



2 OCTOBER 2014

NOTICE OF MEETING

You are advised of the following meeting:

TUESDAY 14 OCTOBER 2014.

Ordinary Meeting of Council Meeting No. 16/14

Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde

7.30pm

English

If you do not understand this letter, please come to the Ryde Civic Centre, Devlin Street, Ryde, to discuss it with Council staff who will arrange an interpreter service. Or you may ring the Translating & Interpreting Service on 131 450 to ask an interpreter to contact Council for you. Council's phone number is 9952 8222. Council office hours are 8.30am to 4.30pm, Monday to Friday.

Arabic

إذا كنت لا تفهم محتويات هذه الرسالة، فالرجاء الاتصال بمركز مجلس بلدية رايد Ryde Civic Centre، وعنوانه: Ryde، Devlin Street، لمناقشتها مع العاملين في المجلس عن طريق مترجم، يستعين به العاملون لمساعدتك. أو يمكنك، بدلاً من ذلك، أن تتصل بمكتب خدمات الترجمة TIS على الرقم 131 450 وأن تطلب من أحد المترجمين أن يتصل بالمجلس نيابة عنك. رقم تليفون المجلس هو 9952 8222، وساعات العمل هناك هي من الساعة 8.30 صباحاً إلى 4.30 بعد الظهر من يوم الاثنين إلى يوم الجمعة.

Armenian

Եթէ այս նամակը չէք հասկնար, խնդրեմ եկէք՝ *Բայր Սիվիք Սենթրը, Տելվին փողոց, Բայր, խոսակցելու* Բաղաքապետարանի պաշտօնետաներուն հետ, որոնք թարգմանիչ մը կրնան կարգադրել: Կամ, կրնաք հեռաձայնել Թարգմանութեան Ապասարկութեան՝ 131 450, եւ խնդրել որ թարգմանիչ մը Բաղաքապետարանին հետ կապ հաստատէ ձեզի համար: Բաղաքապետարի հեռաձայնի թիւն է՝ 9952 8222: Բաղաքապետարանի գրասենեակի ժամերն են՝ կ.ա. ժամը 8.30 - կ.ե. ժամը 4.30, Երկուշաբթիէն Ուրբաթ:

Chinese

如果您看不懂這封信，請到位于 Devlin Street, Ryde 的禮特區市府禮堂 (Ryde Civic Centre) 與區政廳工作人員討論，他們將會給您安排傳譯員服務。或者您自己打電話給“翻譯及傳譯服務”，電話：131 450，請他們替您與區政廳聯係。區政廳的電話號碼是：9952 8222。區政廳工作時間是：週一至週五，上午 8.30 到下午 4.30。

Farsi

اگر این نامه را نمی فهمید لطفاً به مرکز شهرداری رايد در Devlin Street مراجعه کنید. کارمندان شهرداری ترتیب استفاده از يك مترجم را براي شما خواهند داد. یا میتوانید به سرویس ترجمه کتبی و شفاهی شماره 131 450 تلفن بزنیید و بخواهید که يك مترجم از جانب شما با شهرداری تماس بگیرد. شماره تلفن شهرداری 9952 8222 و ساعات کار از 8.30 صبح تا 4.30 بعد از ظهر می باشد.

Italian

Le persone che hanno difficoltà a capire la presente lettera, sono pregate di presentarsi al Ryde Civic Centre in Devlin Street, Ryde, e parlarne con gli impiegati municipali che provvederanno a richiedere l'intervento di un interprete. Oppure possono chiamare il Translating & Interpreting Service al 131 450 e chiedere ad uno dei loro interpreti di mettersi in contatto con il comune di Ryde. Il numero del comune è 9952 8222. Gli uffici comunali sono aperti dalle 8.30 alle 16.30, dal lunedì al venerdì.

Korean

이 편지를 이해할 수 없으시면 Ryde의 Devlin Street에 있는 Ryde Civic Centre로 오셔서 카운슬 직원과 상담하여 주십시오. 저희 직원이 통역 서비스를 연결해 드릴 것입니다. 아니면 131 450번으로 통번역 서비스(TIS)에 전화하셔서 통역사에게 대신 카운슬에 연락해 주도록 부탁하셔도 됩니다. 카운슬 전화 번호는 9952 8222번입니다. 카운슬의 업무 시간은 오전 8:30부터 오후 4:30, 월요일에서 금요일까지입니다.

Meeting Date: Tuesday 14 October 2014
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

Council Meetings will be recorded on audio tape for minute-taking purposes as authorised by the Local Government Act 1993. Council Meetings will also be webcast.

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1 CONFIRMATION OF MINUTES - Council Meeting held on 23 September 2014

Report prepared by: Meeting Support Coordinator
File No.: CLM/14/1/4/2 - BP14/139

REPORT SUMMARY

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

RECOMMENDATION:

That the Minutes of the Council Meeting 15/14, held on 23 September 2014 be confirmed.

ATTACHMENTS

- 1 Minutes - Ordinary Council Meeting - 23 September 2014

ITEM 1 (continued)

ATTACHMENT 1

**Council Meeting
MINUTES OF MEETING NO. 15/14**

Meeting Date: Tuesday 23 September 2014

Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde

Time: 7.30pm

Councillors Present: The Mayor, Councillor Pickering and Councillors Laxale, Li, Maggio, Pendleton, Perram, Simon and Yedelian OAM.

Apologies: Nil.

Leave of Absence: Councillors Chung, Etmekdjian and Salvestro-Martin.

Absent: Councillor Petch (currently suspended).

Staff Present: Acting General Manager, Acting Group Manager – Community Life, Acting Group Manager – Corporate Services, Acting Group Manager – Environment and Planning, Group Manager – Public Works, General Counsel, Chief Financial Officer, Manager – Governance, Risk and Audit, Manager – Ranger and Parking Services, Manager – Asset Systems, Coordinator – Digital Communications and Section Manager – Governance.

PRAYER

Associate Pastor Ben Rodgers of the Ryde Baptist Church was present and offered prayer prior to the commencement of the meeting.

LEAVE OF ABSENCE

The Mayor, Councillor Pickering advised the meeting that Councillor Chung has requested a Leave of Absence for the period of 17 September 2014 to 3 October 2014 inclusive and Councillors Etmekdjian and Salvestro-Martin have requested a Leave of Absence for tonight's Council Meeting, 23 September 2014.

Councillor Laxale requested a Leave of Absence for the period 10 November 2014 to 12 December 2014 inclusive.

Councillor Pendleton requested a Leave of Absence for the period 24 September 2014 to 8 October 2014 inclusive.

Councillor Simon requested a Leave of Absence for the period 10 October 2014 to 24 October 2014 inclusive.

ITEM 1 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Yedelian OAM and Maggio)

- (a) That Council approve a Leave of Absence for Councillor Chung for the period of 17 September 2014 to 3 October 2014 inclusive.
- (b) That Council approve a Leave of Absence for Councillor Etmekdjian for tonight's Council Meeting, 23 September 2014.
- (c) That Council approve a Leave of Absence for Councillor Salvestro-Martin for tonight's Council Meeting, 23 September 2014.
- (d) That Council approve a Leave of Absence for Councillor Laxale for the period of 10 November 2014 to 12 December 2014 inclusive.
- (e) That Council approve a Leave of Absence for Councillor Pendleton for the period of 24 September 2014 to 8 October 2014 inclusive.
- (f) That Council approve a Leave of Absence for Councillor Simon for the period of 10 October to 24 October 2014 inclusive.

Record of Voting:

For the Motion: Unanimous

DISCLOSURES OF INTEREST

Councillor Simon disclosed a Significant Non-Pecuniary Interest in Item 5 – Angas and See Street – Pedestrian Safety for the reason that his residence backs on to Angas Street.

Councillor Laxale disclosed a Less than Significant Non-Pecuniary Interest in Notice of Motion 3 – Macquarie University Postgraduate Representative Association for the reason that he knew one of the speakers whilst at school.

TABLING OF PETITIONS

Councillor Laxale tabled a petition containing 406 signatures regarding Pedestrian Safety at the Intersection of Blaxland Road, Terry Road and Kings Road, Denistone.

PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA

The following persons addressed the Council:

Name	Topic
Kim Whybro	Notice of Motion 2 – Ermington Putt Putt - Councillor Jerome Laxale

ITEM 1 (continued)
ATTACHMENT 1

Name	Topic
Evan Gray (on behalf of the National Union of Students/ Macquarie Uni Students)	Notice of Motion 3 – Macquarie University Postgraduate Representative Association - Councillor George Simon
Tim Hendry	Notice of Motion 3 – Macquarie University Postgraduate Representative Association - Councillor George Simon
Katharine Maxwell	Notice of Motion 2 – Ermington Putt Putt - Councillor Jerome Laxale
Yan Song	Item 5 - Angas And See Street - Pedestrian Safety

PUBLIC PARTICIPATION ON ITEMS NOT LISTED ON THE AGENDA

The following persons addressed the Council:

Name	Topic
Ernest Elliott	Demolition of Palm Trees – Ranch Hotel Development

MAYORAL MINUTES

There were no Mayoral Minutes.

TABLING OF DOCUMENTATION AND ORDER OF BUSINESS

RESOLUTION: (Moved by Councillors Yedelian OAM and Maggio)

- (a) That the letter dated 23 September 2014 from Macquarie University be tabled.
- (b) That Council now consider the following Items, the time being 8.00pm:
 - Notice of Motion 2 – Ermington Putt Putt.
 - Notice of Motion 3 – Macquarie University Postgraduate Representative Association.
 - Item 5 – Angas and See Street – Pedestrian Safety.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

NOTICES OF MOTION

2 ERMINGTON PUTT PUTT - Councillor Jerome Laxale

Note: Kim Whybro and Katharine Maxwell addressed the meeting in relation to this Item.

MOTION: (Moved by Councillors Laxale and Simon)

- (a) That the General Manager notes Parramatta Council's plans to allow for 900 new dwellings to be built on open and recreational space at Bartlett Park, and that he instructs Council officers to prepare submission against any proposed over-development of the site once a Development Application is lodged.
- (b) That the General Manager explore the possibilities of locating Ermington Putt Putt at the Ryde Bowling Club site with the current owners.
- (c) That the General Manager expedite and finalise legal matters surrounding the site so that Council can begin an Expression of Interest process.

AMENDMENT: (Moved by Councillors Perram and Yedelian OAM)

- (a) That the General Manager notes Parramatta Council's plans to allow for 900 new dwellings to be built on open and recreational space at Bartlett Park, and that he instructs Council officers to prepare submission against any proposed over-development of the site once a Development Application is lodged.
- (b) That Council urge Parramatta Council to arrange for Putt Putt to be accommodated on its current site or at an alternate location.
- (c) That should it be necessary for Putt Putt to move, that the City of Ryde Council assist them to find an alternative site.

On being put to the Meeting, the voting on the Amendment was seven (6) votes For and two (2) votes Against. The Amendment was **CARRIED**. The Amendment then became the Motion.

Record of Voting:

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

Against the Amendment: Councillors Laxale and Simon

ITEM 1 (continued)**ATTACHMENT 1**

RESOLUTION: (Moved by Councillors Perram and Yedelian OAM)

- (a) That the General Manager notes Parramatta Council's plans to allow for 900 new dwellings to be built on open and recreational space at Bartlett Park, and that he instructs Council officers to prepare submission against any proposed over-development of the site once a Development Application is lodged.
- (b) That Council urge Parramatta Council to arrange for Putt Putt to be accommodated on its current site or at an alternate location.
- (c) That should it be necessary for Putt Putt to move, that the City of Ryde Council assist them to find an alternative site.

Record of Voting:

For the Motion: The Mayor, Councillor Pickering and Councillors Li, Maggio, Pendleton, Perram and Yedelian OAM

Against the Motion: Councillors Laxale and Simon

3 MACQUARIE UNIVERSITY POSTGRADUATE REPRESENTATIVE ASSOCIATION - Councillor George Simon

Note: Councillor Laxale disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he knew one of the speakers whilst at school.

Note: Correspondence from Macquarie University dated 23 September 2014 was tabled in relation to this Item and a copy is ON FILE.

Note: Evan Gray (on behalf of the National Union of Students/Macquarie Uni Students) and Tim Hendry addressed the meeting in relation to this Item.

MOTION: (Moved by Councillors Simon and Laxale)

- (a) That the City of Ryde Council notes with concern the Supreme Court application by Macquarie University to wind up the Macquarie University Postgraduate Representative Association (MUPRA).
- (b) As a key stakeholder in the City of Ryde, Macquarie University is encouraged to recognise the importance of independently run student unions that are run for students, by students.
- (c) That Council calls on Macquarie to withdraw its' application and enter negotiations with MUPRA to resolve the current impasse while maintaining the independence of the association.

ITEM 1 (continued)

ATTACHMENT 1

On being put to the Meeting, the voting on the Motion was two (2) votes For and six (6) votes Against. The Motion was **LOST**.

Record of Voting:

For the Motion: Councillors Laxale and Simon

Against the Motion: The Mayor, Councillor Pickering and Councillors Li, Maggio, Pendleton, Perram and Yedelian OAM

COUNCIL REPORTS

5 ANGAS AND SEE STREET - PEDESTRIAN SAFETY

Note: Councillor Simon disclosed a Significant Non-Pecuniary Interest in this Item for the reason that his residence backs on to Angas Street. He left the meeting at 8.42pm and was not present for consideration or voting on this Item.

Note: Yan Song addressed the meeting in relation to this Item.

Note: Councillor Maggio left the meeting at 8.44pm and was not present for voting on this item.

RESOLUTION: (Moved by Councillors Pendleton and Maggio)

- (a) That Council investigate the need for a pedestrian refuge along See Street.
- (b) That Council investigate extending the time restrictions on the existing 1/4P parking to include the Scout Hall operating hours.
- (c) That Council investigate a resident parking scheme for Angas Street.
- (d) That Council table items (a), (b) and (c) to the Ryde Traffic Committee, as appropriate, following the completion of Council staff's investigation.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Simon returned to the meeting at 8.45pm.

ITEM 1 (continued)

ATTACHMENT 1

1 CONFIRMATION OF MINUTES - Council Meeting held on 9 September 2014

Note: Councillor Maggio was not present for consideration or voting on this Item.

RESOLUTION: (Moved by Councillors Yedelian OAM and Li)

That the Minutes of the Council Meeting 14/14, held on 9 September 2014 be confirmed.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Maggio returned to the meeting at 8.46pm.

2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING 9/14 held on 2 September 2014

RESOLUTION: (Moved by Councillors Yedelian OAM and Laxale)

That Council determine Item 2 of the Planning and Environment Committee report 9/14 held on 2 September 2014, noting that Item 1 was dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

2 6 JETTY ROAD, PUTNEY. LOT 5 DP 17893. Local Development Application for New part 2 / part 3 storey dwelling house. LDA2013/0472.

