

Meeting Date: Tuesday 26 June 2012
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

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

Councillor Butterworth arrived at 7.39pm during Public Participation in Items on the Agenda.

Councillor Maggio arrived at 7.41pm during Public Participation in Items on the Agenda

Apologies: Nil

Staff Present: General Manager, Group Manager – Community Life, Group Manager - Corporate Services, Group Manager – Environment & Planning, Group Manager - Public Works, General Counsel, Manager Strategy and Organisation Development, Chief Financial Officer, Development Director – Civic Precinct Project, Service Unit Manager – Community Relations & Events, Service Unit Manager – Customer Service, Service Unit Manager – Regulatory Services and Service Unit Manager – Governance.

PRAYER

Pastor Stephen Cooper of the Eastwood Baptist Church was present and offered prayer prior to the commencement of the meeting.

DISCLOSURES OF INTEREST

Councillor Campbell disclosed a significant non-pecuniary interest in Mayoral Minute MM3/12 – Election of Nicole Campbell as Executive Member of NSW Branch of Australian Local Government Women's Association (ALGWA) for the reason that she is a member on the ALGWA Executive.

Councillor O'Donnell disclosed a significant non-pecuniary interest in Precis of Correspondence 2 – Australian Local Government Women's Association (ALGWA NSW) as she is the subject of the correspondence.

PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA

The following persons addressed the Council:-

Name	Topic
Barry Barton	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender

Linda Pringle (representing Ryde Community Alliance)	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Judith Partland (representing Gladesville Public School)	Item 19 – Gladesville Vacation Care Service – Transfer to Gladesville Public School P&C
Suzanne Marks	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Jill Hartley	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Denise Pendleton (representing Residents for Ryde)	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Philip Peake	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Leonie Dean	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Lee Cummings	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Stuart Maxwell	Item 25 – Update on Wolfe Road Reserve Neighbourhood Forum
Dennis Giraldi	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Julie Worsley	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Ping Tan	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Beth Kosnik	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Diane Erickson	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Jennie Minifie (representing Friends of Kittys Creek)	Item 25 – Update on Wolfe Road Reserve Neighbourhood Forum
Tony Saba	Item 25 – Update on Wolfe Road Reserve Neighbourhood Forum
Jasmina Moltter (representing residents in Edmondson Street, North Ryde)	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender
Lydia Scuglia (representing Harveyworld Top Ryde City and Ryde Business Forum)	Notice of Rescission 2 – City of Ryde Precinct Redevelopment Tender

RESOLUTION: (Moved by Councillors Maggio and Campbell)

That the late request to address Council on Items Listed on the Agenda and members of the public who had requested to address Council on Items Not Listed on the Agenda be allowed to address the meeting.

Record of Voting:

For the Motion: Unanimous

Note: The Mayor called on Mr Albert Simoni to address the Meeting. Mr Simoni was not present and did not speak.

PUBLIC PARTICIPATION ON ITEMS NOT LISTED ON THE AGENDA

The following person addressed the Council:-

Name	Topic
Brad Shaw (representing National Skateboard Association)	Skate Park

MAYORAL MINUTES

1 DEFERRED MAYORAL MINUTE: MM03/12 ELECTION OF NICOLE CAMPBELL AS EXECUTIVE MEMBER OF NSW BRANCH OF AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION (ALGWA) - The Mayor, Councillor Artin Etmekdjian

Note: Councillor Butterworth left the meeting at 9.01pm and was not present for consideration of this Item.

Note: Councillor Campbell disclosed a significant non-pecuniary interest in this Item for the reason that she is a member on the ALGWA Executive.

RESOLUTION: (Moved by the Mayor, Councillor Etmekdjian and Councillor Yedelian OAM)

- (a) That Council congratulate Councillor Nicole Campbell's election to the executive of ALGWA and provide her the relevant support whilst she is an Executive Member of ALGWA (NSW) in the terms provided for in the "Payment of Expenses and Provision of Facilities to the Mayor and other Councillors" Policy; and
- (b) That the above support be provided to Councillor Campbell whilst she is both a member of the Executive of ALGWA (NSW) and a Councillor of City of Ryde.

Record of Voting:

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

Against the Motion: Councillors Salvestro-Martin and Tagg

2 MM04/12 DEATH OF GLORIA LARDELLI OAM - The Mayor, Councillor Artin Etmekdjian

Note: Councillor Butterworth left the meeting at 9.01pm and was not present for consideration of this Item.

RESOLUTION: (Moved by the Mayor, Councillor Etmekdjian and Councillor Yedelian OAM)

- (a) That the death of Gloria Lardelli OAM be noted and that condolences and flowers be sent to her family on behalf of the Mayor, Councillors and staff of the City of Ryde.
- (b) That Council's sincerest condolences be extended to Councillor Salvestro-Martin at the loss of his mother and that condolences and flowers be sent to his family on behalf of the Mayor, Councillors and staff of the City of Ryde.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Butterworth returned to the meeting at 9.10pm.

ORDER OF BUSINESS

RESOLUTION: (Moved by The Mayor, Councillor Etmekdjian and Councillor Maggio)

That the following matters now be considered by Council as members of the public had addressed the meeting in relation to these matters, the time being 9.13pm:

- Notice of Rescission 2: City of Ryde Precinct Redevelopment Tender
- Item 19: Gladesville Vacation Care Service – Transfer to Gladesville Public School P&C
- Item 25: Update on Wolfe Road Reserve Neighbourhood Forum
- Item 13: Four Year Delivery Plan 2012-2016 Including One Year Operational Plan
- Item 14: Carryover Funds/Projects 2011/2012 to 2012/13
- Item 4: Report of the Works and Community Committee Meeting 8/12 held on 19 June 2012

Record of Voting:

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

Against the Motion: Councillors Li, Petch, Salvestro-Martin and Tagg

2 NOTICE OF RESCISSION - CITY OF RYDE PRECINCT REDEVELOPMENT TENDER - Councillor Ivan Petch, Councillor Jeff Salvestro-Martin, Councillor Victor Tagg, Councillor Justin Li

Note: Barry Barton, Linda Pringle (representing Ryde Community Alliance), Suzanne Marks, Jill Hartley, Denise Pendleton (representing Residents for Ryde), Philip Peake, Leonie Dean, Lee Cummings, Dennis Giraldi, Julie

Worsley, Ping Tan, Beth Kosnik, Diane Erickson, Jasmina Moltter (representing residents in Edmondson Street, North Ryde) and Lydia Scuglia (representing Harveyworld Top Ryde City and Ryde Business Forum) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Petch and Salvestro-Martin)

That Council rescind the previous resolution in relation to ITEM 5 (PART 2) – CITY OF RYDE PRECINCT REDEVELOPMENT TENDER, passed at the Council Meeting held on 12 June 2012, namely:

1. *That Council note the report from the General Manager, and the report from the tender evaluation panel (**ATTACHMENT E – CIRCULATED UNDER SEPARATE COVER – CONFIDENTIAL**), in relation to responses received from Lend Lease Development Pty Limited and Billbergia Pty Limited/Frasers Property Australia Pty Limited to the Request for Tenders.*

That Council adopts the recommendation from the tender evaluation panel as reviewed and approved by the General Manager and not accept either tender on the basis that whilst the tenders received demonstrated substantial compliance with Council's project objectives of community benefit, revitalisation, design, sustainability, financial viability and traffic, the tenders displayed deficiencies in the following areas:

