajah
Section Manager - Projects Delivery

Report Approved By:

Peter Nguyen
Service Unit Manger - Project Development**Terry Dodds**
Group Manager - Public Works

ITEM 9 (continued)

Discussion

As part of Council's Public Domain Program for Macquarie Park, Council wants to improve the footpath and construct Granite Paving on Waterloo Road Macquarie Park.

Report

The scope of works for the proposed Civil works component of Granite paving commences along Waterloo Road between Coolinga Street to Khartoum Road (Waterloo Road – Separable Portion A) and finishes along Waterloo Road Road between Khartoum Road and Byfield Street (Waterloo Road - Separable Portion B)

Tenders have been prepared and distributed to the preferred contractors who are pre-qualified under Council's Minor Works Contract 2011-2012.

Tender submissions closed on Tuesday, 21 February 2012 at 2:00pm.

The following Five (5) Contractors have been invited to tender for these works:

1. Sam the Paving Pty Ltd
2. Anzelotti Construction Pty Ltd
3. Ally Civil Pty Ltd
4. Mansour Paving Pty Ltd
5. North shore Pty Ltd

The following table outlines the tender evaluation schedule:

Tasks	Critical Dates
1. Advertise Request for Tender (RFQ)	8 - 20 February 2012
2. RFT closing date	2pm - 21 February 2012
3. Evaluation Meeting	22 February- 5 March 2012
4. Evaluation report and recommendation	6 March 2012
5. Awarding of the Contract	15 March 2012

Upon Assessment of Tenders, the tender submissions will be detailed in APPENDIX A of the Tender Evaluation Report – **(ON FILE and CIRCULATED UNDER SEPARATE COVER- CONFIDENTIAL)**.

Tenderers selected and evaluated using an Assessment Matrix – APPENDIX B **(ON FILE and CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL)**.

Immediately following the closing date at 2pm on 21 February 2012, Tenders were opened and assessed by a Tender Assessment Panel on the following assessment criteria.

ITEM 9 (continued)

1. Lump Sum Price.
2. Demonstrated Understanding of Council's Requirements.
3. Product Suitability.
4. Organisational Capacity.
5. Conformity to the Documentation.

Council's Assessment Panel recommends to award the contract to the preferred tenderer Sam the Paving Man Pty Ltd, as it ranked the highest, based on their Weighted Score against the criteria and best value for money for the City of Ryde.

Consultation

Internal Council business units consulted included:-

- Urban Planning
- Access Unit
- Parks Unit

Internal Workshops held:-

- Not Applicable

City of Ryde Advisory Committees consulted included:-

- Not Applicable

External public consultation included:-

- The local community groups, Businesses involved within the Macquarie Park were consulted with positive feedback. Regular updates on the project are being conducted as the work progresses.
- Surveys and detailed designs & estimates have been completed and Urban Planning of City of Ryde and the RMS have approved, in principle, to progress for construction.

Critical Dates

The following deadlines are required to be met:

- Council is working to complete the Granite Paving Works in June 2012.

Financial Impact

This project is now included in Council's amended 2011-2012 Capital Works Program.

Policy Implications

Not applicable.

ITEM 9 (continued)**Other Options**

To advertise an Expression of Interest (EOI) or open tender. This process would delay the project delivery and would most likely attract interest from the same pre-qualified contractors.

Conclusion

Following the Tender Assessment from the submissions from pre-qualified contractors, a recommendation has been made which best satisfies Council's selection criteria and represents best value for money for Council. It is recommended that this contract be awarded to the highest ranking tenderer Sam the Paving Man Pty Ltd.

10 REQUEST FOR QUOTATION - RFQ - 4/12 - Waterloo Road Granite Paving - Granite Works

Report prepared by: Section Manager - Projects Delivery**Report dated:** 5 March 2012**File No.:** GRP/11/3/6/7 - BP12/211

REPORT SUMMARY

This report is to advise Council of a Request for Quotation (CoR-RFQ – 4/12) for the installation of a Granite Paving footpath – Granite Works component along Waterloo Road, Macquarie Park. Quotations closed on 21 February 2012.

This report is placed on Council's agenda to allow for Council's consideration of this quotation, following the evaluation of quotations by the Tender Assessment Panel.

The quotations closed on Tuesday 21 February 2012, the Tender Assessment Panel completed its evaluation on 6 March 2012. The Tender Assessment Panel's report is attached as Appendix A to Councillors as a Confidential attachment to this report.

This report is to seek Council's approval to adopt the recommendation of the Tender Assessment Panel, so that Contractors can be engaged.

RECOMMENDATION:

- (a) That Council endorse the Tender Assessment panel's recommendation as circulated for the Tenderer's – Waterloo Road Granite Paving – Granite works component
- (b) That the accepted Tenderer's provide details of the required insurance (i.e. public Liability and Workers Compensation), and other conforming documents for approval within fourteen (14) days from the date of the acceptance of the tender.
- (c) That all Tenderer's be advised of the Council decision.