Note: A letter dated 12 September 2014 from Peter Hall Architects Pty Ltd (applicant's architect) was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Yedelian OAM and Laxale)

(a) That Local Development Application No. 2013/472 at 6 Jetty Road, Putney, being LOT 5 DP 17893 be approved subject to the **ATTACHED** conditions (Attachment 1) with the addition of a deferred commencement condition to Part 1 as follows:

(d) The southern side setback is to fully comply with Council's DCP in regard to bedroom 3 and the staircase and be a minimum of 1.5m.

ITEM 1 (continued)

ATTACHMENT 1

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

Record of Voting:

For the Motion: Unanimous

3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 10/14 held on 2 September 2014

RESOLUTION: (Moved by Councillors Perram and Li)

That Council determine Items 2 and 4 of the Works and Community Committee report 10/14 held on 2 September 2014, noting that Items 1, 3 and 5 were dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

2 REVIEW OF TREE MANAGEMENT APPLICATION AT 127 HERRING ROAD, MARSFIELD

RESOLUTION: (Moved by Councillors Perram and Maggio)

That consideration of this matter be deferred to the next Works and Community Committee Meeting to be held on 7 October 2014, following a site inspection for all Councillors of the tree at 127 Herring Road, Marsfield.

Record of Voting:

For the Motion: Unanimous

4 GRANT FUNDING - ROADS AND MARITIME SERVICES - 2014-2015 BLACK SPOT PROGRAM, BIKE WEEK AND TRAFFIC MANAGEMENT PROGRAM

RESOLUTION: (Moved by Councillors Perram and Li)

- (a) That Council notes receipt of the funding from the RMS as follows:
- 2014-2015 Black Spot Program;
 - NSW Bike Week 2014; and
 - 2014-2015 Traffic Management Program
- (b) That Council receive funding from the RMS in the amount of:
- \$442,500 for the 2014-2015 Black Spot Funding Program;
 - \$3,500 for the NSW Bike Week activities; and
 - \$158,000 for the 2014-2015 Traffic Management Program

ITEM 1 (continued)**ATTACHMENT 1**

for the purposes of projects listed below and that the amount also be consolidated in the next Quarterly Review:

- | | |
|--|-----------|
| i. Balaclava Road and Hunts Avenue Eastwood – raised island with additional ‘Give Way’ signs | \$42,500 |
| ii. Pittwater Road and Bronhill Avenue to Pains Road, East Ryde – install CAM’s and guideposts with reflectors. Install CAM’s and guideposts with reflectors. Install raised 900mm median island and provide appropriate super-elevation | \$400,000 |
| iii. NSW Bike Week Activities | \$3,500 |
| iv. Blaxland Road, West Ryde – Shared Path (Stage 7) | \$79,000 |
| v. Blaxland Road, West Ryde – Shared Path (Stage 8) | \$79,000 |

- (c) That the necessary budget changes be made to reflect the funding so that the projects can meet the 30 June 2015 completion deadline.

Record of Voting:

For the Motion: Unanimous

4 EASTWOOD RAILWAY STATION

RESOLUTION: (Moved by Councillors Perram and Li)

That this matter be deferred for consideration at the next Works and Community Committee Meeting to be held on 7 October 2014.

Record of Voting:

For the Motion: Unanimous

5 ANGAS AND SEE STREET – PEDESTRIAN SAFETY

Note: This matter was dealt with earlier in the meeting as outlined in these Minutes.

ITEM 1 (continued)

ATTACHMENT 1

6 INVESTMENT REPORT - August 2014

RESOLUTION: (Moved by Councillors Pendleton and Laxale)

That Council endorse the report of the Chief Financial Officer dated 4 September 2014 on Investment Report – August 2014.

Record of Voting:

For the Motion: The Mayor, Councillor Pickering and Councillors Laxale, Li, Pendleton, Perram, Simon and Yedelian OAM

Against the Motion: Councillor Maggio

7 WAR MEMORIAL HONOUR BOARDS

RESOLUTION: (Moved by Councillors Laxale and Maggio)

That Councillors note the progress of the Centenary of ANZAC grant submission for the interactive honour board.

Record of Voting:

For the Motion: Unanimous

8 REPORTS DUE TO COUNCIL

RESOLUTION: (Moved by Councillors Maggio and Simon)

That the report on Outstanding Council Reports be endorsed.

Record of Voting:

For the Motion: Unanimous

PRECIS OF CORRESPONDENCE

1 PLANNING PROPOSAL - TO ALLOW ADDITIONAL PERMITTED USE - 144 WICKS ROAD, MACQUARIE PARK

RESOLUTION: (Moved by Councillors Laxale and Pendleton)

That the correspondence be received and noted.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

2 HERRING ROAD URBAN ACTIVATION PRECINCT - EXHIBITION PERIOD

RESOLUTION: (Moved by Councillors Laxale and Perram)

That the correspondence be received and noted.

Record of Voting:

For the Motion: Unanimous

NOTICES OF MOTION

1 REPLACEMENT OF SIGN AT BRUSH FARM PARK - Councillor Terry Perram

RESOLUTION: (Moved by Councillors Perram and Maggio)

- (a) That Council expedite replacement of the decayed sign in Brush Farm Park facing Rutledge Street east that was recently removed after part of it had fallen down. The replacement sign to be of similar size, style and content as the former sign and the identical sign at Rutledge Street west to be examined to see if it requires replacement at the same time.
- (b) That a general signage proposal for Brush Farm Park be developed for consideration for funding in the 2015-16 works program.

Record of Voting:

For the Motion: Unanimous

2 ERMINGTON PUTT PUTT – Councillor Jerome Laxale

Note: This matter was dealt with earlier in the meeting as outlined in these Minutes.

3 MACQUARIE UNIVERSITY POSTGRADUATE REPRESENTATIVE ASSOCIATION – Councillor George Simon

Note: This matter was dealt with earlier in the meeting as outlined in these Minutes.

ITEM 1 (continued)

ATTACHMENT 1

**4 CITY OF SYDNEY TWO VOTES IN LOCAL GOVERNMENT ELECTIONS -
Councillor George Simon**

RESOLUTION: (Moved by Councillors Simon and Laxale)

- (a) That City of Ryde Council condemns the Bill proposed by the Shooters and Fishers Party, with the support of the NSW Government, that will give businesses in the City of Sydney two votes in local government elections.
- (b) That Council requests that the General Manager write to the NSW Local Government Minister, Paul Toole, outlining Ryde Councils strong opposition to this anti-democratic measure. The General Manager should also write to the Member for Ryde, Victor Dominello, requesting that support Council's position on this issue and vote on the Bill accordingly.

Record of Voting:

For the Motion: Councillors Laxale, Li, Pendleton, Perram and Simon

Against the Motion: The Mayor, Councillor Pickering and Councillors Maggio and Yedelian OAM

5 ROZELLE FIRE APPEAL FUND - Councillor Jerome Laxale

RESOLUTION: (Moved by Councillors Laxale and Simon)

- (a) That the General Manager donate the sum of \$5,000 to the Rozelle Fire Appeal Fund.
- (b) That the General Manager offer administrative support, if required, to assist Leichhardt Council and the Residents of Rozelle with their recovery.

Record of Voting:

For the Motion: The Mayor, Councillor Pickering and Councillors Laxale, Maggio, Pendleton, Perram and Simon

Against the Motion: Councillors Li and Yedelian OAM

ITEM 1 (continued)**ATTACHMENT 1****CLOSED SESSION****ITEM 9 - WALKLEY PATHWAY****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: (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND (d) (ii) information that would, if disclosed, confer a commercial advantage on a competitor of the council.

ITEM 10 - UPDATE ON THE OUTCOME OF THE EOI FOR PROVISION AND/OR CONSTRUCTION OF SYNTHETIC SPORTS SURFACES**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: (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

ITEM 11 - 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.

CONFIDENTIAL LATE ITEM**ITEM 12 - 45 - 61 WATERLOO ROAD****Confidential**

This item is classified CONFIDENTIAL under Section 10A(2) of the Local Government Act, 1993, which permits the meeting to be closed to the public for business relating to the following: (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

ITEM 1 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Pendleton and Laxale)

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

Record of Voting:

For the Motion: The Mayor, Councillor Pickering and Councillors Laxale, Li, Maggio, Pendleton, Perram and Simon

Against the Motion: Councillor Yedelian OAM

Note: Council closed the meeting at 9.20pm. The public and media left the chamber.

9 WALKLEY PATHWAY

RECOMMENDATION: (Moved by Councillors Pendleton and Maggio)

That Council rejects the Woolworths offer; withdraw from all discussions with Woolworths and observes Woolworth's sale process.

Record of Voting:

For the Motion: Unanimous

10 UPDATE ON THE OUTCOME OF THE EOI FOR PROVISION AND/OR CONSTRUCTION OF SYNTHETIC SPORTS SURFACES

RECOMMENDATION: (Moved by Councillors Maggio and Simon)

- (a) That Council invite Polytan STI, TeamSports and TurfOne to a selective tender process for the installation of multi-sports synthetic surface at ELS Hall Park field 1.
- (b) That Council allocate the amount of \$1.0 million from the 2015/16 Section 94 Reserve towards the ELS Hall Park project and the amount be consolidated into September Quarterly Review.
- (c) That Council write to AFL NSW/ACT, Cricket NSW and other sporting clubs seeking contribution towards the project.
- (d) That Council seek funding through any opportunities available for the project from State or Federal governments.
- (e) That Council, in consultation with sporting community, develop a management plan and fees and charges for the ELS Hall Park synthetic sports facility and that a further report be submitted to Council on these arrangements.

ITEM 1 (continued)

ATTACHMENT 1

Record of Voting:

For the Motion: Unanimous

11 ADVICE ON COURT ACTIONS

RECOMMENDATION: (Moved by Councillors Pendleton and Maggio)

That the report of the General Counsel be received.

Record of Voting:

For the Motion: Unanimous

LATE ITEM – CONFIDENTIAL

12 45 - 61 WATERLOO ROAD

RECOMMENDATION: (Moved by Councillors Maggio and Li)

- (a) That Council, subject to
- i. Receiving satisfactory legal, valuation and due diligence reports for the purchase of 7,000 square metres of land at 45-61 Waterloo Road, Macquarie Park for the purpose of a park,
 - ii. Receiving \$6,000,000 allocated by the Minister of Planning under the Funding Agreement to contribute towards the delivery of the park,
 - iii. Ensuring that the terms for the purchase of the land for the park and the mechanism for the transfer of the development rights over the park and access roads to the developable blocks on the GPNSW sites are acceptable, and
 - iv. Confirming that Council's General Counsel is satisfied as to the legal structure for the provision of the park land and the Precinct Management Plan by which it is maintained,
- purchases the land for a park under the terms identified in this report.
- (b) That Council delegates to the Acting General Manager authority to,
- i. Finalise the terms and conditions of the Heads of Agreement as described in this report,
 - ii. Negotiate and enter into a contract for the purchase of the land for the park and the Precinct Management Plan by which the park is to be maintained, and

ITEM 1 (continued)

ATTACHMENT 1

- iii. Proceed with the design and delivery of the park, utilising the Funding Agreement monies allocated for that purpose.

Record of Voting:

For the Motion: Unanimous

OPEN SESSION

RESOLUTION: (Moved by Councillors Pendleton and Simon)

That Council resolve itself into open Council.

Record of Voting:

For the Motion: Unanimous

Note: Open Council resumed at 9.48pm.

RESOLUTION: (Moved by Councillors Pendleton and Simon)

That the recommendations of Items considered in Closed Session be received and adopted as resolutions of Council without any alteration or amendment thereto.

Record of Voting:

For the Motion: Unanimous

NATIONAL ANTHEM

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

The meeting closed at 9.50pm.

CONFIRMED THIS 14TH DAY OF OCTOBER 2014

Chairperson

**2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE
MEETING 10/14 held on 7 October 2014**

Report prepared by: Meeting Support Coordinator
File No.: CLM/14/1/4/2 - BP14/1195

REPORT SUMMARY

The Minutes of the Planning and Environment Committee Meeting 10/14 held on 7 October 2014 are to be circulated on Thursday, 9 October 2014 after the meeting has been conducted. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

A report detailing Items which were dealt with by the Committee within its delegated powers, together with any Committee recommendations will be circulated at the same time as the Minutes on Thursday, 9 October 2014.

**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING
11/14 held on 7 October 2014**

Report prepared by: Meeting Support Coordinator
File No.: CLM/14/1/4/2 - BP14/1196

REPORT SUMMARY

The Minutes of the Works and Community Committee Meeting 11/14 held on 7 October 2014 are to be circulated on Thursday, 9 October 2014 after the meeting has been conducted. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

A report detailing Items which were dealt with by the Committee within its delegated powers, together with any Committee recommendations will be circulated at the same time as the Minutes on Thursday, 9 October 2014.

4 2013/2014 FINANCIAL STATEMENTS

Report prepared by: Chief Financial Officer
File No.: FIM/07/6/4/2/5 - BP14/1202

REPORT SUMMARY

This report is provided to present Council's 2013/2014 Annual Financial Statements (including General and Special Purpose Financial Statements) to the public following the public exhibition period and to allow Council's Chief Financial Officer, Council's External Auditor, Pricewaterhouse Coopers and members of the Audit Committee to make a presentation to Council and answer questions in respect of the 2013/2014 Financial Statements.

RECOMMENDATION:

- (a) That in accordance with Section 419 of the Local Government Act, Council receive and note the Auditors Reports on the 2013/2014 Annual Financial Statements for the year ended 30 June 2014.
- (b) That any public submissions on the 2013/2014 Financial Reports be referred to Council's Auditors, Pricewaterhouse Coopers.
- (c) That Council suspend standing orders to allow a presentation by Council's staff and any comments by or questions of the external auditor, Pricewaterhouse Coopers or members of the Audit Committee, in respect of the 2013/2014 Financial Statements including the Auditor's Reports.

ATTACHMENTS

- 1 2013/2014 Income Statement
- 2 2013/2014 Statement of Comprehensive Income
- 3 2013/2014 Statement of Financial Position
- 4 2013/2014 Statement of Changes of Equity
- 5 2013/2014 Statement of Cash Flows
- 6 2013/2014 Financial Statements - audited - CIRCULATED UNDER SEPARATE COVER
- 7 Audit Report - General Purpose Financial Statements from Pricewaterhouse Coopers for 2013/2014 Financial Year
- 8 Conduct of audit report from Pricewaterhouse Coopers for 2013/2014 Financial Year
- 9 Audit Report - Special Purpose Financial Statements from Pricewaterhouse Coopers for 2013/2014 Financial Year
- 10 Audit Report - Special Schedule 9 - Permissible Income from Pricewaterhouse Coopers for 2013/2014 Financial Year
- 11 Audit Report - Special Schedules from Pricewaterhouse Coopers for 2013/2014 Financial Year

ITEM 4 (continued)

Report Prepared By:

John Todd
Chief Financial Officer

Report Approved By:

Roy Newsome
Group Manager - Corporate Services

ITEM 4 (continued)

Discussion

Council at its meeting of 26 August 2014 resolved to refer the draft Annual Financial Reports for the year ended 30 June 2014 to Audit.

Council's Audit Committee met on 25 August 2014 to review the 2013/2014 Annual Financial Statements and recommended to Council that the reports be referred for Audit.