- (a) *Council's preferred financial objectives were not fully achieved;*
- (b) *the proposed risk allocations were not fully in accordance with Council's preferred risk profile;*
- (c) *certain elements of Council's performance brief were not fully complied with; and*
- (d) *the form of the tenders submitted were not sufficiently legally certain and complete as to enable Council to accept them.*

And that Council resolves *that having regard to clause 178(1) of the Local Government (General) Regulation 2005 and having regard to the tenders received in response to the Request for Tenders, the recommendations of the General Manager and the recommendations from the tender evaluation panel, no tender be accepted.*

2. *That Council notes the recommendations of the General Manager and the tender evaluation panel that Council (subject to confirmation of Lend Lease board approval) enter into negotiations with Lend Lease Development Pty Limited with a view to concluding a contract, on the basis of the reasons set out in the confidential report from the tender evaluation panel:*

And that Council resolves that having regard to clause 178(3)(e) of the Local Government (General) Regulation 2005 and having regard to the recommendations of the General Manager and the tender evaluation panel, to further the procurement process for the selection of an appropriate development partner (subject to confirmation of Lend Lease board approval) by entering into negotiations with Lend Lease Development Pty Limited with a view to entering into a Project Delivery Agreement (and all documents referred to as Project Documents in the Project Delivery Agreement) preferably by August 2012 in relation to the Ryde Civic Redevelopment for the reasons that:

- (a) *the tender submitted by Lend Lease Development Pty Limited achieved a superior ranking by the tender evaluation panel and subsequent meetings with both proponents to appreciate areas where negotiations might result in improvements to Council's position confirmed this ranking; and*
- (b) *other options available to Council such as inviting fresh tenders or fresh applications from other persons or Council implementing one of several options ie: 'Do Nothing' or 'Refurbishment' or carrying out the redevelopment itself would not achieve a more satisfactory result for the following reasons:*
 - (i) *the procurement process involving an expressions of interest and request for tenders has fully tested the market and any new tender process would be unlikely to produce a better result;*
 - (ii) *any new tender process would involve Council in substantial additional costs without any certainty of a better result;*
 - (iii) *any new tender process would involve a reputation risk to Council with tenderers being exposed to the substantial costs of tendering and having potentially lacking confidence in Council's process;*
 - (iv) *the 'Do Nothing' option would lead to ultimate building failure over the next five to seven years;*
 - (v) *the 'Refurbishment Option' will incur considerable additional costs to Council over the next ten years which would be significantly greater than the final net cost of proceeding with a Project Delivery Agreement with Lend Lease Development Pty Limited and in doing so would leave Council significantly disadvantaged; and*
 - (vi) *as previously advised to Council, Council does not have the experience, capability, risk appetite or the cash available to undertake the project itself.*

3. *That Council note the recommendations of the General Manager that Council enter into a Project Development Agreement (and all documents referred to as Project Documents in the Project Delivery Agreement) with Lend Lease Development Pty Limited on terms the General Manager approves and is reasonably satisfied are substantially consistent with or more favourable to Council than, the Commercial and Risk Principles set out in Confidential Attachment G.*

And that Council resolves that Council enter into a Project Delivery Agreement (and all documents referred to as Project Documents in the Project Delivery Agreement) on terms approved by the General Manager and which he is reasonably satisfied are substantially consistent with or more favourable to Council than, the Commercial and Risk Principles set out in ATTACHMENT G - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL.

4. *That Council notes the recommendation that Council delegates to the General Manager the authority to negotiate with Lend Lease Development Pty Limited with a view to finalising and executing the Project Delivery Agreement (and all documents referred to as Project Documents in the Project Delivery Agreement) on terms approved by the General Manager and which he is reasonably satisfied are substantially consistent with or more favourable to Council than, the Commercial and Risk Principles set out in Confidential Attachment G.*

And that Council resolves that pursuant to section 377(1) of the Local Government Act 1993, Council delegates to the General Manager the authority to finalise and execute the Project Delivery Agreement (and all documents referred to as Project Documents in the Project Delivery Agreement) with Lend Lease Development Pty Limited once he has approved the final form of that documentation and is reasonably satisfied the documentation is substantially consistent with or more favourable to Council than, the Commercial and Risk Principles set out in Confidential Attachment G.

That Council notes that a funding option offered by Lend Lease Development Pty Limited provides the best financial return to Council through the delivery of a low cost of capital solution by utilising Council's ability to borrow funds at a much lower levels than Lend Lease's cost of capital.

And that Council resolves that it prefers the Lend Lease funding option and authorises the General Manager to undertake a tender process to provide the most advantageous outcome for Council for a \$35 million loan over a six year period, where the principal and interest is guaranteed by Lend Lease to Council and the funding is provided at no net cost to Council, the details of which will form part of the Project Delivery Agreement.

5. *That Council notes that Stage 3 of the Civic Precinct project will be achieved upon the completion of negotiations with a preferred development partner.*

And that Council Resolves:

- (a) *to implement Stage 4 in accordance with these recommendations and the indicative program provided in this report and maintain the Civic Precinct development team of contractors/consultants to do so and extend the delegation of the General Manager pursuant to section 377(1) of the Local Government Act 1993, to negotiate extensions of procurement arrangements and execute all relevant documentation with external providers for Stage 4, where Council's commitment to those providers will exceed \$150,000 over all 4 stages of the project; being:*

- (i) *Forbrook Group Pty Ltd;*
- (ii) *Kathy Jones and Associates; and*
- (iii) *Michael Collins and Associates, and*

- (b) *that pursuant to section 55(3) of the Local Government Act 1993, that a satisfactory result would not be achieved by inviting tenders for the services to be provided by the external providers (as listed above) because of extenuating circumstances, by reason that a costly tender process to procure new external providers would not achieve a satisfactory result having regard to:*

- (i) *the whole of life costs for the project when taking into account the amount of time, risks and resources that may be required to brief new consultants;*
- (ii) *Council's desire for continuity in the project and the intellectual property held by those external providers in relation to the project; and*
- (iii) *the timetable adopted by Council to progress to Stage 4,*

and accordingly, that Council will not be inviting tenders for the services to be provided by the external providers (as listed above).

6. *That Council notes that until such time as Council resolves to proceed with the Civic Precinct redevelopment, or commits to a 'Do Nothing' approach, that Council is unable to integrate the financial models relating to this report into its Four Year Delivery Plan and its Long Term Financial Plan.*

And that Council Resolves: *to adjust its Four Year Delivery Plan and its Long Term Financial Plan to reflect the impacts of the Lend Lease funding option as outlined in the confidential attachments to this report and finalised by negotiation with the General Manager.*

7. *That Council enter into a legally enforceable Memorandum of Understanding with Lend Lease Development Pty Limited, consistent with the Project Delivery Agreement referred to in Parts 4 and 5 above, on terms approved by the General Manager, and which he is reasonably satisfied are substantially consistent with, or more favourable to Council than, the Commercial and Risk Principles set out in Confidential Attachment G, and that, pursuant to Section 377(1) of the Local Government Act 1993, Council delegates to the General Manager the authority to finalise and execute that Memorandum of Understanding should the General Manager deem it commercially appropriate to do so.*

On being put to the Meeting, the voting on the Motion was six (6) all. The Mayor used his casting vote Against the Motion. The Rescission Motion was LOST.