ATTACHMENTS

- 1 Evaluation Report for CoR-RFQ-04/12 - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL

Report Prepared By:

Sri Sriandarajah**Section Manager - Projects Delivery**

Report Approved By:

Peter Nguyen**Service Unit Manger - Project Development****Terry Dodds****Group Manager - Public Works**

ITEM 10 (continued)

Discussion

As part of Council's Public Domain Program for Macquarie Park, Council wants to improve the footpath and construct Granite Paving on south side of Waterloo Road Macquarie Park.

Report

The scope of works for the proposed Granite paving Works commences along Waterloo Road between Coolinga Street to Khartoum Road (Waterloo Road – Separable Portion A) and finishes along Waterloo Road between Khartoum Road and Byfield Street (Waterloo Road -Separable Portion B).

Tenders have been prepared and distributed to the preferred contractors who are pre-qualified under Council's Minor Works Contract 2011-2012.

Tender submissions closed on Tuesday, 21 February 2012 at 2:00pm.

The following five (5) Contractors have been invited to tender for these works:

1. Sam the Paving Pty Ltd
2. Anzelotti Construction Pty Ltd
3. Ally Civil Pty Ltd
4. Mansour Paving Pty Ltd
5. North Shore Pty Ltd

The following table outlines the tender evaluation schedule:

Tasks	Critical Dates
1. Advertise Request for Tender (RFQ)	8 - 20 February 2012
2. RFT closing date	2pm - 21 February 2012
3. Evaluation Meeting	22 February - 5 March 2012
4. Evaluation report and recommendation	6 March 2012
5. Awarding of the Contract	15 March 2012

Upon Assessment of Tenders, the tender submissions will be detailed in APPENDIX A of the Tender Evaluation Report – **(ON FILE and CIRCULATED UNDER SEPARATE COVER- CONFIDENTIAL)**.

Tenderers selected and evaluated using an Assessment Matrix – APPENDIX B **(ON FILE and CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL)**.

Immediately following the closing date at 2pm on 21 February 2012, Tenders were opened and assessed by a Tender Assessment Panel on the following assessment criteria.

ITEM 10 (continued)

1. Lump Sum Price.
2. Demonstrated Understanding of Council's Requirements.
3. Product Suitability.
4. Organisational Capacity.
5. Conformity to the Documentation.

Council's Assessment Panel recommends to award the contract to the preferred tenderer Sam the Paving Man Pty Ltd, as it ranked the highest, based on their Weighted Score against the criteria and best value for money for the City of Ryde.

Consultation

Internal Council business units consulted included:-

- Urban Planning
- Access Unit
- Parks Unit

Internal Workshops held:-

- Not Applicable

City of Ryde Advisory Committees consulted included:-

- Not Applicable

External public consultation included:-

- The local community groups, Businesses involved within the Macquarie Park were consulted with positive feedback. Regular updates on the project are being conducted as the work progresses.
- Surveys and detailed designs & estimates have been completed and Urban Planning of City of Ryde and the RMS have approved, in principle, to progress for construction.

Critical Dates

The following deadlines are required to be met:

- Council is working to complete the Granite Paving Works in June 2012.

Financial Impact

This project is now included in Council's amended 2011-2012 Capital Works Program.

Policy Implications

Not applicable.

ITEM 10 (continued)**Other Options**

To advertise an Expression of Interest (EOI) or open tendering. This process would delay the project delivery and would most likely attract interest from the same pre-qualified contractors.

Conclusion

Following the Tender Assessment from the submissions from pre-qualified contractors, a recommendation has been made which best satisfies Council's selection criteria and represents best value for money for Council. It is recommended that this contract be awarded to the highest ranking tenderer Sam the Paving Man Pty Ltd.

NOTICES OF MOTION**1 ROAD SAFETY AUDIT AT THE INTERSECTION OF OSGATHORPE AND EVAN STREETS - Councillor Roy Maggio****File Number: CLM/12/1/4/6 - BP12/203**

MOTION:

That Council undertake a Road Safety Audit at the intersection of Osgathorpe Street and Evan Street that identifies risks to both pedestrians and motorists. That a mitigation strategy be developed to minimise the “risks” identified in the Road Safety Audit, that could include the following:

Vehicle Access Restrictions (VAR) in the vicinity of Osgathorpe Road and Evan Street;

The Road Safety Audit Report and Mitigation Strategy be tabled at the future Ryde Local Traffic Committee meeting for consideration/discussion of the audit findings and the potential associated suite of mitigation measures.

Council be advised of the results of the investigation.

2 CIVIC PRECINCT PROJECT DOCUMENTATION - Councillor Terry Perram**File Number: CLM/12/1/4/6 - BP12/240**

MOTION:

That in the interests of full transparency, the full EOI invitation documents (comprising Parts 1 and 2) formerly used in relation to the Civic Precinct Project in December 2011 be made available to all Councillors on the Councillor portal of Council's website.

CONFIDENTIAL ITEMS

11 DEFERRED REPORT: 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.

Report prepared by: General Counsel, Public Officer,

Report dated: 17 February 2012

File No.: GRP/11/7/1/6 - BP12/142

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12 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.

Report prepared by: General Counsel, Public Officer,

Report dated: 1 March 2012

File No.: GRP/11/7/1/6 - BP12/202

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