Council's Auditors, Pricewaterhouse Coopers, have completed the audit and copies of the Auditor's Reports which were received on 30 September 2014, are included in the Annual Financial Statements.

The Annual Financial Statements were sent to the Division of Local Government (DLG) on 3 October 2014, ahead of the statutory 7 November 2014 timeframe.

The Annual Financial Statements together with the Auditor's Reports were placed on public exhibition from 1 October 2014 to 14 October 2014, inviting public submissions with the Annual Financial Statements to be presented to Council at its meeting of 14 October 2014. Submissions in accordance with Section 420 of the Local Government Act 1993, from members of the public regarding any aspect of the Financial Reports or Auditor's Reports will be received up to 21 October 2014, being seven days after the date of this meeting.

All submissions will be considered by Council and referred to its Auditor in accordance with the Local Government Act 1993.

Report

Council's Financial Statements, which includes the Auditor's Reports for 2013/2014 have been completed and are **CIRCULATED UNDER SEPARATE COVER** (Attachment 6). The statements are now formally presented to the public as required by Section 419 of the Local Government Act 1993.

The Financial Statements consist of the following General Purpose Financial Statements:

- | | | |
|------|---|---|
| i. | Income Statement | (ATTACHED) |
| ii. | Statement of Comprehensive Income | (ATTACHED) |
| iii. | Statement of Financial Position | (ATTACHED) |
| iv. | Statement of Changes in Equity | (ATTACHED) |
| v. | Statement of Cash Flows | (ATTACHED) |
| vi. | Notes to the Financial Statements 1 to 26 | (INCLUDED IN ATTACHMENT UNDER SEPARATE COVER) |
| vii. | Auditors Reports on the Statements | (ATTACHED) |

ITEM 4 (continued)

The Financial Statements also include Special Purpose Financial Statements. These relate to the following designated business activities of Council:

- Ryde Aquatic Leisure Centre
- Commercial Waste Removal

No public submissions had been received at the time of writing this report.

The Chief Financial Officer will make a presentation to the Council meeting on 14 October 2014 on Council's financial performance for the year. Council's External Auditors and members of the Audit Committee will also be present at the Council meeting to provide additional comments and to answer any questions on the Financial Reports and the Auditor's Reports.

The Auditor has issued an unqualified opinion in the Audit Report, noting Council's investment portfolio has been sufficiently addressed in previous years and the remaining CDO investments will be monitored until maturity.

The following summary of the City of Ryde's financial results and key financial performance measures for 2013/2014, demonstrates Council's sound financial position:

Financial Results	<u>2011</u> 000's	<u>2012</u> 000's	<u>2013</u> 000's	<u>2014</u> 000's
Operating Result	\$15,987	\$23,246	\$12,234	\$15,571
Operating Result Before Capital	\$448	\$460	(\$5,795)	\$1,342
Total Cash & Investments	\$69,064	\$79,082	\$91,877	\$105,958
Internal Reserves ⁽¹⁾	\$51,676	\$50,889	\$50,602	\$55,800
Working Capital	\$4,205	\$5,360	\$4,264	\$4,065
Assets under Management ⁽²⁾	\$2.53B	\$2.56B	\$2.22B	\$2.56B

(1) VPA reserves are now treated as externally restricted.

(2) Land revalued, increased by \$337m.

ITEM 4 (continued)
Performance Indicators

The following key performance indicators provide further information on Council's financial performance:

Note 13 Performance Indicators	2011	2012	2013	2014
Operating performance		0.51%	-6.60%	1.15%
Own source operating revenue		62.13%	66.46%	70.16%
Unrestricted current ratio		2.59	3.03	2.59
Debt service cover ratio		23.9:1	28.29:1	27.26:1
Rates & annual charges outstanding percentage	3.99%	4.19%	3.93%	3.65%
Cash expense cover ratio		1.43	10.00	161.46
Special Schedule 7 Indicators				
Building & infrastructure renewal ratio	0.47	0.80	0.94	1.23
Infrastructure backlog ratio		0.06	0.06	0.06
Asset maintenance ratio		0.69	2.28	0.91
Capital expense ratio		1.89	1.26	1.52

Several of the ratios have been changed since last year, plus there have been a number included, with more included on Special Schedule 7.

The result for 2013/2014 is a sound result for the City of Ryde that reflects the efforts of Council, all stakeholders and staff in maintaining Council's financial position.

Working Capital

Council's 2013-2017 Four Year Delivery Plan including One Year Operational Plan was adopted on a projected Working Capital position of \$3.09 million as at 30 June 2014. The 2013/2014 actual result is a Working Capital position of \$4.06 million, an improvement of \$0.97 million on that forecast.

Council's Working Capital was \$4.26 million as at 30 June 2013 and detailed below:

	Opening Working Capital	Change in Working Capital	Closing Working Capital
Delivery Plan 2013-2017	3,433	(338)	3,095
EOY 2012/2013	831		831
New 2013/2014	4,264	(338)	3,367
Sep 2013 Changes		(368)	(368)
Dec 2013 Changes		245	245
Revised Balance 2013/2014 (prior to 14/18 Delivery Plan)	4,264	(461)	3,803

ITEM 4 (continued)

The budget for 2014/2015 projected a Working Capital position as at 30 June 2015 of \$3.06 million in utilising \$0.74 million from Working Capital. The actual Working Capital result as at 1 July 2014, of \$4.06 million, will therefore amend the forecasted balance as at 30 June 2015 to \$3.32 million as at 30 June 2015.

	Opening Working Capital	Change in Working Capital	Closing Working Capital
<i>Projected in Delivery Plan 2014-2018⁽¹⁾</i>	3,803	(743)	3,059
<i>Mar 2014 Changes</i>	307		307
<i>EOY 2013/2014</i>	(45)		(45)
<i>Jun 2014 Changes</i>	-		-
<i>Revised 2014/2015</i>	4,065	(743)	3,322

(1) included in Delivery Plan 2014-2018

The minimum level of Working Capital that Council should operate on is \$3.00 million, with the current level of Internal Restrictions.

Investments

Council had \$105.96 million in cash and investments at 30 June 2014, of which \$6.05 million was unrestricted and is part of the calculation of Working Capital. The remainder is either Internally Restricted, \$55.80 million, which has been earmarked specifically by Council for a particular purpose or Externally Restricted by legislation, \$44.11 million, which can only be used for the purpose for which it has been provided.

Council has the ability to change the Internal Restrictions that it has placed over its Cash Reserves, but would need to take into account the reasons that the Reserve was created in the first place, to ensure that it does not reduce its ability to meet the need for which it was established.

ITEM 4 (continued)**Assets under Management**

In 2013/2014 Council delivered a \$24.56 million Capital Works Program, excluding contributed assets, (\$24.24 million in 2012/2013) with major projects including:

• Catchment program	\$ 2.49 million
• Centres and Neighbourhood program	\$ 2.33 million
• Community and Cultural program	\$ 0.10 million
• Foreshore program	\$ 0.06 million
• Internal Corporate Services program	\$ 3.90 million
• Library program	\$ 0.61 million
• Open Space, Sport & Recreation program	\$ 5.58 million
• Paths and Cycleways program	\$ 3.55 million
• Property Portfolio program	\$ 0.67 million
• Regulatory program	\$ 0.01 million
• Risk Management program	\$ 0.00 million
• Roads program	\$ 4.33 million
• Strategic City program	\$ 0.01 million
• Traffic & Transport program	\$ 0.51 million
• Waste and Recycling program	\$ 0.41 million

Council received no “contributed assets” this year (nil million in 2012/2013) which increased Council’s Assets under Management to \$2.56 billion.

Council has revalued all its infrastructure assets to fair value and has depreciated them using the decay model based on the Asset Management Guidelines prepared and endorsed by the seven member Councils of NSROC. This is also now under a further review to ensure that the new Asset Management Plans reflect the true value of works required to be done for asset renewal.

This is the fifth year since Council adopted Fair Value, with the full impact of depreciation being brought to account in Council’s Financial Statements resulting in Council’s depreciation expense decreasing by \$4.69 million in 2013/2014 to \$16.56 million.

Asset Management - Condition of Public Infrastructure

Council has undertaken a comprehensive asset management programme in order to improve asset management practices across the vast infrastructure assets within the City.

As stated earlier in the report, the City of Ryde owns and maintains over \$2.56 billion worth of infrastructure including roads, parks, buildings, stormwater drainage, bridges, footpaths, lighting, seawalls and wharves with a current written down value, after depreciation, of over \$2.27 billion, of this \$1.58 billion is land.

ITEM 4 (continued)

Special Schedule 7 which reports on the condition of infrastructure assets included in the Financial Statements shows that Council would need to spend approximately \$56.42 million (\$55.2 million in 2012/2013) to bring its infrastructure assets to a satisfactory standard. It also shows that we need to spend \$15.75 million per annum to maintain the current standard of the asset.

While the 2013/2014 results demonstrate Council is in a sound financial position in the short term, there are funding shortfalls to maintain its existing assets in a satisfactory condition as projected in Council's Long Term Financial Plan (LTFP). The plan provides critical information that fully informs Council of its forecasted financial position and commitments for the City of Ryde.

Council revised its LTFP in 2013/2014 to obtain a financial projection that quantifies the operation of Council services for the next 10 years. The plan forecasts a cash shortfall, and the amount that Council will be able to expend on asset renewal per year will reduce to \$7.66 million, which is short of what is required to bring its infrastructure up to a satisfactory standard. The Infrastructure Backlog will have ballooned to \$132.76 million by then if the annual underspend is not addressed.

Council needs to address its declining long term operating result by the use of the following options, or a combination of them.

1. New revenue opportunities
2. Commercial business ventures
3. Streamline operational costs
4. Reduce services or service levels
5. Increase user fees and charges
6. Special Rating Variation (SRV) above rate pegging. (Being considered by Council at its meeting on 28 October 2014)

As part of the Community Strategic Plan, a revised Asset Management Plan for the period of that plan has been developed. Information from this revised plan has been utilised in updating Councils LTFP. This still requires further community consultation on what constitutes what is a "satisfactory" level, the intervention levels and the level of maintenance and service that the community are prepared to fund.

This consultation should then be incorporated into the Delivery Plan, Operational Plan, the Long Term Financial Plan and any application for a Special Rating Variation.

ITEM 4 (continued)**Investment Portfolio**

Council was pro-active in establishing an \$8.00 million Financial Security Reserve in October 2008 to protect Council against any future fallout from the global financial crisis.

The impact of the global financial crisis on Council's investment portfolio has been fully reported to Council in both the monthly investment report and additional reports to Council. As resolved by Council, proceeds and interest on written down investments received this financial year have been transferred to the reserve, resulting in a balance in the Financial Security Reserve as at the 30 June 2014 of \$3.44 million.

Consultation

Internal Council business units consulted included:

- Finance Unit
- All Service Units, especially Service Units in the Public Works Group relating to Council's assets and the condition assessment of all infrastructure

City of Ryde Advisory Committees consulted included:

- Audit Committee

External public consultation included:

- Council's Auditors, Pricewaterhouse Coopers
- Division of Local Government

Critical Dates

Council's audited Financial Statements (including General and Special Purpose Financial Statements) are required to be submitted to the Division of Local Government by 7 November 2014. Council has met this requirement.

Council is required to hold a Council meeting to present the Audited Financial Statements and the Auditor's Reports as soon as practicable after receipt of the reports and no later than 6 December 2014 after the end of the financial year. With the presentation of the Annual Financial Statements to the public at its meeting of 14 October 2014, Council will meet this requirement.

ITEM 4 (continued)**Financial Impact**

The Council's financial results as attested to by its auditors, Pricewaterhouse Coopers, reflect that Council is in a sound financial position.

During 2012/2013 TCorp completed a review of Council's Financial Sustainability and Council was rated as Sound financially but with a Negative outlook. This means that Council has some medium to long term financial issues and funding that it will have to address during this term of Council.

The Working Capital result of \$4.06 million as at the 30 June 2014 is one of Council's key financial indicators. This result is an improvement on the forecast of \$3.09 million as detailed in the original Council's 2013-2017 Four Year Delivery Plan including One Year Operational Plan.

Council's Delivery Plan 2014-2018 and Operational Plan 2014/2015 have been adopted utilising \$0.74 million of Working Capital and forecasted to have a balance of \$3.06 million as at 30 June 2015.

Based on the actual result of \$4.06 million as at 30 June 2014, the forecast Working Capital is \$3.32 million as at 30 June 2015.

ITEM 4 (continued)
ATTACHMENT 1
General Purpose Financial Statements – Year Ended 30 June 2014
INCOME STATEMENT

Original Budget* 2014 (\$'000)	Notes	Actual 2014 (\$'000)	Actual 2013 (\$'000)
INCOME FROM CONTINUING OPERATIONS			
63,367	Rates and Annual Charges	63,258	61,079
12,592	User Charges and Fees	13,988	13,294
3,250	Interest and Investment Revenue	4,331	4,328
6,555	Other Revenues	8,932	7,527
7,220	Grants & Contributions provided for operating purposes	5,549	7,126
214	Grants & Contributions provided for capital purposes	14,229	18,029
Other Income:			
-	Net gain from the disposal of assets	64	-
-	Net share of interests in joint ventures and associates using the equity method	-	-
93,198	TOTAL INCOME FROM CONTINUING OPERATIONS	110,351	111,383
EXPENSES FROM CONTINUING OPERATIONS			
40,122	Employee Benefits and On-costs	39,789	38,005
190	Borrowing Costs	146	130
24,605	Materials and Contracts	25,590	24,914
21,244	Depreciation, Amortisation and Impairment	16,559	19,075
16,114	Other Expenses	12,697	12,778
-	Interest and Investment Losses	-	-
-	Net Loss from the disposal of assets	-	4,247
-	Share of interests in joint ventures and associates using the equity method	-	-
102,275	TOTAL EXPENSES FROM CONTINUING OPERATIONS	94,781	99,149
(9,077)	OPERATING RESULT FROM CONTINUING OPERATIONS	15,570	12,234
-	Operating result from discontinued operations	-	-
(9,077)	NET OPERATING RESULT FOR THE YEAR	15,570	12,234
(9,291)	NET OPERATING RESULT FOR THE YEAR BEFORE GRANTS & CONTRIBUTIONS PROVIDED FOR CAPITAL PURPOSES	1,341	(5,795)

* Original budget as approved by Council - Refer Note 16

The above Income Statement should be read in conjunction with the accompanying notes.