Record of Voting:

For the Motion: Councillors Butterworth, Li, Perram, Petch, Salvestro-Martin and Tagg

Against the Motion: The Mayor, Councillor Etmekdjian and Councillors Campbell, Maggio, O'Donnell, Pickering and Yedelian OAM

19 GLADESVILLE VACATION CARE SERVICE- Transfer to Gladesville Public School P&C

Note: Judith Partland (representing Gladesville Public School) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Maggio and Petch)

- (a) That Council cease operating its Gladesville Vacation Care Service and transition parents using this Service to the new Service being operated by the Gladesville School Parent and Citizen Association from September 2012 school holiday period.
- (b) That Council communicates directly with parents, families and representatives from adjoining schools to ensure their smooth transition to the Service operated by the Parent and Citizen Association.
- (c) That Council staff review and report to Council on the above arrangements (to ensure service continues to meet the needs of families) after 12 months.

Record of Voting:

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

Against the Motion: Councillor Butterworth

25 UPDATE ON WOLFE ROAD RESERVE NEIGHBOURHOOD FORUM

Note: Stuart Maxwell, Jennie Minifie (representing Friends of Kittys Creek) and Tony Saba addressed the meeting in relation to this Item.

Note: Stuart Maxwell and Tony Saba provided information to Councillors in relation to this Item and copies are ON FILE.

RESOLUTION: (Moved by Councillors Campbell and Maggio)

That this matter be deferred to the next Works and Community Committee Meeting.

Record of Voting:

For the Motion: Unanimous

13 FOUR YEAR DELIVERY PLAN 2012-2016 INCLUDING ONE YEAR OPERATIONAL PLAN 2012/2013

Note: Additional information was provided by the Group Manager Corporate Services and Chief Financial Officer in relation to this matter and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Yedelian OAM and Pickering)

- (a) That Council note the public submissions received during the public exhibition period and the responses to the submissions, as detailed in the report.
- (b) That in accordance with Sections 404 & 405 of the Local Government Act (1993), the Draft Four Year Delivery Plan 2012-2016 including One Year Operational Plan 2012/2013 be adopted as the Four Year Delivery Plan 2012-2016 including One Year Operational Plan 2012/2013, incorporating the amendments described in this report, and all changes consequential thereunto.
- (c) That, in accordance with Sections 534 and 535 of the Local Government Act, 1993, Council makes the following rates and charges for every parcel of rateable land within the City of Ryde for the year commencing 1 July 2012 as detailed in the Four Year Delivery Plan 2012-2016 including One

Year Operational Plan 2012/2013.

- (i) A Residential Ordinary Rate of zero point one three three nine five six (0.133956) cents in the dollar levied on the land value of all rateable land within the City of Ryde categorised as residential in accordance with Section 516 of the Local Government Act, 1993 subject to a minimum amount of four hundred and fifty seven dollars and seventy four cents (\$457.74).
- (ii) A Business Ordinary Rate of zero point six eight seven eight one five (0.687815) cents in the dollar levied on the land value of all rateable land within the City of Ryde categorised as business in accordance with Section 518 of the Local Government Act, 1993, (excepting land sub-categorised as Business - Major Retail Centre - Macquarie Park or sub-categorised as Business - Major Retail Centre - Top Ryde, subject to a minimum amount of four hundred and fifty seven dollars and seventy four cents (\$457.74).
- (iii) A Business - Major Retail Centre - Macquarie Park Ordinary Rate of one point one zero seven four six eight (1.107468) cents in the dollar levied on the land value of all rateable land within the City of Ryde sub-categorised as Business - Major Retail Centre - Macquarie Park in accordance with Section 529(2)(d).
- (iv) A Business - Major Retail Centre - Top Ryde Ordinary Rate of zero point six eight seven eight one five (0.687815) cents in the dollar levied on the land value of all rateable land within the City of Ryde sub-categorised as Business - Major Retail Centre - Top in accordance with Section 529(2)(d).
- (v) An Environmental Management Rate of zero point zero two one six two five (0.021625) cents in the dollar be levied on the value of all rateable land within the City of Ryde subject to a base amount of fifty three dollars and sixty nine cents (\$53.69), which will levy thirty five point seven three percent (35.73%) of the total amount raised within this rate.
- (vi) A Macquarie Park Corridor Special Rate of zero point one three three six six one (0.133661) cents in the dollar be levied on the land value of all rateable land categorised as business in accordance with Sections 518 or 529(2)(d) and included in the Macquarie Park Corridor, as identified by the map contained in the Four Year Delivery Plan 2012-2016 including One Year Operational Plan 2012/2013.
- (vii) That aggregation of parcels of land, subject to a minimum or base amount, be permitted in accordance with Section 548A of the Local Government Act 1993.

- (d) That, in accordance with Section 496 (1) of the Local Government Act 1993, the charge for the Domestic Waste Management Service for each rateable residential property be set at three hundred and fifty four dollars (\$354.00) per service per annum and the following additional services be provided, on request, to each rateable residential property, for the following annual charges:
- | | | |
|-------|---|----------|
| (i) | Upgrade from 140 litre to 240 litre service | \$258.46 |
| (ii) | Additional 140 litre Garbage bin | \$268.84 |
| (iii) | Additional 240 litre Garbage bin | \$527.30 |
| (iv) | Additional Recycle bin | \$ 42.56 |
| (v) | Additional Green bin | \$ 42.56 |
- (e) That, in accordance with Section 496 (2) of the Local Government Act 1993 the standard charge for the Domestic Waste Management service provided, on request, to non-rateable properties be set at three hundred and fifty four dollars (\$354.00) per service per annum and the following additional services be provided, on request, to each non-rateable property, for the following annual charges:
- | | | |
|-------|---|----------|
| (i) | Upgrade from 140 litre to 240 litre service | \$258.46 |
| (ii) | Additional 140 litre Garbage bin | \$268.84 |
| (iii) | Additional 240 litre Garbage bin | \$527.30 |
| (iv) | Additional Recycle bin | \$ 42.56 |
| (v) | Additional Green bin | \$ 42.56 |
- (f) That in accordance with Section 496A of the Local Government Act 1993, the Stormwater Management Service Charge be levied at the following rates:
- | | | |
|-------|--------------------------------------|--|
| (i) | Strata titled residential home units | \$12.50 per unit |
| (ii) | Other residential property | \$25.00 per rateable property |
| (iii) | Business rateable properties | \$25.00 per 350 sq metres of land area |
| (iv) | Business rateable Strata Properties | \$12.50 per unit |

- (g) That, in accordance with Section 611 of the Local Government Act 1993, the following annual charges be made:
- (i) the use of Council land for the vehicle overbridge situated in Herring Road be charged in accordance with the legal agreement between the City of Ryde and the owners of Macquarie Shopping Centre (anticipated income is \$69,397 including GST for 2012/2013).
 - (ii) the use of Council land for the Shell Oil company pipeline in the City of Ryde be charged in accordance with the pricing formula agreed with the Company, (anticipated income is \$60,837 including GST for 2012/2013).
 - (iii) the use of Council land for AGL Gas Mains in the City of Ryde be charged at a rate based on an annual review by KPMG of AGL's revenue (anticipated income is \$56,938 including GST for 2012/2013).
- (h) That the rate of interest payable in respect of rates and charges that remain unpaid after they become due and payable be set at ten percent (10%) per annum.
- (i) That the Schedule of Fees and Charges, annexed to the Draft Four Year Delivery Plan 2012-2016 including One Year Operational Plan 2012/2013 as amended in terms of this report, be adopted as Council's Fees and Charges for 2012/2013.