ITEM 4 (continued)
ATTACHMENT 2
General Purpose Financial Statements – Year Ended 30 June 2014
STATEMENT OF COMPREHENSIVE INCOME

	Notes	2014 (\$'000)	2013 (\$'000)
Net operating result for the year - from Income Statement		15,570	12,234
Other comprehensive income			
Amounts which will not be reclassified subsequently to operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	20(b)	347,820	(257,869)
Adjustment to correct prior period errors	20(d)	1,832	-
Amounts which will be reclassified subsequently to operating result when specific conditions are met.			
Realised available-for-sale investment gains recognised in revenue	20(b)	-	-
Gain (loss) on revaluation of available-for-sale investments	20(b)	-	-
Total other comprehensive income for the year		<u>349,652</u>	<u>(257,869)</u>
Total comprehensive income for the year			
Attributable to:			
- Council		<u>365,222</u>	<u>(245,635)</u>
- Non-controlling Interests			

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

ITEM 4 (continued)
ATTACHMENT 3
General Purpose Financial Statements – Year Ended 30 June 2014
STATEMENT OF FINANCIAL POSITION

	Notes	2014		2013	
		(\$'000)	(\$'000)	(\$'000)	(\$'000)
ASSETS					
Current Assets					
Cash and Cash Equivalents	6(a)	15,793		15,805	
Investments	6(b)	51,500		46,450	
Receivables	7	7,713		5,697	
Inventories	8	489		447	
Other	8	315		388	
Non-Current assets classified as held for Sale	22	-		910	
Total Current Assets			75,810		69,697
Non-Current Assets					
Investments	6(b)	38,665		29,622	
Receivables	7	962		1,004	
Infrastructure, Property, Plant and Equipment	9	2,268,132		1,911,231	
Investments accounted for using equity method	19	-		-	
Investment Property	14	2,800		2,620	
Intangible assets	25	-		-	
Other	8	-		-	
Total Non-Current Assets			2,310,559		1,944,477
TOTAL ASSETS			<u>2,386,369</u>		<u>2,014,174</u>
LIABILITIES					
Current Liabilities					
Payables	10(a)	19,205		14,843	
Borrowings	10(a)	793		527	
Provisions	10(a)	10,314		9,853	
Total Current Liabilities			30,312		25,223
Non-Current Liabilities					
Payables	10(a)	-		-	
Borrowings	10(a)	4,822		2,895	
Provisions	10(a)	136		180	
Total Non-Current Liabilities			4,958		3,075
TOTAL LIABILITIES			<u>35,270</u>		<u>28,298</u>
NET ASSETS			<u>2,351,099</u>		<u>1,985,876</u>
EQUITY					
Retained Earnings	20	1,742,771		1,725,369	
Revaluation reserves	20	608,327		260,507	
Council equity interest			2,351,098		1,985,876
Minority equity interest			-		-
TOTAL EQUITY			<u>2,351,098</u>		<u>1,985,876</u>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

ITEM 4 (continued)

ATTACHMENT 4

General Purpose Financial Statements – Year Ended 30 June 2014

STATEMENT OF CHANGES IN EQUITY

	2014 (\$'000)						2013 (\$'000)						
	Asset		Council		Non- controlling Interest	Total Equity	Asset		Council		Non- controlling Interest	Total Equity	
	Retained Earnings	Revaluation Reserve	Other Reserves	Equity Interest			Revaluation Reserve	Other Reserves	Equity Interest				
20	1,725,369	260,507	1,985,876	-	1,985,876	1,713,135	518,376	2,231,511	-	2,231,511	-	2,231,511	
Opening Balance					1,832								
Correction of errors	1,832				1,832								
Changes in Accounting Policies													
Restated Opening Balance	1,727,201	260,507	1,987,708	-	1,987,708	1,713,135	518,376	2,231,511	-	2,231,511	-	2,231,511	
Net Operating Result for the Year	15,570	347,820	363,390		363,390	12,234	(257,869)	(245,635)		(245,635)		(245,635)	
Other Comprehensive Income													
Total Comprehensive Income	15,570	347,820	363,390	-	363,390	12,234	(257,869)	(245,635)		(245,635)		(245,635)	
Closing Balance	1,742,771	608,327	2,351,098	-	2,351,098	1,725,369	260,507	1,985,876	-	1,985,876	-	1,985,876	

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

ITEM 4 (continued)
ATTACHMENT 5
General Purpose Financial Statements – Year Ended 30 June 2014
STATEMENT OF CASH FLOWS

Original Budget* 2014 (\$'000)	Notes	2014 (\$'000)	2013 (\$'000)	2013 (\$'000)
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts				
63,367		63,365		61,183
13,653		15,335		14,034
3,250		3,896		4,283
7,681		18,726		26,792
-		2,359		1,622
6,880		7,944		8,059
Payments				
(40,226)		(39,223)		(37,439)
(24,332)		(24,886)		(31,673)
(190)		(94)		(130)
-		(1,426)		(1,460)
(17,401)		(10,602)		(12,815)
12,680	11(b)	35,394		32,456
CASH FLOWS FROM INVESTING ACTIVITIES				
Receipts				
46,450		32,034		18,373
-		-		-
-		894		-
1,265		1,466		1,174
-		-		-
-		-		-
-		-		-
Payments				
(51,500)		(46,050)		(27,929)
-		-		-
(21,656)		(25,944)		-
-		-		(21,760)
-		-		-
-		-		-
(25,441)		(37,600)		(30,142)
CASH FLOWS FROM FINANCING ACTIVITIES				
Receipts				
1,500		2,700		-
-		-		-
Payments				
(641)		(507)		(482)
-		-		-
-		-		-
859		2,193		(482)
(11,902)		(13)		1,832
15,805	11(a)	15,805		13,973
3,903	11(a)	15,792		15,805

* Original budget as approved by Council - Refer Note 16

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

ITEM 4 (continued)

ATTACHMENT 7



The City of Ryde Council

**Independent auditor's report to the Council – s417(2)
Report on the general purpose financial statements**

Report on the financial statements

We have audited the accompany financial statements of The City of Ryde Council, which comprise the statement of financial position as at 30 June 2014 and the income statement, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, accompanying notes to the financial statements and the Statement by Councillors and Management in the approved form as required by Section 413(2) of the Local Government Act 1993.

Councillors' responsibility for the financial statements

The Councillors of the Council are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Local Government Act 1993 and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on the financial statements based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Councillors, as well as evaluating the overall presentation of the financial statements.

When this audit report is included in an Annual Report, our procedures include reading the other information in the Annual Report to determine whether it contains any material inconsistencies with the financial statements.

Our audit responsibility does not extend to the Original Budget Figures included in the Income Statement, Statement of Cash Flows and the Original Budget disclosures in notes 2(a) and 16 and the Projections disclosed in note 17 to the financial statements, nor the attached Special Schedules, and accordingly, we express no opinion on them.

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ITEM 4 (continued)

ATTACHMENT 7



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Auditor's opinion:

In our opinion:

- (a) the Council's accounting records have been kept in accordance with the requirements of the Local Government Act 1993, Chapter 13 part 3 Division 2 (the Division); and
- (b) the financial statements:
 - (i) have been presented, in all material respects, in accordance with the requirements of this Division
 - (ii) are consistent with the Council's accounting records
 - (iii) present fairly, in all material respects, the Council's financial position as of 30 June 2014 and its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- (c) all information relevant to the conduct of the audit has been obtained; and
- (d) there are no material deficiencies in the accounting records or financial statements that have come to light during the course of the audit.



PricewaterhouseCoopers



Peter Buchholz
Partner

Sydney
30 September 2014

ITEM 4 (continued)

ATTACHMENT 8



Private & Confidential

The Mayor
Councillor Bill Pickering
Council of the City of Ryde
DX 8403 RYDE

30 September 2014

Dear Councillor Pickering

**Report on the conduct of the Audit for year ended 30 June 2014 –
Section 417(3)**

We have completed our audit of the financial reports of the Council for the year ended 30 June 2014, in accordance with Section 415 of the Local Government Act 1993.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance as to whether the financial reports are free of material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial reports, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion as to whether, in all material respects, the financial reports are presented fairly in accordance with Australian Accounting Standards as well as statutory requirements so as to present a view which is consistent with our understanding of the Council's financial position, the results of its operations and its cash flows.

This report should be read in conjunction with our audit opinion on the general purpose financial statements provided under Section 417(2) of the Local Government Act 1993.

Flowing from our audit, there are a number of comments we wish to raise concerning the trends in Council's finances. These are set out below.

Operating result

Council's operating surplus declined from \$99 million in the previous year to \$95 million in the current period. The net operating result before Capital Contributions was a surplus of \$1.3 million against the previous year's deficit of \$5.8 million.

Cash position

Council's overall cash position increased from \$92 million to \$106 million during the period under review. The following table highlights the composition of cash.

	2014	2013
	\$m	\$m
Externally restricted	44	37
Internally restricted	56	50
Unrestricted	6	5
Total	106	92

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ITEM 4 (continued)

ATTACHMENT 8



Working capital

Council's net current assets increased from \$44 million to \$45 million during the period under review. The value of net current assets needs to be adjusted in order to establish the available working capital position.

	2014	2013
	\$m	\$m
Net current assets	45	44
Less: External restrictions	(11)	(9)
Internal restrictions	(50)	(48)
Add: Current liabilities deferred	20	18
Available working capital	4	5

The effective unrestricted or available working capital upon which Council could build its 2015 budget was \$4 million.

Performance indicators

The financial reports disclose of a number of indicators in Note 13 and these are detailed below:

	2014	2013
	%	%
Operating Performance Ratio	1	(7)
Own Source Operating Revenue Ratio	70	66
Unrestricted Current Ratio	259	303
Debt Service Cover Ratio	2000	2000
Rates Outstanding Ratio	3.7	.39
Cash Expense Cover Ratio	13	11

The Operating Performance Ratio improved to 1% and was above the industry benchmark of 0%.

The Own Source Operating Revenue Ratio improved to 70% and was above the industry benchmark of 60%.

The Unrestricted Current Ratio declined but remained above the industry benchmark of 150%.

The Debt Service Cover Ratio was stable and well above the industry benchmark of 200%

The Rates Outstanding Ratio improved and remained below the industry benchmark of 5%.

The Cash Expense Cover Ratio indicated that Council could continue to cover its operating costs for 13 months should cash inflows cease. This compares very favourably with the industry benchmark of 3 months.

ITEM 4 (continued)

ATTACHMENT 8



Council is considered to be in a sound and stable financial position. All financial indicators are better than accepted industry benchmarks.

General

The books of accounts and records inspected by us have been kept in an accurate and conscientious manner. We thank the acting General Manager and his staff for the cooperation and courtesy extended to us during the course of our audit.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Peter Buchholz'.

PricewaterhouseCoopers

A handwritten signature in blue ink, appearing to read 'Peter Buchholz'.

Peter Buchholz
Partner

Sydney
30 September 2014

ITEM 4 (continued)

ATTACHMENT 9



The City of Ryde Council

**Independent auditor's report
Report on the special purpose financial report**

We have audited the accompanying financial report, being a special purpose financial report, of the City of Ryde Council (the Council), which comprises the Statement of Financial Position by Business Activity for the year ended 30 June 2014, the Income Statements by Business Activity for the year then ended, Notes to the financial report for the business activities identified by Council and the Statement by Councillors and Management for Council for the year ended 30 June 2014.

Councillors' responsibility for the financial report

The Councillors of the Council are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in note 1 to the financial statements which form part of the financial report, are appropriate to meet the requirements of the Local Government Code of Accounting Practice and Financial Reporting. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to error or fraud.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Councillors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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ITEM 4 (continued)

ATTACHMENT 9



Auditor's opinion:

In our opinion, the financial report presents fairly, in all material respects, the financial position by Business Activities of The City of Ryde Council as of 30 June 2014 and its financial performance by Business Activities for the year then ended in accordance with the requirements of those applicable Accounting Standards detailed in Note 1 to the financial report, and the Local Government Code of Accounting Practice and Financial Reporting.

Basis of Accounting and Restriction on Distribution and Use

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the Local Government Code of Accounting Practice and Financial Reporting. As a result, the financial report may not be suitable for another purpose. Our report is intended solely for the Council.

A handwritten signature in blue ink, appearing to read 'Peter Buchholz'.

PricewaterhouseCoopers

A handwritten signature in blue ink, appearing to read 'Peter Buchholz'.

Peter Buchholz
Partner

Sydney
30 September 2014

ITEM 4 (continued)

ATTACHMENT 10



The City of Ryde Council

**Independent auditor's report
Report on the Special Schedule No. 9**

Report on the Special Schedule No. 9

We have audited the accompanying special purpose financial statement comprising the reconciliation of total permissible general income (Special Schedule No. 9) of The City of Ryde Council ("the Council") for the year ended 30 June 2014.

Responsibility of Council for Special Schedule No. 9

The Council is responsible for the preparation and fair presentation of Special Schedule No. 9 in accordance with the Local Government Code of Accounting Practice and Financial Reporting (Guidelines) Update No. 22. This responsibility includes the maintenance of adequate accounting records and internal controls designed to prevent and detect fraud and error; designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of Special Schedule No. 9 that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility

Our responsibility is to express an opinion on Special Schedule No. 9 based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether Special Schedule No. 9 is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in Special Schedule No. 9. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of Special Schedule No. 9, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of Special Schedule No. 9.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatements may not be detected, even though the audit is properly planned and performed in accordance with Australian Auditing Standards.

In making our risk assessments, we consider internal controls relevant to the entity's preparation of Special Schedule No. 9 in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements.

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ITEM 4 (continued)

ATTACHMENT 10



Audit Opinion

In our opinion, Special Schedule No. 9 of The City of Ryde Council for the year ended 30 June 2014 is properly drawn up in all material respects in accordance with the requirements of the Office of Local Government and in accordance with the books and records of the Council.

Restriction on distribution

Without modifying our opinion, we advise that this schedule has been prepared for distribution to the Office of Local Government for the purposes of confirming that Council's reconciliation of Council's total permissible general income is presented fairly. As a result, the schedule may not be suitable for another purpose. Our report is intended solely for the council and the Division of Local Government.

A handwritten signature in blue ink, appearing to read 'PricewaterhouseCoopers'.

PricewaterhouseCoopers

A handwritten signature in blue ink, appearing to read 'Peter Buchholz'.

Peter Buchholz
Partner

Sydney
30 September 2014

ITEM 4 (continued)

ATTACHMENT 11



City of Ryde Council

**Independent auditor's report
Report on the Special Schedules No. 7 & 8**

Report on the Special Schedules No. 7 & 8

We were engaged to audit the accompanying Special Schedules 7 & 8 comprising the Condition of Public Works and Financial Projections, respectively for the City of Ryde Council as at the year ended 30 June 2014.

Responsibility of Council for Special Schedules No. 7 & 8

The Council is responsible for the preparation and fair presentation of Special Schedules No. 7 & 8 in accordance with the Local Government Code of Accounting Practice and Financial Reporting (Guidelines) Update No. 22. This responsibility includes the maintenance of adequate accounting records and internal controls designed to prevent and detect fraud and error; designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of Special Schedule No. 7 & 8 that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility

Our responsibility is to express an opinion on Special Schedule No. 7 & 8 based on our audit. Because of the matter described in the Basis for Disclaimer of Opinion paragraph, however, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion.