Record of Voting:

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

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

14 CARRYOVER FUNDS/PROJECTS 2011/2012 TO 2012/2013

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

- (a) That Council endorse the following proposed carryovers and include them in the 2012/2013 Budget:
- a. \$0.44 million for projects previously approved by Council
 - b. \$0.27 million for projects that will benefit from broader scope for efficiencies
 - c. \$0.01 million for projects that have contract disputes
 - d. \$5.54 million for projects that have been delayed for reasons detailed in this report

- e. \$1.31 million for projects that were only added to the Delivery Plan as part of the March Quarterly Review
 - f. \$1.71 million for projects that were reported in March Quarterly Review as a carryover
- (b) That the proposed transfer to reserve for the public art component of projects, included in this report totalling \$0.16 million be endorsed for transfer to a Public Art Reserve.
- (c) That the proposed transfers to and from Reserves as detailed in the report, and included as budget adjustments, totalling a net increase in Reserves of \$8.16 million be adopted.

Record of Voting:

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

Against the Motion: Councillors Butterworth and Salvestro-Martin

EXTENSION OF TIME

RESOLUTION: (Moved by Councillors Campbell and Pickering)

That the meeting time be extended to allow Council to determine Items 4 and 3, the time being 11.05pm.

Record of Voting:

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

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

4 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 8/12 held on 19 June 2012

RESOLUTION: (Moved by Councillors Perram and Petch)

That Council determine Items 4(d), 4(k), 4(q) and 5 of the Works and Community Committee report, noting that Items 1, 2, 3, 4(a), 4(b), 4(c), 4(e), 4(f), 4(g), 4(h), 4(i), 4(j), 4(l), 4(m), 4(n), 4(o), 4(p) and 4(r) were dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

4 TRAFFIC & PARKING MATTERS PRESENTED TO RYDE LOCAL TRAFFIC COMMITTEE MEETING held on 24 May 2012

RESOLUTION: (Moved by Councillors Perram and Petch)

- (d) That in relation to Belmore Street, Meadowbank, the matter be deferred for confirmation that consultation with the restaurant owner has occurred.

Record of Voting:

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

Against the Motion: Councillor Salvestro-Martin

RESOLUTION: (Moved by Councillors Perram and Petch)

- (k) (i) That the "GANNET STREET, GLADESVILLE Request for Parking Restrictions matter be referred to the next Traffic Committee for a further report addressing the concerns of the residents and that the residents be invited to address the committee.
- (ii) That compliance with the conditions of consent for Harris Farm and Woolworths be investigated.
- (iii) That the traffic and linemarking treatment carried out at Morrison Park be considered as a traffic measure in Gannet Street.
- (iv) That the need for a bench in the vicinity of the Harris Farm Market be investigated.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Perram and Petch)

- (q) That Council adopt the following recommendations in relation to the report titled "OSGATHORPE ROAD, GLADESVILLE Request for Works Zone at construction site" as follows:
- i. That approval be granted for the Work Zone in front of No.328-332 Victoria Road property along Osgathorpe Road frontage for 40 metres in length over the period from 30 April 2012 to 20 September 2012, subject to the associated work zone permit fee being paid in accordance with Council's approved Fees and Charges 2011/12.

- ii. That the Work Zone operates between the hours of 7am to 5pm, Monday to Friday, and 8am to 1pm on Saturday.
- iii. That the RMS approved traffic controllers be employed at all times to control ingress / egress movements within the Work Zone.
- iv. That an Investigation of current speed and crash history in Osgathorpe Road and Brereton and Evans Streets be carried out and further that speed calming measures be investigated in those three streets.

Record of Voting:

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

Against the Motion: Councillor Butterworth

5 COMMUNITY MEMBERSHIP OF THE WHEELED SPORTS ADVISORY COMMITTEE

MOTION: (Moved by Councillors Perram and Petch)

That the formation of the Wheeled Sports Advisory Committee be deferred for consideration until after the Council election when the formation of all Advisory Committees will be considered.

On being put to the Meeting, the voting on the Motion was six (6) all. The Mayor used his casting vote Against the Motion. The Motion was LOST.

Record of Voting:

For the Motion: Councillors Butterworth, Li, Perram, Petch, Salvestro-Martin and Tagg

Against the Motion: The Mayor, Councillor Etmekdjian and Councillors Campbell, Maggio, O'Donnell, Pickering and Yedelian OAM

The matter was then AT LARGE.

RESOLUTION: (Moved by Councillors Campbell and Yedelian OAM)

- (a) That Council amend the Terms of Reference of the Wheeled Sports Advisory Committee to include seven (7) community representatives.
- (b) That Council endorse the membership of the following seven (7) community representatives to the Wheeled Sports Advisory Committee:
 - Kenrick Thompson
 - Ben Drayton
 - David McElroy
 - Brendan Gardoll

- Brad Shaw
 - Le Zhang
 - Nathan Ho
- (c) That Council nominate two (2) Councillors as Councillor representatives on the Wheeled Sports Advisory Committee as follows:
- Councillor Maggio; and
 - Councillor Pickering
- (d) That the first meeting of the Wheeled Sports Advisory Committee be held in early July 2012.

On being put to the Meeting, the voting on the Motion was six (6) all. The Mayor used his casting vote For the Motion. The Motion was CARRIED.

Record of Voting:

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

Against the Motion: Councillors Butterworth, Li, Perram, Petch, Salvestro-Martin and Tagg

Note: A Notice of Rescission signed by Councillors Perram, Butterworth, Tagg and Petch was received in relation to this Item after the meeting and will be considered by Council at its meeting to be held on 24 July 2012.

3 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING 8/12 held on 19 June 2012

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

That Council determine Items 2, 3 and 4 of the Planning and Environment Committee report, noting that Item 1 was dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

2 252 MORRISON ROAD, PUTNEY. LOT 97 DP 8902. Local Development Application for demolition, construction of new dual occupancy (attached). LDA2012/0069

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

- (a) That Local Development Application No. 2012/69 at No. 252 Morrison Road, Putney being LOT 97 DP 8902 be approved subject to the **ATTACHED** conditions (Attachment 1).

- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

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

Against the Motion: Councillors Butterworth and Salvestro-Martin

3 44 DAVID AVENUE, NORTH RYDE. LOT 49 DP 36455. Local Development Application for New two storey dual occupancy. LDA2011/0541

RESOLUTION: (Moved by Councillors Pickering and Yedelian OAM)

- (a) That Local Development Application No. 2011/541 at No. 44 David Avenue, North Ryde being LOT 49 DP 36455 be approved subject to the following Conditions of Consent:

GENERAL

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

1. **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Site Plan	August 2010	Sheet 1 of 9
Ground Floor Plan	August 2010	Sheet 2 of 9
First Floor Plan	August 2010	Sheet 3 of 9
Elevations (SW, SE, NE)	August 2010	Sheet 4 of 9
Elevation (NW) and Section A-A	August 2010	Sheet 5 of 9

2. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.
3. **BASIX.** Compliance with all commitments listed in BASIX Certificate numbered 386555m_02, dated 18 October 2011.