Basis for Disclaimer of Opinion

Special Schedules 7 & 8 are based in forecast expenditure over the useful life of public works in the case of Special Schedule 7 and forecast revenue and expenditure of Council for a period of 10 years in the case of Special Schedule 8. Any of the estimates used in preparing these forecasts could be inaccurate and therefore we can provide no assurance the forecast information in Special Schedule 7 & 8 will eventuate. In the light of significant uncertainties inherent in forward looking statements, we disclaim from forming an audit opinion on these Special Schedules.

Disclaimer of Opinion

Because of the significance of the matter described in the Basis for Disclaimer of Opinion paragraph, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on Special Schedules 7 & 8.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements.

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ITEM 4 (continued)

ATTACHMENT 11



Restriction on distribution

Without modifying our opinion, we advise that Special Schedules 7 & 8 have been prepared for distribution to the Office of Local Government for the purposes of informing the Council's the Condition of Public Works and Financial Projections. As a result, the schedules may not be suitable for another purpose. Our report is intended solely for the council and the Division of Local Government.

A handwritten signature in blue ink, appearing to read 'PricewaterhouseCoopers'.

PricewaterhouseCoopers

A handwritten signature in blue ink, appearing to read 'Peter Buchholz'.

Peter Buchholz
Partner

Sydney
30 September 2014

5 FINANCIAL REVIEW - Sustainability of West Ryde Community Centre

Report prepared by: Acting Service Unit Manager - Community and Culture
File No.: GRP/09/4/8 - BP14/822

REPORT SUMMARY

The West Ryde Community Centre (WRCC) is a purpose-built Child, Family and Neighbourhood Hub funded through a Voluntary Planning Agreement. In addition to the eight complimentary community services organisations, WRCC was built with designated retail and commercial spaces to generate income to support the ongoing operation of the Centre. Community service tenants also contribute to Council's costs through the costs-to-council licensing framework. Staff committed to report to Council following a full year of operation with a Financial Review to determine whether the Centre is financially sustainable.

This report details the Financial Review of the WRCC, finding that in 2013/14, the Centre's operating financial performance was positive, with a result of \$33,030 when including future renewal costs (depreciation) and a result of \$333,408 when taking into account operating costs only.

Taking into account income, outgoings, future renewal (depreciation) and subsidies offered to the community service tenants, provision of the Centre to the City of Ryde was at no cost to Council, ensuring it will be affordable for ratepayers in the long term. This positive result highlights that Council's adopted model for developing new community hub facilities is sustainable and achieves its objectives.

RECOMMENDATION:

That Council note the findings of the West Ryde Community Centre financial review.

ATTACHMENTS

- 1 Case Study West Ryde Community Centre

Report Prepared By:

Gunjan Tripathi
Acting Service Unit Manager - Community and Culture

Report Approved By:

Baharak Sahebekhtiari
Acting Group Manager - Community Life

ITEM 5 (continued)

Background

As the West Ryde Community Centre (WRCC) was nearing completion in 2010, Council chose to designate space for retail and commercial purposes to help fund the operating, maintenance and renewal costs of the Centre. Council also approved a licensing framework for community service tenants. The framework required tenants to contribute to Council costs, determined by adding the expected operational, maintenance and depreciation costs.

The model had been designed with the objective that the contributions from community service tenants, combined with the retail and commercial income will result in a Community Centre that was cost-neutral for Council. At the time, Council requested that staff report back once the Centre has been fully operational so that a clear picture of the Centre's financial sustainability could be determined.

Financial Review

A Financial Review was undertaken in July 2014. As indicated in Table 1 below, Council expended \$236,055 in operating and maintenance costs. The biggest cost was electricity.

For new buildings, like the WRCC, Council has factored in the cost of future renewal capital works through calculating depreciation based on the components in the buildings. Depreciation has been used to determine part of licensing fees at the Centre.

Council's income was **\$569,463** in 2013/14, made up of:

- \$119,932 contributed from community service organisations
- \$49,835 contributed from venue hirers (approx. based on 2011/12 actuals)
- \$143,143 contributed from retail tenancies (Ground Floor)
- \$243,173 contributed from the commercial floor (Second Floor)
- \$13,380 from basement car-parking retails (from retail and commercial tenants).

The Centre's operating financial performance for the year was positive, with a result of \$33,030 when including future renewal costs (depreciation) and a result of \$333,408 on operating costs only.

ITEM 5 (continued)

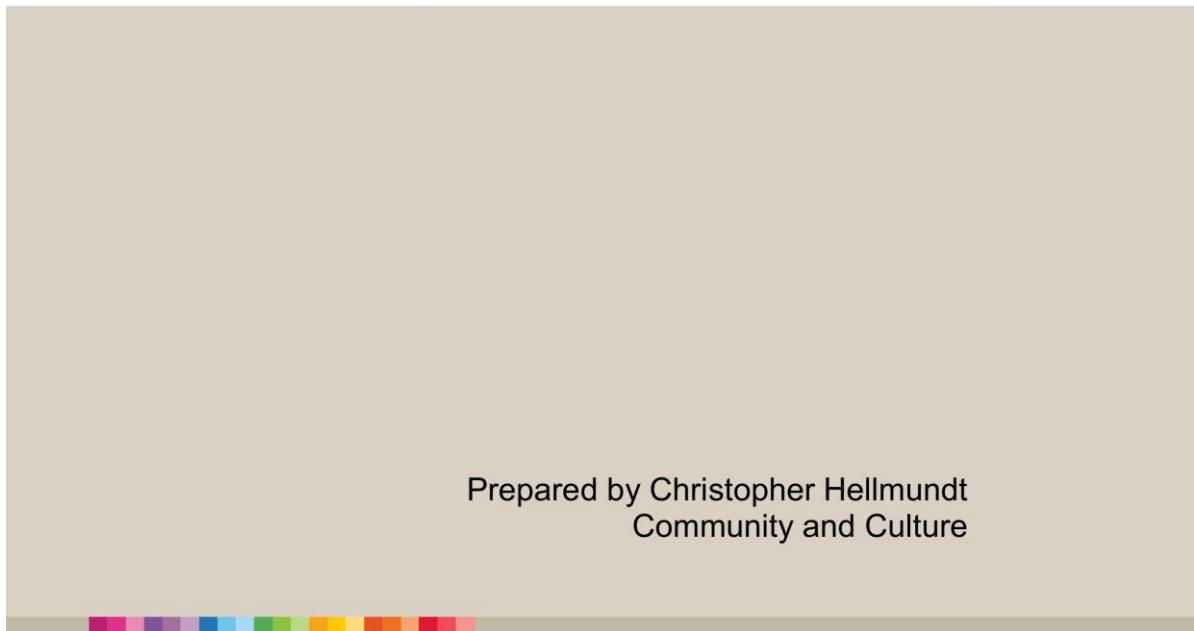
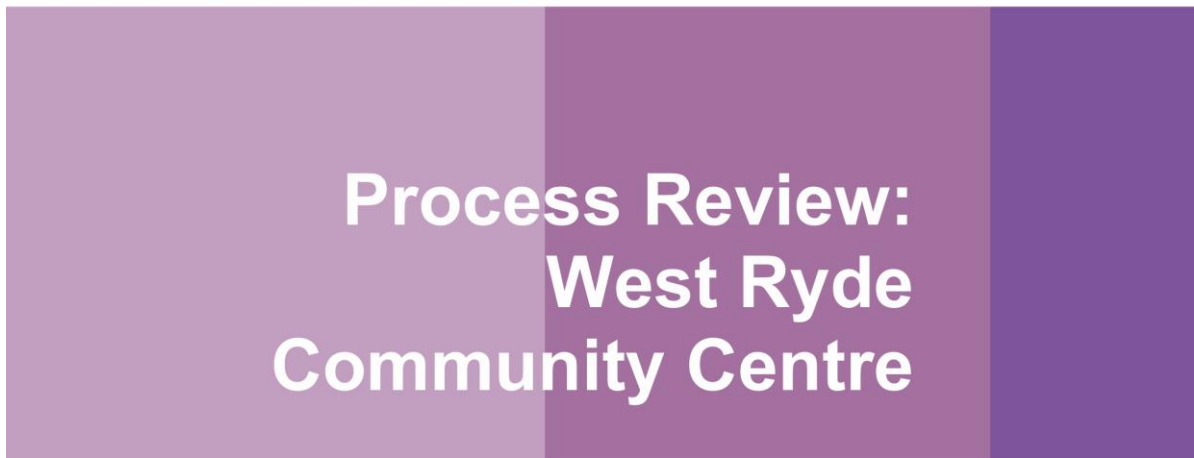
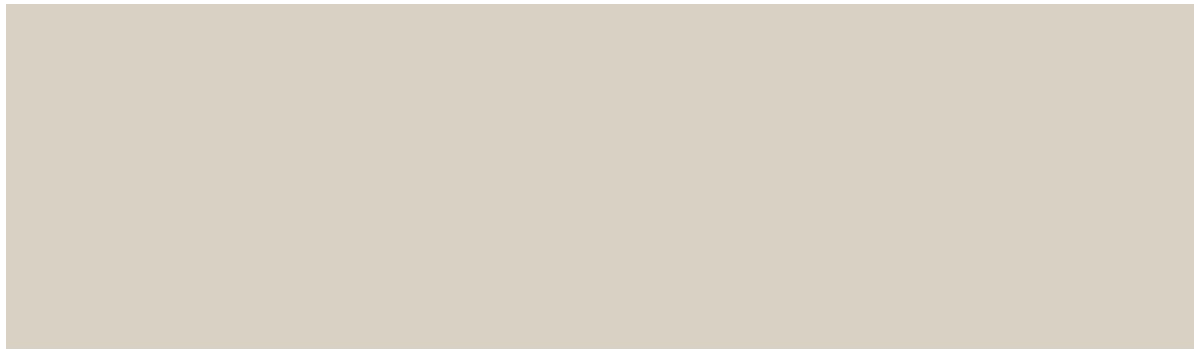
West Ryde Community Facility 2013-14	
	FULL Year Actual
Expenses	
Operating and Maintenance Costs	\$236,055
Depreciation (not currently paid by Council)	\$300,378
Total cost to Council	\$536,433
Rental Income	
Shop 1	\$65,189
Shop 3	\$70,000
Shop 4	\$7,954
Ryde Family Support Service	\$7,769
Early Childhood Health Centre	\$10,339
West Ryde Neighbourhood Children's Centre	\$18,355
Relationships Australia/Good Beginnings	\$11,459
Housing NSW	\$243,173
The Benevolent Society	\$72,010
Various	\$13,380
Hall hire	\$49,835
Total income	\$569,463
Total profit/(deficit) including depreciation	\$33,030
Total profit/(deficit) excluding depreciation	\$333,408

Financial Implications

Adoption of the report's recommendation will not have any financial impact.

ITEM 5 (continued)

ATTACHMENT 1



ITEM 5 (continued)

ATTACHMENT 1



Case Study: West Ryde Community Centre A Child, Family and Neighbourhood Hub

Introduction

The West Ryde Community Centre is purpose built and designed to be in the middle of places of gathering and celebration in the West Ryde Town Centre.

The West Ryde Community Centre is an integral part of the new West Ryde Urban Village, currently under construction. The Village will consist of new retail, commercial and residential spaces and a large public square, in addition to the existing shopping centre. When traffic calming is completed, the hub will open out onto the square that will be a natural meeting place, and suitable for festivals, events and entertainment.

The Centre is purpose built, has four storeys and includes an underground car park plus storage for tenants of the building, a community hall for public use, service offices, meeting/training rooms, necessary amenities such as kitchens, toilets, and office/retail spaces that are being leased commercially to contribution to the costs of operating the Centre. The facility is accessible by both bus and rail and is DDA compliant.

The multipurpose community facility combines community services, a community hall and public domain with public art reflecting local identity and is the first of its kind in the Ryde Local Government Area. By establishing the Centre in the middle of a town centre, close to public transport, co-locating likeminded services, and establishing a governance model to ensure cohesive service networks, the West Ryde Community Centre has become a *Child, Family and Neighbourhood Hub*.

Council's role is to:

1. Negotiate the Voluntary Planning Agreement based on community and service sector needs
2. Contribute to the design, fit-out and tenant liaison.
3. Provision of subsidised accommodation to the not-for-profit sector within a framework where the balance of tenant affordability and Council's long term financial sustainability are considered.
4. Selection and licensing of tenants with complimentary services
5. Facilitate the development of an operational framework (Memorandum of Understanding) to support the co-location, partnership and collaboration of services within the building.
6. Maintain and support the operation of the building.
7. Promote the Centre to the community.

Services

The Hub encourages partnerships among the co-located services to offer a comprehensive one-stop service for the Ryde LGA community, in particular for children and families. Tenants currently in the Hub include:

- West Ryde Early Childhood Health Centre – parenting and child health service
- Ryde Family Services – practical and emotional support service
- Relationships Australia (NSW) – workshops, information referral and courses
- Good Beginnings Australia – childhood and practical parenting programs
- Korean Lifeline – lifeline service to Korean speakers
- The Benevolent Society – multi-disciplinary early intervention service
- West Ryde Neighbourhood Childcare Centre – 56 place childcare and preschool

ITEM 5 (continued)**ATTACHMENT 1**

- Community Migrant Resource Centre – provides advice for newly arrived migrants

Some tenants, such as Relationships Australia, Good Beginnings Australia, Korean Lifeline and Community Migrant Resource Centre share an office and other facilities e.g. reception space, outdoor space and meeting rooms.

In addition, the Hall provides space for community celebration and a number of regular services, including:

- Various playgroups
- Australian Han-In Saeng Myung Line (Korean Lifeline)
- Chinese and Australia Baptist Church
- Bread of Life Christian Church Northern Sydney
- Ryde Eisteddfod
- Indonesian Welfare Association
- Meadowbank Chinese Neighbourhood Centre
- Durban Dish.

Design

Tenants were involved from start to finish with the design of the building, including during the Voluntary Planning Agreement negotiations, design, fit-out and implementation through a Centre Committee that met monthly and one-on-one meetings with individual tenants. There were a number of positive and negative results from this approach.

Governance – Legal Framework

Not-for-profit services based in the Centre enter into a licence with Council which provides tenure and outlines all parties' responsibilities. Tenants are charged a Licence Fee which fully or partly recovers the direct costs Council incurs in operating, maintaining and renewing the Centre. Generous subsidies are provided to Tenants on these costs based on the organisations' capacity-to-contribute, which recognises the difference between large state-wide organisations and small, local services. This started the development of goodwill between Council and tenants.

Licensees are required to take out their own public liability insurance. The public liability insurance is one of the conditions of the license. All licensees are required to take out glass insurance.

Casual hirers, that use space such as meeting rooms out of hours, are required to show proof of public liability insurance.

Governance – Operational Framework


During the design and building of the Centre, a Tenant Committee was established and chaired by Council which covered design, building, and licensing. As tenants started moving in, this Committee was used to build productive relationships with tenants to facilitate service development and develop an Operational Framework or Memorandum of Understanding.

Tenants developed together and have signed a Memorandum of Understanding (MoU) to collectively work towards a shared vision and objectives. The key outcomes of this MoU are:

- Ensures a seamless transition of the co-location of a number of like-minded services by outlining how the tenants will work together within the Centre (practicalities).
- Establishes a governance model to:
 - Align referral pathways to provide holistic service
 - Implement partnership projects developed by the tenants
 - Utilise bilingual workers within the centre where possible.