Landscaping

4. The removal and construction management of trees is to be in accordance with the landscape plan prepared by Michael Siu, Revision A, dated 11th August, 2011.

5. A tree protection zone is to be established around trees 5 & 6, with no construction activity, site storage or stockpiling to occur within the root zone of the subject trees. Tree protection areas are to be installed prior to the commencement of demolition (under a separate application) and maintained for duration of the construction period.
6. Works within the root zone of tree 4 including: the establishment of the building platform, associated paving and stormwater pipes and trenching are to be supervised by a project arborist.

Protection of Adjoining and Public Land

7. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.
8. **Hoardings.**
 - (a) A hoarding or fence must be erected between the work site and any adjoining public place.
 - (b) An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
 - (c) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.
9. **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

General Engineering Conditions

10. **Design and Construction Standards.** All engineering plans and work shall be carried out in accordance with the requirements as outlined within Council's publication *Environmental Standards Development Criteria* and relevant Development Control Plans except as amended by other conditions.
11. **Service Alterations.** All mains, services, poles, etc., which require alteration shall be altered at the applicant's expense.
12. **Restoration.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public stormwater drainage facility will be carried out by Council following receipt of payment.

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

PRIOR TO CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Council Officers can provide these services and further information can be obtained from Council's Customer Service Centre on 9952 8222. Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

14. **Section 94.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any **Construction Certificate**:

A	B
Community & Cultural Facilities	\$3,991.39
Open Space & Recreation Facilities	\$9,825.97
Civic & Urban Improvements	\$3,341.90
Roads & Traffic Management Facilities	\$455.76
Cycleways	\$284.75
Stormwater Management Facilities	\$904.74
Plan Administration	\$76.78
The total contribution is	\$18,881.29

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in

contribution amounts that differ from those shown above.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

15. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the **Construction Certificate**.
16. **Security deposit.** The Council must be provided with security for the purposes of section 80A(6) of the *Environmental Planning and Assessment Act 1979* in a sum determined by reference to Council's Management Plan prior to the release of the **Construction Certificate**. (category: dwelling houses with delivery of bricks or concrete or machine excavation).
17. **Fees.** The following fees must be paid to Council in accordance with Council's Management Plan prior to the release of the **Construction Certificate**:
 - (a) Infrastructure Restoration and Administration Fee
 - (b) Enforcement Levy
18. **Long Service Levy.** Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be submitted to the Principal Certifying Authority prior to the issuing of the **Construction Certificate**.
19. **Fencing.** Fencing is to be in accordance with Council's Development Control Plan and details of compliance are to be provided in the plans for the **Construction Certificate**.

Engineering Conditions to be complied with Prior To Construction Certificate

20. **Boundary Levels.** The levels of the street alignment shall be obtained from Council. These levels shall be incorporated into the design of the internal driveway, carparking areas, landscaping and stormwater drainage plans and must be obtained prior to the issue of the construction certificate.
21. **Driveway Grades.** The maximum grade of all internal driveways and vehicular ramps shall be 1 in 4 and in accordance with the relevant section of AS 2890.1. The maximum change of grade permitted is 1 in 8 (12.5%) for summit grade changes and 1 in 6.7 (15%) for sag grade changes. Any transition grades shall have a minimum length of 2.0m. The driveway

design is to incorporate Council's issued footpath and gutter crossing levels.

22. **Water Tank First Flush.** A first flush mechanism is to be designed and constructed with the water tank system. Details of the first flush system are to be submitted with the construction certificate application.
23. **Stormwater Runoff.** Stormwater runoff from all roof impervious areas shall be collected and piped to an absorption drainage system located at the rear of the site via an OSD system and a BASIX required rainwater tank(s) in accordance with BASIX and the City of Ryde, Development Control Plan 2010: - Part 8.2; Stormwater Management. *Runoff from driveways and other low lying impervious areas can be collected and piped to directly to the absorption system, by-passing the OSD and rainwater tanks system.*

Additionally, the BASIX required rainwater tank volume shall be increased for each dwelling to 3000 litres as specified by BASIX.

Accordingly, detailed amended engineering plans including certification indicating compliance with this condition are to be submitted with the construction certificate application.

24. **Erosion and Sediment Control Plan.** An *Erosion and Sediment Control Plan (ESCP)* shall be prepared by a suitably qualified consultant in accordance with the guidelines set out in the manual "*Managing Urban Stormwater, Soils and Construction*" prepared by the Department of Housing. These devices shall be maintained during the construction works and replaced where considered necessary.

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

- a) Existing and final contours
- b) The location of all earthworks, including roads, areas of cut and fill
- c) Location of all impervious areas
- d) Location and design criteria of erosion and sediment control structures,
- e) Location and description of existing vegetation
- f) Site access point/s and means of limiting material leaving the site
- g) Location of proposed vegetated buffer strips
- h) Location of critical areas (drainage lines, water bodies and unstable slopes)
- i) Location of stockpiles
- j) Means of diversion of uncontaminated upper catchment around disturbed areas
- k) Procedures for maintenance of erosion and sediment controls
- l) Details for any staging of works
- m) Details and procedures for dust control.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

25. **Site Sign**

- (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
 - (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.
- (b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

26. **Residential building work – insurance.** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

27. **Residential building work – provision of information.** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA has given the Council written notice of the following information:

- (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor; and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act.
- (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder; and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If any of the above arrangements are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates has given the Council written notice of the updated information (if Council is not the PCA).

28. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.

Engineering Conditions to be complied with Prior to Commencement of Construction

29. **Sediment and Erosion Control.** The applicant shall install appropriate sediment control devices in accordance with an approved plan **prior** to any earthworks being carried out on the site. These devices shall be maintained during the construction period and replaced where considered necessary. Suitable erosion control management procedures shall be practiced. This condition is imposed in order to protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.
30. **Compliance Certificate.** A Compliance Certificate must be obtained confirming that the constructed erosion and sediment control measures comply with the construction plan and the City of Ryde, Development Control Plan 2006: - Part 8.1; Construction Activities.
31. **Vehicle Footpath Crossings.** Concrete footpath crossings shall be constructed at all locations where vehicles cross the footpath, to protect it from damage resulting from the vehicle traffic. The location, design and construction shall conform to the requirements of Council. Crossings are to be constructed in plain reinforced concrete and finished levels shall conform with property alignment levels issued by Council's Public Works Division. Kerbs shall not be returned to the alignment line. Bridge and pipe crossings will not be permitted.

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

32. **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000*.
33. **Noise and vibration.** The construction of the development and preparation of the site, including operation of vehicles, must be conducted so as to avoid unreasonable noise or vibration and not cause interference to adjoining or nearby occupations.