ITEM 5 (continued)**ATTACHMENT 1**

- 
- Re-enforces the Tenant Committee as a key mechanism to build productive relationships between tenants, and between tenants and Council, ensure communication, information referral, identify service gaps, and establish dispute resolution pathways for tenants to resolve any potential issues themselves.
 - Establishes the sharing of meeting rooms when vacant so that other services within the hub can use them, increasing the utilisation of sought after community space.

It the co-location of services help reinforce local identity, find local solutions to local problems and build resilience, vibrancy and diversity in the community. A review on the process in establishing Community Hubs has been published at www.ryde.nsw.gov.au/communityhubs

Costs and Financial Outlook

The construction of the hub (community centre, community hall, village square and public art) was funded at no cost to the community through a voluntary planning agreement negotiated as part of the re-development of West Ryde Urban Village. The total cost was approximately \$18.7 million.

Council's operating costs for the building in 2013/14 were \$236,000, plus \$300,000 for future renewal (depreciation) a total of \$536,000. Council's operating costs were higher than anticipated, due to the sudden rises in electricity prices between 2010 and 2013. Council's operating income for the same period was \$569,463, including the contributions from community service tenants, venue hire and the commercially licenced retail shops and a commercial floor within the building.

Taking into account income, outgoings, future renewal (depreciation) and subsidies offered to the community service tenants, provision of the Centre to the City of Ryde was at no cost to Council, ensuring it will be affordable for ratepayers in the long term. This positive result highlights that Council's adopted model for developing new community hub facilities is sustainable and achieves its objectives.

Critical success factors

The critical success factors were:

- Establish credibility and authenticity with tenants and service sector early, by listening to their needs and walking the talk.
- Provide structured opportunities for engagement in all parts of the process, from design to developing the operational model, based on a deliberative and participatory consultation (through evidence briefings and games). Support decision makers at the Service Manager level to create consistency in tenant decision making, and minute all decisions. Version control of design documents is also critical.
- Demonstrate leadership and establish shared ownership over the governance model to support co-location, partnership and collaboration. Coordinate events to continue the momentum generated from moving-in and working together and support partnership projects.

More information

For more information, please contact Mantej [Singh, Coordinator Community Projects](#) (Community Buildings) on 9952 8166 or visit www.ryde.nsw.gov.au/communityhubs

6 ECONOMIC DEVELOPMENT PLAN 2015 - 2019

Report prepared by: Economic Development Manager
File No.: URB/08/1/19 - BP14/1134

REPORT SUMMARY

This report provides a summary of the DRAFT City of Ryde Economic Development Plan 2015 – 2019. The previous plan dated 2009 – 2014 has reached its conclusion and the Economic Development Advisory Committee recommended that it be updated.

This DRAFT Plan relates closely to one of the Community Strategic Plan goals under the City of Prosperity outcome, “*Our community and businesses across the city flourish and prosper in an environment of innovation progression and economic growth.*”

The consultation process involved in preparing the DRAFT Plan included analysis of the local economy, two separate surveys of the community and four focus group workshops.

The key features of the DRAFT Plan include:

- Small business growth
- Employment initiatives
- Investment attraction
- Town centre revitalisation

The intention is to obtain Council approval to place the DRAFT Plan on public exhibition for a period of 28 days before Christmas 2014. A report will then be presented to Council in early 2015.

RECOMMENDATION:

- (a) That Council endorse the public exhibition of the DRAFT City of Ryde Economic Development Plan 2015 – 2019.
- (b) That a further report detailing the outcomes of the public exhibition be presented to Council in early 2015.

ATTACHMENTS

- 1 City of Ryde DRAFT Economic Development Plan 2015 - 2019

ITEM 6 (continued)

Report Prepared By:

Nathan Pratt
Economic Development Manager

Report Approved By:

Lexie Macdonald
Acting Manager - Urban Planning

Meryl Bishop
Acting Group Manager - Environment and Planning

ITEM 6 (continued)**Background**

Defining Local Economic Development

“The purpose of local economic development (LED) is to build up the economic capacity of a local area to improve its economic future and the quality of life for all. It is a process by which public, business and nongovernmental sector partners work collectively to create better conditions for economic growth and employment generation... It focuses on enhancing competitiveness, increasing sustainable growth and ensuring that growth is inclusive.” – World Bank, 2014

The specific contribution the DRAFT Economic Development Plan 2015 – 2019 hopes to make is concerned with the following five areas:

1. Providing leadership and strategic direction;
2. Facilitating communication and partnerships;
3. Providing information and analysis of the local economy;
4. Supporting small business growth and continued investment attraction; and
5. Targeting unemployment issues with identified groups.

City of Ryde Economic Development Strategy (2009 – 2014)

The City of Ryde Economic Development Strategy 2009 – 2014 was the inaugural economic development plan for City of Ryde. It intended to provide a “positive framework” for economic development and was structured around the following three themes:

- *Marketing the City of Ryde*
- *Employment Generation*
- *Building Partnerships*

This plan delivered a number of successful initiatives. A brief overview of the projects is outlined below.

Marketing the City:

1. City of Ryde Business Website & Directory – launched June, 2012 with 400 businesses registered;
2. City of Ryde Business e-Newsletter delivered monthly to 2,000 subscribers;
3. Flavours of Ryde Guide promoting local restaurants – over 3000 guides distributed;

ITEM 6 (continued)

4. Macquarie Park Website & Directory – launched December 2013 with over 400 visits per week;
5. Creation of the Macquarie Park brand and its successful adoption by the business community;
6. Meet Macquarie Park Guide – over 15,000 guides distributed to new employees; and
7. Meet Macquarie Park promotional videos.

Employment Generation:

8. Ryde's Small Business September – delivered in 2011, 2012, 2013 and 2014;
9. Ryde Business Bootcamp – delivered many times with a total of 200 attendees;
10. 'Small Biz Connect' Program – NSW Government's 'Small Biz Bus' visited Eastwood, Top Ryde and West Ryde during 2013 and 2014;
11. Ryde Jobs & Skills Expo 2013 – 220 attendees and 15 stall holders;
12. Skilled Migrant Job Seeker Program – 60 attendees; and
13. Employment skills workshops (various): English language skills, Microsoft Office skills, 'How to find a job' seminar, interview skills etc.

Building Partnerships:

14. Regular meetings with the Economic Development Advisory Committee (**EDAC**) chaired by Cllr Artin Etmekdjian. EDAC is charged with the primary responsibility for overseeing the implementation of the economic development plan.
15. Continued support for Ryde Business Forum events and sharing an office at the Ryde Planning & Business Centre
16. Ryde Jobs & Skills Expo Organising Committee chaired by the CEO of Macquarie Community College
17. Macquarie Park Marketing Group chaired by the Marketing Manager for Goodman International

It should be noted that all programs and initiatives listed above were delivered in partnership with local stakeholders such as Ryde Business Forum, Northern Sydney Institute of TAFE, Macquarie Community College and local job service providers.

ITEM 6 (continued)**DRAFT City of Ryde Economic Development Plan (2015 – 2019)**

The DRAFT City of Ryde Economic Development Plan 2015 - 2019 has been prepared to stimulate the local economy and support jobs and business growth in our community. This was the result of a thorough consultation process with the community and a detailed analysis of the local economy (as outlined later in this report).

The DRAFT Plan has taken into consideration the relevant state and regional plans as outlined below (in order of hierarchy):

- NSW 2021 Plan: Rebuild NSW's Economy – focus on infrastructure
- NSW Economic Development Framework – focus on innovation
- Sydney Metro Plan – 'Global Arc' and Urban Activation Precincts
- City of Ryde Community Strategic Plan: City of Prosperity
 - Goal 1 – Our community and businesses across the City flourish and prosper in an environment of innovation progression and economic growth.
- *DRAFT City of Ryde Economic Development Plan 2015 – 2019*

The Draft Plan is intended to provide leadership and facilitate partnerships between stakeholders. The broad underlying principles guiding the DRAFT Plan include:

- Increase the success rates of new small businesses:
- Reduce the rate of unemployment in local area;
- Attract investment into the city;
- Avoid duplication of services; and
- Deliver all programs in partnership with local stakeholders.

The vision, goals and objectives outlined in the DRAFT Plan have been endorsed and approved by EDAC. Each of these elements will be explained in more detail below.

Vision

The vision serves as a description of the preferred economic future of the City. It is not always fully achievable but it does give stakeholders and the community a clear sense of what it is aiming to achieve.

“By 2019 City of Ryde will have a dynamic, business-oriented local government and be recognised as Sydney’s premier location for employment and globally competitive business with strong links to education and training. Our City will be vibrant with a dynamic business-enabling environment, and our community will be leaders in sustainable transport.”

ITEM 6 (continued)
Goals & Objectives

From the vision come goals and objectives. Goals are more descriptive and concrete than the vision. They are based on an assessment of the local economy and point more specifically to where we want to be.

Objectives are more specific and measurable than goals. The objectives also serve as the basis for key performance indicators for the life of the plan.

Within the plan there are six goals and nine objectives. The correlation between goals and objectives are outlined in Table 1.0 below.

Table 1.0 Goals & Objectives in DRAFT City of Ryde Economic Development Plan 2015 - 2019

GOALS	OBJECTIVES
Goal 1: Macquarie Park continues to attract new businesses and a talented workforce.	Objective 1: Macquarie Park reaches 1,250,000 m2 of commercial office space by 2019.
	Objective 2: By 2019 businesses in Macquarie Park report a 10% improvement in attracting and retaining talented staff compared to 2015 levels.
Goal 2: Town and neighbourhood centres are vibrant and attractive for residents, employees and visitors.	Objective 3: By 2019 Businesses in town and neighbourhood centres will report a 10% improvement in vitality and increased visitors as identified by a business survey compared to 2015 levels.
Goal 3: Small businesses thrive in an environment of relevant information, training and networking opportunities.	Objective 4: Small business programs supported by City of Ryde receive a satisfaction rating of 80% or higher as identified by survey.
	Objective 5: By 2019 small business owners report a 10% improvement in the provision of networking opportunities as identified by survey compared to 2015.
Goal 4: Job seekers find work locally via employment services, vocational training and work experience opportunities.	Objective 6: Employment training programs supported by City of Ryde receive a satisfaction rating of 80% or higher as identified by survey.
	Objective 7: The City of Ryde maintains an unemployment rate that is below the average for NSW.
Goal 5: People can freely move into, out of, and around City of Ryde using modes of transport that are sustainable.	Objective 8: By 2019 the percentage of residents and workers commuting to work by car (as a driver) is reduced by 10% on 2015 figures as measured by the Census.
Goal 6: Market investment opportunities and permit a variety of activities in the city's employment and industrial lands.	Objective 9: By 2019 an industrial lands viability study will be undertaken to consider any necessary land use planning changes and market the opportunities to investors.

ITEM 6 (continued)

Changes in the Updated Economic Development Plan

The updated plan seeks to support the progress that has been achieved in the City of Ryde Economic Development Strategy 2009 – 2014. This is evidenced by the continuation of many successful initiatives in small business, employment and investment attraction.

The previous plan was structured around three key themes of “*Marketing the City of Ryde*”, “*Employment Generation*” and “*Building Partnerships*”. All programs in the plan were categorised under these three headings.

The updated plan has revised the structure to include a vision, goals, objectives, programs and projects. And there are key performance indicators to track the progress of the plan.

The previous themes of ‘Marketing the City of Ryde’ and ‘Employment Generation’ are spread across a number of goals. And rather than being a separate theme, ‘Building Partnerships’ is now inherent in the delivery all economic development programs.

Implementation Plan

The specific programs and projects listed in the DRAFT City of Ryde Economic Development Plan will be implemented over the five year period 2015 – 2019. An annual Implementation Plan will be presented to EDAC for consideration and approval.

The annual operating budget for implementing the DRAFT Plan is anticipated to be \$40,000. An assumption has been made that \$40,000 will be available each year over the period 2015 – 2019 (inclusive).

All programs and projects listed in the DRAFT Plan will be evaluated via stakeholder engagement and/or participant surveys. The findings will be presented to EDAC for consideration. EDAC will then advise on whether programs and projects should be repeated, amended or discontinued.

Consultation Process to Develop the Plan

A thorough consultation process was undertaken to ensure that the community was engaged in the development of the plan and that it concentrated on the most important issues. This process involved statistical analysis, surveys and focus group workshops. A summary of the surveys and focus group findings are provided below.

ITEM 6 (continued)**Business Retention & Expansion Survey (Sept 2013)**

A Business Retention and Expansion Survey involves surveying the business community to prepare a SWOT analysis-style report on the local economy. A total of 104 surveys were completed with representation from a wide range of businesses in size, industry and location.

Summary of key findings:

1. City of Ryde is a good place for business;
2. Most businesses chose to locate here either because they live here or because of its central location;
3. The top three economic assets are proximity, transport connectivity, and pleasant surroundings;
4. The top three things to improve the local economy were increasing car parking at train stations, public transport improvements and business training and networking events.

Economic Development Plan Survey (Feb 2014)

The Economic Development Plan Survey was prepared to further analyse issues raised in the BRE Survey and to obtain feedback on the current economic development plan. A total of 161 surveys were completed and the results were presented to EDAC.

Top five suggested economic development activities included:

1. To advocate/lobby for transport solutions & infrastructure improvements;
2. To provide an attractive local area for residents and visitors;
3. To provide practical support for new small business owners and job seekers;
4. To prepare a local economic development plan for City of Ryde; and
5. To stimulate and revitalise local town centres.

Four Focus Group Consultation Workshops (March 2014)

Four separate workshops were held on 'Marketing the City', 'Small Business,' 'Job Seekers', and 'Place Making' during March 2014. The purpose was to hear from local stakeholders on the current issues and to provide them the opportunity to suggest projects for inclusion in the updated plan. There were 41 people in attendance and the results of these workshops were presented to EDAC.

ITEM 6 (continued)

There was strong support for the following initiatives:

1. Council-run events and festivals;
2. Work experience/employment initiatives and jobs expos;
3. Small business workshops and master classes;
4. Connect Macquarie Park + North Ryde and transport initiatives;
5. Support for the Macquarie Park website and associated marketing; and
6. Support for town centre revitalisation and main street programs.

Next Steps

Pending Council's decision to adopt the DRAFT City of Ryde Economic Development Plan 2015 – 2019, it will be placed on exhibition for 28 days prior to Christmas 2014 and the outcomes of the exhibition reported to Council in February 2015.

The following stakeholders will be consulted:

- City of Ryde Economic Development Advisory Committee (which next meets on 22 November 2014)
- Macquarie Park Forum (which next meets on 6 November 2014)
- Ryde Business Forum
- Local Chambers of Commerce
- Local job service agencies
- Local training providers
- Relevant community groups
- Government agencies

The DRAFT Plan will be advertised via the following channels:

- Advertisement in the Northern District Times
- Council website
- e-Newsletters
- Ryde Business Forum
- Chambers of Commerce
- Council libraries

ITEM 6 (continued)**Financial Implications**

Adoption of the recommendation will have no financial impact.