34. **Construction noise.** The L_{10} noise level measured for a period of not less than 15 minutes while demolition and construction work is in progress must not exceed the background noise level by more than 20 dB(A) at the nearest affected residential premises.
35. **Survey of footings/walls.** All footings and walls within 1 metre of a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.
36. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.
37. **Construction materials.** All materials associated with construction must be retained within the site.
38. **Site Facilities**
The following facilities must be provided on the site:
 - (a) toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and
 - (b) a garbage receptacle for food scraps and papers, with a tight fitting lid.
39. **Site maintenance**
The applicant must ensure that:
 - (a) approved sediment and erosion control measures are installed and maintained during the construction period;
 - (b) building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
 - (c) the site is clear of waste and debris at the completion of the works.
40. **Tree protection – no unauthorised removal.** This consent does not authorise the removal of trees unless specifically permitted by a condition of this consent or otherwise necessary as a result of construction works approved by this consent.
41. **Tree protection – during construction.** Trees that are shown on the approved plans as being retained must be protected against damage during construction.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

42. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate numbered 386555m_02, dated 18 October 2011.
43. **Landscaping.** All landscaping works approved by condition 1 are to be completed prior to the issue of the final **Occupation Certificate**.
44. **Sydney Water – Section 73.** A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Interim/Final Occupation Certificate.

45. **Letterboxes and street/house numbering.** All letterboxes and house numbering are to be designed and constructed to be accessible from the public way. Council must be contacted in relation to any specific requirements for street numbering.

Engineering Conditions to be complied with Prior to Occupation Certificate

46. **Disused Gutter Crossing.** All disused gutter and footpath crossings shall be removed and the kerb and footpath reinstated to the satisfaction of Council.
47. **Compliance Certificates – Engineering.** Compliance Certificates must be obtained for the following (If Council is appointed the Principal Certifying Authority [PCA] then the appropriate inspection fee is to be paid to Council) and **submitted to the PCA:**

- Confirming that all vehicular footway and gutter (layback) crossings are constructed in accordance with the construction plan requirements and Ryde City Council's *Environmental Standards Development Criteria - 1999*.
 - Confirming that the driveway is constructed in accordance with the construction plan requirements and Ryde City Council's *Environmental Standards Development Criteria - 1999*.
 - Confirming that the site drainage system servicing the development complies with the construction plan requirements and the City of Ryde, Development Control Plan 2010: - Part 8.2; Stormwater Management
 - Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including the on-site detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.
 - From Council confirming that all external works have been completed to Council's satisfaction.
48. **On-Site Stormwater Detention System - Marker Plate.** Each on-site detention system basin shall be indicated on the site by fixing a marker plate. This plate is to be of minimum size: 100mm x 75mm and is to be made from non-corrosive metal or 4mm thick laminated plastic. It is to be fixed in a prominent position to the nearest concrete or permanent surface or access grate. The wording on the marker plate is described in the City of Ryde, Development Control Plan 2006: - Part 8.2; Stormwater Management. An approved plate may be purchased from Council's Customer Service Centre on presentation of a completed City of Ryde OSD certification form.
49. **Work-as-Executed Plan.** A Work-as-Executed plan signed by a Registered Surveyor clearly showing the surveyor's name and the date, the stormwater drainage, including the on-site stormwater detention system if one has been constructed and finished ground levels **is to be submitted to the Principal Certifying Authority (PCA)** and to Ryde City Council if Council is not the nominated PCA. If there are proposed interallotment drainage easements on the subject property, **a Certificate from a Registered Surveyor is to be submitted to the PCA** certifying that the subject drainage line/s and pits servicing those lines lie wholly within the proposed easements.
50. **Disused Gutter Crossing.** All disused gutter and footpath crossings shall be removed and the kerb and footpath reinstated to the satisfaction of Council.
51. **Positive Covenant, OSD.** The creation of a Positive Covenant under Section 88 of the Conveyancing Act 1919, burdening the property with the requirement to maintain the stormwater detention system on the property. The terms of the instruments are to be generally in accordance with the

Council's draft terms of Section 88E instrument for Maintenance of Stormwater Detention Systems and to the satisfaction of Council.

52. **Positive Covenant, Dispersal.** The creation of a Positive Covenant under Section 88 of the Conveyancing Act 1919, burdening the property with the requirement to maintain the stormwater dispersal system. The terms of the instruments are to be generally in accordance with the Council's draft terms of Section 88E instrument for Maintenance of On-site Dispersal Systems and to the satisfaction of Council.
53. **Drainage Construction.** The stormwater drainage on the site is to be constructed in accordance with the construction certificate version of plan 22915 sheet 1 revision A dated 29/6/11 prepared by Auswide Engineering as amended in red.
- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous

4 46 DAVID AVENUE, NORTH RYDE. LOT 48 DP 36455. Local Development Application for a two-storey attached dual occupancy. LDA2011/0567

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

- (a) That Local Development Application No. 2011/567 at 46 David Avenue, North Ryde, be approved subject to the following Conditions of Consent:

GENERAL

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

Approved Plans

1. Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:
- Drawing Nos. 1 to 4 and 6 to 10, Issue 'B' prepared by 'Universal Property Group' dated 24 April 2012 and colour schedule, and
 - Arborcultural Assessment prepared by 'Horticultural Management Services' dated 22 November 2011, except as amended by the conditions hereunder.

Prior to the issue of a **Construction Certificate**, the following amendments shall be made:

- (a) The only tree permitted to be removed under this consent is the existing Black Bean tree (*Castanospermum australe*) located along the proposed rear boundary. The proposed screen planting along the front boundary of the site shall be limited to a maximum height of 900mm and the Landscape Plan shall be amended accordingly.
 - (b) The Landscape Plan shall be amended to replace the Black Bean with a suitable advanced native having a minimum pot size of 75litres at the time of planting.
2. **Building Code of Australia** – All building works are required to be carried out in accordance with the provisions of the Building Code of Australia.
3. **BASIX** – Compliance with all commitments listed in BASIX Certificate No. 398422M_03 dated 25 April 2012.
4. **Drainage Construction** – The stormwater drainage on the site shall be constructed in accordance with the Construction Certificate version of Plan No. 1108181d issue 'C' dated 23 April 2012 prepared by Rammy Associates Pty Ltd.

Protection of Adjoining and Public Land

5. **Hours of work** – Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.
6. **Hoardings** – A hoarding or fence must be erected between the work site and any adjoining public place.

Any hoarding or fence erected pursuant this consent is to be removed when the work has been completed
7. **Development to be within site boundaries** – The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.
8. **Public space** – The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

Works on Public Road

9. **Public Utilities** – Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RTA, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

10. **Roads Act** – Any works performed in, on, or over a public road pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under section 139 of the Roads Act 1993.

Engineering Conditions

11. **Design and Construction Standards** – All engineering plans and work shall be carried out in accordance with the requirements as outlined within Council's publication *Environmental Standards Development Criteria 1999 and City of Ryde Development Control Plan 2010 Section 8* except as amended by other conditions.
12. **Service Alterations** – All mains, services, poles, etc., which require alteration shall be altered at the applicant's expense.
13. **Restoration** – Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public stormwater drainage facility will be carried out by Council following receipt of payment. Restoration of any disused gutter crossings will be carried out by Council following receipt of the relevant payment.
14. **Road Opening Permit** – The applicant shall apply for a road-opening permit where a new pipeline is proposed to be constructed within or across the footpath. Additional road opening permits and fees may be necessary where there are connections to public utility services (e.g. telephone, electricity, sewer, water or gas) are required within the road reserve. No drainage work shall be carried out on the footpath without this permit being paid and a copy kept on the site.

DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected.

A Construction Certificate is not required for Demolition.

15. **Asbestos** – Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by WorkCover New South Wales.
16. **Asbestos disposal** – All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal docket must be retained by the person performing the work for at least 3 years and be submitted to Council on request.

17. **Imported fill type** – All imported fill must be Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*.