Strategic Context

There are no strategic implications or legal requirements of this decision.

There are no critical dates or deadlines to be met.

Conclusion

This report provides a summary of the DRAFT City of Ryde Economic Development Plan 2015 – 2019. The previous plan dated 2009 – 2014 has reached its conclusion and the Economic Development Advisory Committee recommended that it be updated.

This DRAFT Plan relates closely to one of the Community Strategic Plan goals under the City of Prosperity outcome, “*Our community and businesses across the city flourish and prosper in an environment of innovation progression and economic growth.*”

The consultation process involved in preparing the DRAFT Plan included analysis of the local economy, two separate surveys of the community and four focus group workshops.

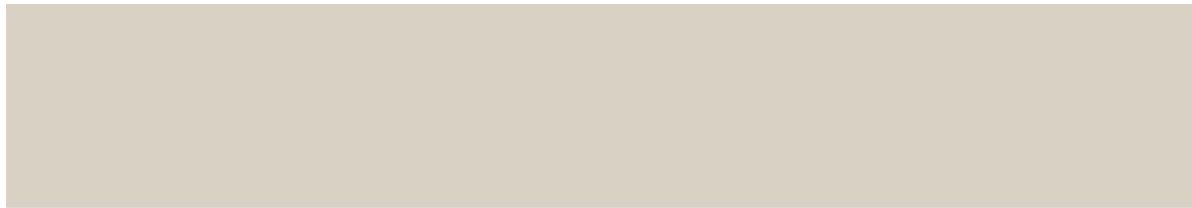
The key features of the DRAFT Plan include:

- Small business growth
- Employment initiatives
- Investment attraction
- Town centre revitalisation

The intention is to obtain Council approval to place the DRAFT Plan on public exhibition for a period of 28 days before Christmas 2014. A report will then be presented to Council in February 2015.

ITEM 6 (continued)

ATTACHMENT 1



ITEM 6 (continued)**ATTACHMENT 1****1.0 Foreword**

The City of Ryde Economic Development Plan 2015-2019 has been prepared to stimulate the local economy and support jobs and business growth in our community.

We have consulted business owners, workers and residents to make sure we are concentrating on the most important issues to them. What has emerged is a plan that covers small business support, job seeker initiatives and investment attraction.

Over the last 10 years City of Ryde has experienced unprecedented growth. We now have 10,000 businesses, 90,000 jobs and a Gross Regional Product of \$14 Billion per year. Our growth is due largely to the success of Macquarie Park as a hub for world-class businesses, education, health services and retail. The next step is to encourage a greater degree of collaboration between these organisations and for the benefits to be shared with the broader community.

Whilst the Ryde economy has been performing well in recent years, the unemployment rate reached 5.9% in 2013. We must therefore ensure the 3,700 job seekers in our community have access to the best employment services and vocational training to help them find work. It is for this reason that Council held the inaugural Ryde Job & Skills Expo in 2013 to provide a one-stop-shop for job seekers wanting to more information on career pathways.

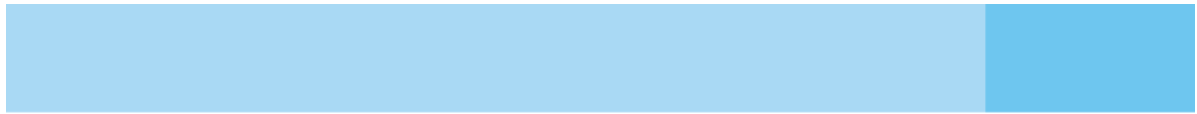
Research has proven that the small business sector is where the majority of new jobs are created. As the majority of small business owners also live in the local area, Council is in a prime position to support new small businesses during their critical start-up phase. It is for this reason that Council continues to deliver Ryde's Small Business September program providing practical training, networking and advice.

All of Sydney faces the common issue of traffic congestion. The key challenge facing communities is how to reduce our dependency on private motor vehicles. Fortunately, City of Ryde is serviced by two train lines, an integrated bus network, ferries and ever increasing bike paths. Council is supporting Connect Macquarie Park + North Ryde, the first transport management association of its kind in NSW. Their task is to encourage commuters to Macquarie Park to choose sustainable transport options to get to work.

City of Ryde is fortunate to have many significant economic assets on which to build upon. We have world-class education and training organisations, excellent transport infrastructure, strong business networks, unique town centres, popular community events and a beautiful natural environment. It is intended that this plan will provide a supportive framework to facilitate stakeholders to work together on moving our economy forward and meet the challenges that lay ahead.

ITEM 6 (continued)

ATTACHMENT 1



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- 2) Introducing the City of Ryde
- 3) SWOT Analysis of the Local Economy
- 4) Council's Role in Economic Development
- 5) Strategic Framework
- 6) Economic Profile & Analysis
- 7) Consultation Process & Feedback
- 8) Vision, Goals & Objectives
- 9) Programmes & Projects
- 10) Delivery Partners
- 11) Governance Structures
- 12) Reporting & Key Performance Indicators
- 13) Economic Development Plan Spreadsheet



ITEM 6 (continued)**ATTACHMENT 1**

2.0 Introducing the City of Ryde Economy

The City of Ryde is fast becoming Sydney's premier suburban CBD. Over the past 10 years Ryde Local Government Area has transitioned from a typical suburban area to become an important employment and education hub.

The City of Ryde is located in Sydney's north-western suburbs 12 km from the Sydney CBD and 9 km from Parramatta CBD. Set in a beautiful natural environment, City of Ryde is well-connected to other parts of Sydney via two train lines, an integrated bus network, a daily ferry service to Sydney CBD, and the M2 Motorway.

The local economy has experienced unprecedented growth. In 2013 the Gross Regional Product was worth \$13.93 Billion and over the past 10 years the economy has grown at a rate of 4.35%, compared to the NSW State average of 2.17% over the same period. This growth added approximately 2,000 jobs to the local economy per year and average house prices having risen to over \$1 Million.

The City's town centres are changing and each has their own unique identity and offerings. Ryde has undergone a revitalisation with the new Top Ryde City shopping centre and apartments. Eastwood is a renowned cultural centre with people coming from all over Sydney, including international visitors, to experience the best in local Chinese and Korean food. Gladesville is an interesting enclave with an international food strip and heritage buildings. An important commuter hub, West Ryde is in a season of transition and development with a wide variety of supermarkets, hobby shops, restaurants and pubs.

Macquarie Park is home to many world-class businesses such as Optus, CSIRO, Microsoft, Johnson & Johnson, Cochlear and Foxtel. And the precinct is well on track to become Australia's fourth largest CBD by 2030 behind Sydney, Melbourne and Brisbane. In 2014 Macquarie Centre became the largest suburban shopping centre in Sydney with a \$440 million re-development and host of new retailers.

The city boasts a wealth of educational institutions. Some of the key educational institutions include: Macquarie University, Macquarie Graduate School of Management, the two campuses of the Northern Sydney Institute of TAFE and Macquarie Community College. The community is also well serviced by five hospitals including the new Macquarie Private Hospital and the Australian Hearing Hub.

Many of the challenges and opportunities facing the City of Ryde economy are related to how successful we can manage the growth. This will require changing the way people travel to work, our types of accommodation, the businesses and jobs we attract, the education and training we deliver, and improving the visitor experience of our centres.

With an abundance of economic assets, strong community partners and a proactive local council, City of Ryde is well-positioned for the next phase of growth in an increasingly competitive global economy.

ITEM 6 (continued)**ATTACHMENT 1**

3.0 SWOT Analysis of the Local Economy

The SWOT Analysis below provides an insight into the economic profile and identifies some key challenges and opportunities.

Strengths:

- Strong economic growth for 10 years, driven by Macquarie Park;
- Proximity to Sydney's other major centres (e.g. Parramatta and Sydney);
- Connectivity via excellent transport infrastructure (rail, bus, ferry, M2 Motorway);
- World-class higher education, research and vocational training institutions;
- Proactive chambers of commerce;
- A highly talented young workforce and culturally diverse population;
- Attractive town centres and well-attended community festivals; and
- Pleasant surroundings and natural bushland setting.

Weaknesses:

- Increasing pressures of traffic congestion;
- Perceptions of Macquarie Park as a boring place to work;
- Overreliance on Macquarie Park rather than other centres for jobs growth;
- Low-levels of collaboration between key organisations within Macquarie Park; and
- Housing affordability pushing out lower-paid employees.

Opportunities:

- For Macquarie Park to progress from co-location to genuine cluster-like activity;
- Encourage more small business 'spin-offs' from the high-tech firms;
- Workforce to make greater use of local vocational training organisations;
- Increase the use of public transport (i.e. train, bus, ferry);
- Building on our cultural diversity for increased trade with Asia;
- Raise greater awareness of our beautiful natural environments; and
- Harness the maximum benefits from High Speed Broadband rollout.

Threats:

- Inadequate response to traffic congestion and making the shift to other modes of transport;
- A downturn in telecommunications or wholesale trade industry sectors;
- Potential land use changes that might threaten employment lands;
- The high cost of accommodation for low-wage, casual and part-time workers;
- The wide-ranging effects globalisation such as highly mobile capital and the transferring of many local jobs offshore; and
- The decline in conventional retail trade accompanied with the increase in internet shopping.

ITEM 6 (continued)**ATTACHMENT 1**

4.0 Council's Role in Economic Development

Defining Local Economic Development

"The purpose of local economic development (LED) is to build up the economic capacity of a local area to improve its economic future and the quality of life for all. It is a process by which public, business and nongovernmental sector partners work collectively to create better conditions for economic growth and employment generation... It focuses on enhancing competitiveness, increasing sustainable growth and ensuring that growth is inclusive." – World Bank, 2014

Council's Role

It is important to acknowledge the important contribution a local council makes towards local economic development through the wide range of services delivered. Some of these services include: land use planning, public domain upgrades, road maintenance, community events, waste collection and recycling, food safety, bush care, libraries, parks and playgrounds. Each of these services plays an important role in providing a competitive and attractive business environment.

The specific contribution the Economic Development Plan (**EDP**) hopes to make is concerned with the following five areas:

- 1) Providing leadership and strategic direction;
- 2) Facilitating communication and partnerships;
- 3) Providing information and analysis of the local economy;
- 4) Supporting small business growth and continued investment attraction; and
- 5) Targeting unemployment issues with identified groups.

Council's Approach

Council seeks to adopt a 'partnership approach' to economic development whereby we work alongside key stakeholders to positively influence change. Primarily, council's role in the economic development process will be to **influence** and **inform**. Council hopes to adopt a leadership role and facilitate partnerships between like-minded organisations in order to achieve economic development outcomes.

It should be noted that the duplication of existing government services should always be avoided. On occasions when council does deliver programs we will seek to do it through partnerships with local organisations that have specialist skills in these areas.

ITEM 6 (continued)**ATTACHMENT 1**

5.0 Strategic Framework

The NSW Government and City of Ryde already have in place a number of plans providing strategic direction. It is necessary to appreciate the hierarchy of plans in which the EDP operates.

NSW 2021 (State Plan)

NSW 2021 is a 10 year plan to rebuild the economy, provide quality services, renovate infrastructure, restore government accountability, and strengthen our local environment and communities. The six core activities under the theme 'Rebuild NSW's Economy' include:

1. New infrastructure
2. More land available for housing and jobs
3. Grow critical industries and investment
4. 20% red tape reduction
5. Improving public sector efficiency
6. Boosting skills and qualifications

NSW Economic Development Framework

The Framework encompasses the NSW Government's broad reform program covering planning, procurement, regulation, infrastructure, business facilitation services and advice.

The 'Five Priority Actions' include:

1. Demonstrate leadership
2. Make it easier to do business
3. Collaborate to drive innovation and competitiveness
4. Invest in critical infrastructure
5. Raise the global profile of Sydney and NSW

Sydney Metropolitan Strategy

The Metropolitan Strategy is a comprehensive plan to manage the growth of Sydney. The Strategy provides the targets for housing provision, jobs growth and infrastructure. Key points for City of Ryde:

- Global Economic Corridor (including Macquarie Park) - This corridor will be protected and developed as an important cluster of professional and service industry jobs.
- Urban Activation Precincts – these are areas reserved for increased residential density located at Herring Rd and North Ryde station.

City of Ryde Community Strategic Plan

The Community Strategic Plan is a long term strategy for the whole community. It aims to ensure that the City of Ryde lives up to the aspirations of our community, while meeting the challenges of the future. In particular, two relevant goals under the 'City of Prosperity' outcome include:

- Goal 1 - Our community and businesses across the city flourish and prosper in an environment of innovation, progression and economic growth.
- Goal 3 – Macquarie Park is recognised globally and locally as an innovative education and technology hub.

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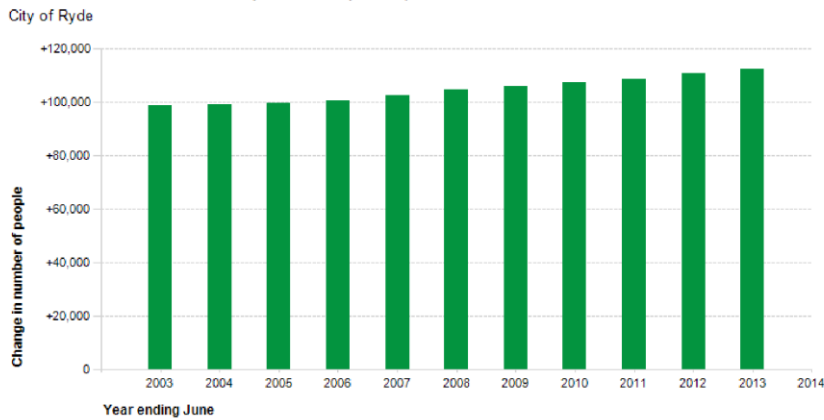


6.0 Economic Profile & Analysis

Growing Population

The Estimated Resident Population (ERP) is the official population of the area. It is updated annually by the Australian Bureau of Statistics, and reassessed every Census. In 2013 there were 112,545 residents in City of Ryde. On average 1,350 new residents are added to the area each year.

Estimated Resident Population (ERP)



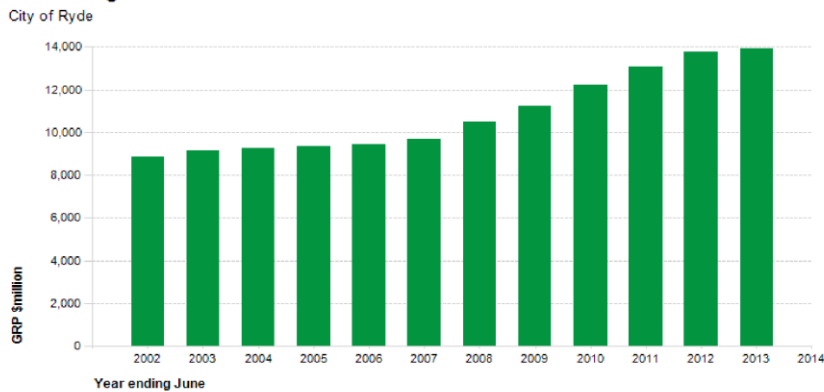
Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts



Strong Economic Growth

Headline Gross Regional Product (GRP) is a measure of size or net wealth generated by the local economy. Changes in this figure over time can represent changes in employment, productivity or the types of industries in the area. In 2013 The GRP for City of Ryde was \$13.93 Billion.