PRIOR TO CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Council Officers can provide these services and further information can be obtained from Council's Customer Service Centre on 9952 8222.

Unless an alternative approval authority is specified (eg. Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

18. **Section 94** – A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any **Construction Certificate**:

A	B
Community & Cultural Facilities	\$3,991.39
Open Space & Recreation	\$9,825.97
Civic & Urban Improvements	\$3,341.90
Roads & Traffic Management Facilities	\$455.76
Cycleways	\$284.75
Stormwater Management Facilities	\$904.74
Plan Administration	\$76.78
The total contribution is	\$18,881.29

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

19. **Compliance with Australian Standards** – The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the **Construction Certificate**.
20. **Structural certification** – The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements.
21. **Security deposit** – The Council must be provided with security for the purposes of section 80A(6) of the *Environmental Planning and Assessment Act 1979* in a sum determined by reference to Council's Management Plan (category: dwelling houses with delivery of bricks or concrete or machine excavation).
22. **Fees** – The following fees must be paid to Council in accordance with Council's Management Plan:
 - (a) Infrastructure Restoration and Administration Fee
 - (b) Enforcement Levy
23. **Long Service Levy** – Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be submitted to the Principal Certifying Authority prior to the issuing of the **Construction Certificate**.
24. **Fencing**. Fencing is to be in accordance with Council's Development Control Plan and details of compliance are to be provided in the plans for the **Construction Certificate**.
25. **Sydney Water – quick check** – The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect any Sydney Water assets, sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.
Please refer to the website www.sydneywater.com.au for:
 - Quick Check agents details - see Building, Developing and Plumbing then Quick Check; and
 - Guidelines for Building Over/Adjacent to Sydney Water assets - see Building, Development and Plumbing then Building and Renovating.Or telephone 13 20 92.

Engineering Conditions Prior to Construction Certificate

26. **Boundary Levels** – The levels of the street alignment shall be obtained from Council. These levels shall be incorporated into the design of the internal driveway, carparking areas, landscaping and stormwater drainage plans and must be obtained prior to the issue of the **Construction Certificate**.
27. **Driveway Grades** – The maximum grade of all internal driveways and vehicular ramps shall be 1 in 4 and in accordance with the relevant section of AS 2890.1. The maximum change of grade permitted is 1 in 8 (12.5%) for summit grade changes and 1 in 6.7 (15%) for sag grade changes. Any transition grades shall have a minimum length of 2.0m. The driveway design is to incorporate Council's issued footpath and gutter crossing levels where they are required as a condition of consent.
28. **Sight Distance** – To facilitate safe sight distances, all proposed fencing and vegetation forward of the building alignment to McGregor Street shall be limited in height to a maximum of 900mm. Plans detailing compliance with this condition shall be submitted with the **Construction Certificate**.
29. **On-Site Stormwater Detention** – Stormwater runoff from all impervious areas shall be collected and piped by gravity flow to a suitable on-site detention system in accordance with City of Ryde, Development Control Plan 2010: - Part 8.2 Stormwater Management.

Engineering plans, including certification indicating compliance with this condition are to be submitted with the **Construction Certificate** application.
30. **On-Site Stormwater Detention Tank** – All access grates to the on site stormwater detention tank are to be hinged and fitted with a locking bolt. Any tank greater than 1.2m in depth must be fitted with step irons.
31. **Water Tank First Flush.** A first flush mechanism is to be designed and constructed with the water tank system. Details of the first flush system are to be submitted with the construction certificate application.
32. **Erosion and Sediment Control Plan** – An *Erosion and Sediment Control Plan (ESCP)* shall be prepared by a suitably qualified consultant in accordance with the guidelines set out in the manual "*Managing Urban Stormwater, Soils and Construction*" prepared by Landcom. These devices shall be maintained during the construction works and replaced where considered necessary.

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

- (a) Existing and final contours
- (b) The location of all earthworks, including roads, areas of cut and fill
- (c) Location of all impervious areas

- (d) Location and design criteria of erosion and sediment control structures,
- (e) Location and description of existing vegetation
- (f) Site access point/s and means of limiting material leaving the site
- (g) Location of proposed vegetated buffer strips
- (h) Location of critical areas (drainage lines, water bodies and unstable slopes)
- (i) Location of stockpiles
- (j) Means of diversion of uncontaminated upper catchment around disturbed areas
- (k) Procedures for maintenance of erosion and sediment controls
- (l) Details for any staging of works
- (m) Details and procedures for dust control.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

33. Site Sign

- (a) A sign must be erected in a prominent position on site:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
 - (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.
- (b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

34. Residential building work, insurance – In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

35. Residential building work, provision of information – Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the PCA has given the Council written notice of the following information:

- (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor; and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act.

- (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder; and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If any of the above arrangements are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates has given the Council written notice of the updated information (if Council is not the PCA).

36. **Safety Fencing** – The site must be fenced throughout demolition and/or excavation and must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.

Engineering Conditions Prior to Commencement of Construction

37. **Sediment and Erosion Control** – The applicant shall install appropriate sediment control devices in accordance with an approved plan **prior** to any earthworks being carried out on the site. These devices shall be maintained during the construction period and replaced where considered necessary. Suitable erosion control management procedures shall be practiced.

Note: This condition is imposed in order to protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.

38. **Compliance Certificate.** A Compliance Certificate should be obtained confirming that the constructed erosion and sediment control measures comply with the construction plan and City of Ryde, Development Control Plan 2010: - Part 8.1; Construction Activities
39. **Vehicle Footpath Crossings.** Concrete footpath crossings shall be constructed at all locations where vehicles cross the footpath, to protect it from damage resulting from the vehicle traffic. The location, design and construction shall conform to the requirements of Council. Crossings are to be constructed in plain reinforced concrete and finished levels shall conform with property alignment levels issued by Council's Public Works Division. Kerbs shall not be returned to the alignment line. Bridge and pipe crossings will not be permitted.

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

40. **Critical stage inspections** – The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000*.
41. **Noise and vibration** – The construction of the development and preparation of the site, including operation of vehicles, must be conducted so as to avoid unreasonable noise or vibration and not cause interference to adjoining or nearby occupations.
42. **Construction noise.** The L₁₀ noise level measured for a period of not less than 15 minutes while demolition and construction work is in progress must not exceed the background noise level by more than 20 dB(A) at the nearest affected residential premises.
43. **Survey of footings and walls** – All footings and walls within 1 metre of a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.
44. **Sediment/dust control** – No sediment, dust, soil or similar material shall leave the site during construction work.
45. **Construction materials** – All materials associated with construction must be retained within the site.
46. **Site maintenance** – The applicant must ensure that:
 - (a) approved sediment and erosion control measures are installed and maintained during the construction period;
 - (b) building materials and equivalent are stored wholly within the work site unless an approval to store them elsewhere is held; and,
 - (c) the site is clear of waste and debris at the completion of the works.
47. **Work within public road** – At all times when work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 “Traffic Control Devices for Work on Roads”.

48. **Drop-edge beams** – Perimeters of slabs are not to be visible and are to have face brickwork from the natural ground level.
49. **Plumbing and drainage work** – All plumbing and drainage work must be carried out in accordance with the requirements of Sydney Water Corporation.
50. Only unpolluted water is to be discharged to Council's stormwater drainage system.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

51. **BASIX** – The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate No. 398422M_03 dated 25 April 2012.
52. **Landscaping** – All landscaping works approved by condition 1 are to be completed prior to the issue of the final **Occupation Certificate**.

Engineering Conditions Prior to Occupation Certificate

53. **Disused Gutter Crossing** – All disused gutter and footpath crossings shall be removed and the kerb and footpath reinstated to the satisfaction of Council.
54. **Compliance Certificates, Engineering** – Compliance Certificates should be obtained for the following (if Council is appointed the Principal Certifying Authority [PCA] then the appropriate inspection fee is to be paid to Council) and **submitted to the PCA**:
 - Confirming that all vehicular footway and gutter (layback) crossings are constructed in accordance with the construction plan requirements and *Ryde City Council's Environmental Standards Development Criteria – 1999, Section 4*.
 - Confirming that the driveway and the footpath paving works are constructed in accordance with the construction plan requirements and *Ryde Development Control Plan 2010: Part 8.3 - Driveways*.

- Confirming that the site drainage system (including the on-site detention storage system) servicing the development complies with the construction plan requirements and *Ryde Development Control Plan 2010: Part 8.2 - Stormwater Management*.
 - Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including the on-site detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.
55. **Work-as-Executed Plan** – A Work-as-Executed plan signed by a Registered Surveyor clearly showing the surveyor's name and the date, the stormwater drainage, including the on-site stormwater detention system if one has been constructed and finished ground levels **is to be submitted to the Principal Certifying Authority (PCA)** and to Ryde City Council if Council is not the nominated PCA. If there are proposed interallotment drainage easements on the subject property, **a Certificate from a Registered Surveyor is to be submitted to the PCA** certifying that the subject drainage line/s and pits servicing those lines lie wholly within the proposed easements.
56. **On-Site Stormwater Detention System, Marker Plate** – Each on-site detention system basin shall be indicated on the site by fixing a marker plate. This plate is to be of minimum size: 100mm x 75mm and is to be made from non-corrosive metal or 4mm thick laminated plastic. It is to be fixed in a prominent position to the nearest concrete or permanent surface or access grate. The wording on the marker plate is described in City of Ryde, Development Control Plan 2010: - Part 8.2; Stormwater Management. An approved plate may be purchased from Council's Customer Service Centre on presentation of a completed City of Ryde OSD certification form.
57. **Positive Covenant, OSD** – The creation of a Positive Covenant under Section 88 of the Conveyancing Act 1919, burdening the property with the requirement to maintain the stormwater detention system on the property. The terms of the instruments are to be generally in accordance with the Council's draft terms of Section 88E instrument for Maintenance of Stormwater Detention Systems and to the satisfaction of Council.
58. **Positive Covenant, Dispersal** – The creation of a Positive Covenant under Section 88 of the Conveyancing Act 1919, burdening the property with the requirement to maintain the stormwater dispersal system. The terms of the instruments are to be generally in accordance with the Council's draft terms of Section 88E instrument for Maintenance of On- site Dispersal Systems and to the satisfaction of Council.
- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous

NATIONAL ANTHEM

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

Note: The following Items listed on the Agenda for Council Meeting 10/12 were deferred for consideration at the Council meeting to be held on 24 July 2012 and will be listed on the Agenda for Council Meeting 11/12 to be held on Tuesday, 24 July 2012:

COUNCIL REPORTS

- 1 DEFERRED REPORT: CONFIRMATION OF MINUTES – Council Meeting held on 22 May 2012
- 2 CONFIRMATION OF MINUTES – Council Meeting held on 12 June 2012
- 5 DEFERRED REPORT: PUTNEY PARK PLAN OF MANAGEMENT ACTION PLAN UPDATE
- 6 DEFERRED REPORT: ACCUMULATED LIBRARY FINES
- 7 DEFERRED REPORT: PROPOSED SITE FOR HOUSING COUNCIL STAFF AND MOVEMENT OF STAFF TO NEW PREMISES
- 8 DEFERRED REPORT: WEBCASTING OF COUNCIL MEETINGS
- 9 DEFERRED REPORT: SUMMARY OF EXPENSES RELATING TO THE GENERAL MANAGER AND SENIOR STAFF
- 10 DEFERRED REPORT: REPORTS DUE TO COUNCIL
- 11 DEFERRED REPORT: POLICY FOR THE INTERFACE AND DAY TO DAY OVERSIGHT OF THE GENERAL MANAGER BY THE MAYOR
- 12 DEFERRED REPORT: 2012/2013 CHRISTMAS / NEW YEAR ARRANGEMENTS – Business Operations
- 15 INVESTMENT REPORT – May 2012
- 16 REQUEST FOR TENDER – COR-RFT-04/12 – Implement Technology to Assist Transport – Parking Availability and Monitoring
- 17 DRAFT PART 3.4 MULTI DWELLING HOUSING DCP AND BANKSTOWN CITY COUNCIL BOARDING HOUSE CASES

- 18 DRAFT DEVELOPMENT CONTROL PLAN 2010 – PART 9.6 TREE PRESERVATION - SUBMISSIONS
- 20 CITY OF RYDE – SYDNEY OVER THE NEXT 20 YEARS – DISCUSSION PAPER DRAFT RESPONSE
- 21 EMPLOYMENT OPPORTUNITIES FOR PEOPLE WITH A DISABILITY
- 22 DEFERRED REPORT: ADVICE ON COURT ACTIONS
- 23 DEFERRED REPORT: ADVICE ON COURT ACTIONS
- 24 ADVICE ON COURT ACTIONS

PRECIS OF CORRESPONDENCE

- 1 DEFERRED PRECIS OF CORRESPONDENCE: FUNDING FOR THE POSITION OF ABORIGINAL EDUCATION OFFICER AT MARSDEN HIGH SCHOOL
- 2 DEFERRED PRECIS OF CORRESPONDENCE: AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION (ALGWA NSW)
- 3 DEFERRED PRECIS OF CORRESPONDENCE: SYDNEY AIRPORT – THE RIGHT FUTURE, STARTING NOW
- 4 DEFERRED PRECIS OF CORRESPONDENCE: 50:50 VISION – COUNCILS FOR GENDER EQUITY PROGRAM
- 5 DEFERRED PRECIS OF CORRESPONDENCE: SYDNEY OVER THE NEXT 20 YEARS
- 6 DEFERRED PRECIS OF CORRESPONDENCE: FUTURE REZONING OF CUDAL RESERVE, RYDE TO RE1 PUBLIC RECREATION
- 7 DEFERRED PRECIS OF CORRESPONDENCE: BOARDING HOUSE TARIFFS FOR RESIDENTIAL RATING AND FEE FOR SECTION 603 CERTIFICATES FOR 2012/13
- 8 CARBON TAX

NOTICES OF MOTION

- 1 DEFERRED NOTICE OF MOTION: GLADESVILLE HORNSBY FOOTBALL ASSOCIATION
- 2 RECOGNITION OF NAIDOC WEEK
- 3 DCP 2011 – LINEAR SEPARATION FOR THE DEVELOPMENT OF MULTI UNIT DEVELOPMENTS

NOTICES OF RESCISSION

- 1 DEFERRED NOTICE OF RESCISSION – CITY OF RYDE
PROCUREMENT PROCESSES

The meeting closed at 11.19pm.

CONFIRMED THIS 24TH DAY OF JULY 2012

Chairperson