Gross Regional Product

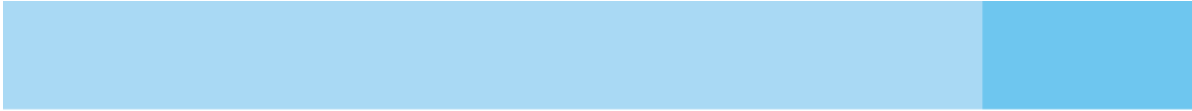


Source: National Institute of Economic and Industry Research (NIEIR) ©2014
Compiled and presented in economy.id by .id the population experts



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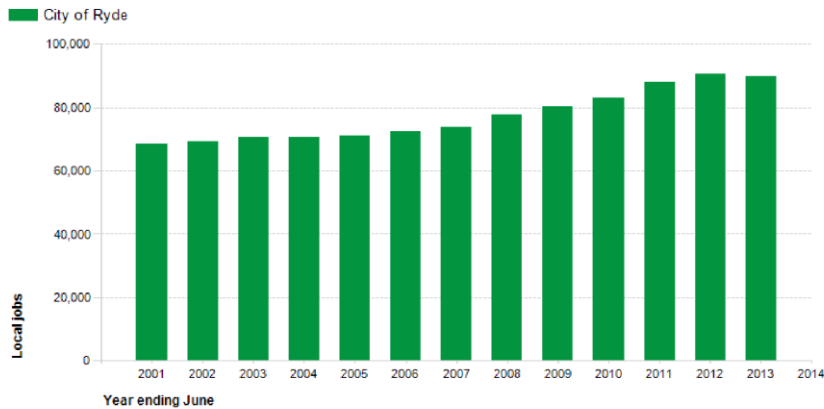
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Local Jobs Growth

A count of jobs is one of the most fundamental economic indicators of the size of the local economy, and increasing numbers of jobs generally represent a growing economy. In 2013 there were a total of 89,857 jobs in City of Ryde.

Local jobs



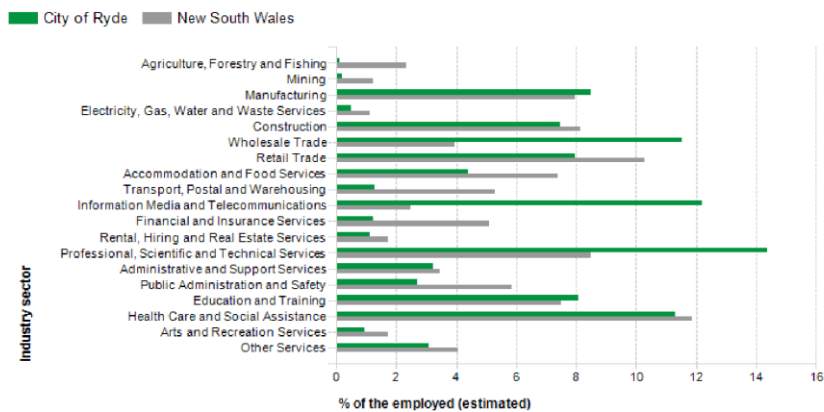
Source: National Institute of Economic and Industry Research (NIEIR) ©2014
Compiled and presented in economy.id by .id the population experts



Economic Structure

By comparing the number of jobs in each industry sector to a regional benchmark, you can clearly see the structure of City of Ryde's economy. The three largest employing sectors are in 'Professional, Scientific and Technical Services', 'Information Media and Telecommunications', and 'Wholesale Trade'.

Employment (total) by industry 2012/13

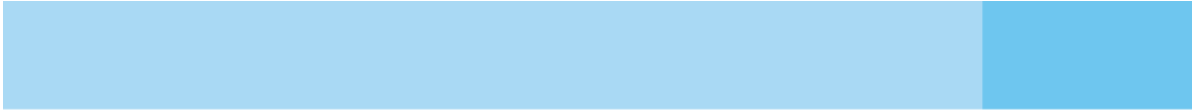


Source: National Institute of Economic and Industry Research (NIEIR) ©2014
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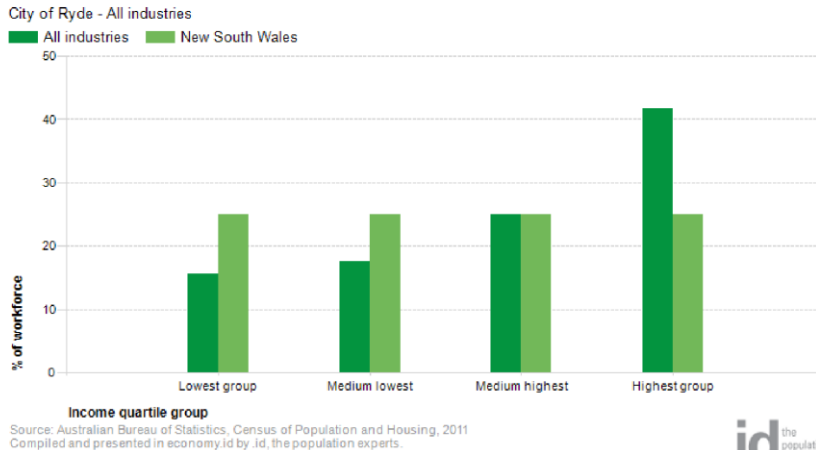
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High-Paying Jobs

Individual Income is an indicator of socio-economic status, skills and occupations required in a particular industry. It is important to note that over 40% of the City of Ryde workforce is in the highest earning quartile for NSW.

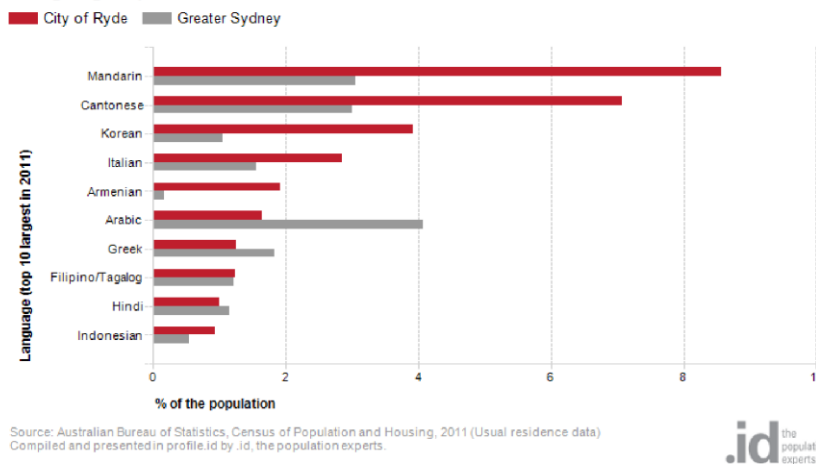
Workforce individual income quartiles, 2011



Culturally Diverse Community

Language spoken at home is a useful indicator of the cultural diversity of a city. In City of Ryde 42% speak a language other than English at home with Mandarin, Cantonese and Korean the top three.

Language spoken at home, 2011



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7.0 Consultation Process & Feedback

In addition to statistical analysis, there have been a series of surveys and focus group studies to further understand the current local economic climate of the City of Ryde.

Macquarie Park Situation Analysis (Nov 2011)

A SWOT analysis was conducted on Macquarie Park to determine the key marketing assets, why tenants chose Macquarie Park, and identify barriers to continued growth. This was the preliminary study on which to base the marketing plan. The results were presented to Macquarie Park Forum.

Summary of key findings:

1. Macquarie Park is has out-performed all other office precincts in Sydney;
2. It has grown very fast in recent years with significant building activity over the last 10 years;
3. The initial attraction was that it was cheap to build with generous car parking provisions;
4. Northern Sydney region drawing on a talented workforce;
5. The precinct is particularly attractive to large occupiers interested in more than 1,000m² of commercial space; and
6. Traffic congestion and pedestrian-friendliness were the two most critical issues to address.

Macquarie Park Marketing Plan 2013 – 2015 (Oct 2012)

A marketing plan was prepared following the findings of the Situation Analysis Report to brand the precinct. Surveys and four separate consultation workshops were held as part of this process and the outcome was the creation of a brand and logo. The plan itself has put in place steps to raise awareness, attract workers and improve communication among stakeholders. The results were presented to Macquarie Park Forum and the plan was endorsed.

Summary of the main objectives in the Marketing Plan:

1. Build a clear brand and logo;
2. Align stakeholders to support the vision and plan;
3. Establish the Macquarie Park Marketing Group;
4. Promote the social, professional, academic and community-oriented opportunities available to employees working in Macquarie Park; and
5. Encourage efficient and effective communication between all stakeholders to enhance the perception and experience of users in the area.

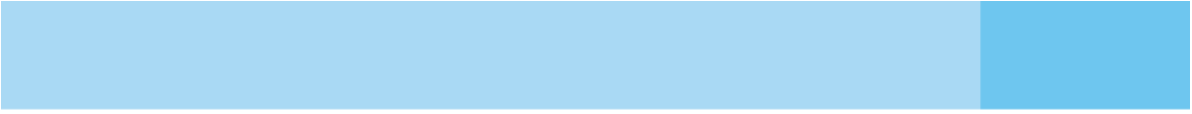
Business Retention & Expansion Survey (Sept 2013)

A Business Retention and Expansion survey involves surveying the business community to prepare a SWOT analysis-style report on the local economy. A total of 104 surveys were completed with representation from a wide range of businesses in size, industry and location.

Summary of key findings:

1. City of Ryde is a good place for business;
2. Most businesses chose to locate in Ryde because they live here or its central location;
3. The top three economic assets are proximity to CBD, Parramatta and Chatswood, transport connectivity, and pleasant surroundings;

ITEM 6 (continued)**ATTACHMENT 1**

- 
4. The top three things to improve the local economy are increasing car parking at train stations, public transport improvements and business training and networking events.

Economic Development Plan Survey (Feb 2014)

This recent survey was prepared to further analyse issues raised in the BRE Survey and to obtain feedback on the current economic development plan. A total of 161 surveys were completed and the results presented to EDAC.

Top five suggested economic development activities:

1. To advocate/lobby for transport solutions & infrastructure improvements;
2. To provide an attractive local area for residents and visitors;
3. To provide practical support for new small business owners and job seekers;
4. To prepare a local economic development plan for City of Ryde; and
5. To stimulate and revitalise local town centres.

Four Focus Group Workshops (March 2014)

Four separate workshops were held on 'Marketing the City', 'Small Business', 'Job Seekers', and 'Place Making' during March 2014. The purpose was to hear from stakeholders and to provide the opportunity to suggest new projects. There were 41 people in attendance and the results of these workshops were presented to EDAC.

There was strong support for the following initiatives (in order of priority):

1. Council-run events and festivals;
2. Work experience/employment initiatives and jobs expos;
3. Small business workshops and master classes;
4. Connect Macquarie Park + North Ryde and transport initiatives;
5. Support for the Macquarie Park website and associated marketing; and
6. Support for town centre revitalisation initiatives and main street programs.

ITEM 6 (continued)**ATTACHMENT 1**

8.0 Vision, Goals & Objectives

City of Ryde Vision for Economic Development

"By 2019 City of Ryde will have a dynamic, business-oriented local government and be recognised as Sydney's premier location for employment and globally competitive business with strong links to education and training. Our City will be vibrant with a dynamic business-enabling environment, and our community will be leaders in sustainable transport."

Goals in the City of Ryde Economic Development Plan

Goal 1: Macquarie Park continues to attract new businesses and a talented workforce.

Goal 2: Town and neighbourhood centres are vibrant and attractive for residents, employees and visitors.

Goal 3: Small businesses thrive in an environment of relevant information, training and networking opportunities.

Goal 4: Job seekers find work locally via employment services, vocational training and work experience opportunities.

Goal 5: People can freely move into, out of, and around City of Ryde using modes of transport that are sustainable.

Goal 6: Market investment opportunities and permit a variety of activities in the city's employment and industrial lands.

Objectives to Achieve the Goals

Objective 1: Macquarie Park reaches 1,250,000 m2 of commercial office space by 2019.

Objective 2: By 2019 businesses in Macquarie Park report a 10% improvement in attracting and retaining talented staff by 2019 compared to 2015 levels.

Objective 3: By 2019 businesses in town and neighbourhood centres will report a 10% improvement in vitality and increased visitors as identified by a business survey.

Objective 4: Small business programs supported by City of Ryde receive a satisfaction rating of 80% or higher as identified by survey.

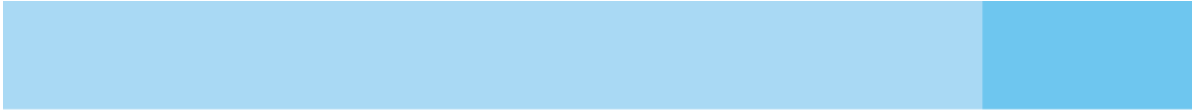
Objective 5: By 2019 small business owners report a 10% improvement in the provision of networking opportunities as identified by survey compared to 2015.

Objective 6: Employment training programmes supported by City of Ryde receive a satisfaction rating of 80% or higher as identified by survey.

Objective 7: The City of Ryde maintains an unemployment rate that is below the average for NSW.

ITEM 6 (continued)

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Objective 8: By 2019 the percentage of residents and workers commuting to work by car (as a driver) is reduced by 10% on 2015 figures as measured by the Census.

Objective 9: By 2019 an industrial lands viability study will be undertaken to consider any necessary land use planning changes and market the opportunities to investors.



ITEM 6 (continued)**ATTACHMENT 1****9.0 Programs & Projects to Achieve the Objectives****Program 1: Macquarie Park Investment Attraction Program**

- a) Project 1.1: Macquarie Park Investment Prospectus
- b) Project 1.2: Macquarie Park Website & eNewsletters
- c) Project 1.3: Business Climate Survey
- d) Project 1.4: NSW Government 'Bridging the Gap' Program

Program 2: Macquarie Park Employee Experience Program

- a) Project 2.1: Guide for Macquarie Park Employees
- b) Project 2.2: TEDx Macquarie University Event
- c) Project 2.3: Events in Macquarie Park

Program 3: Centres Revitalisation Program

- a) Project 3.1: Facilitate the NBN Rollout with NBN Co.
- b) Project 3.2: Promotion of Restaurants and Town Centres
- c) Project 3.3: Town Centre Business Needs Survey

Program 4: Small Business Advisory Program

- a) Project 4.1: Ryde Planning & Business Centre Advisory Service & Business Fact Sheets
- b) Project 4.2: Council's 'Setting Up a Home-Based Business' Workshop
- c) Project 4.3: NSW Government Small Biz Connect Initiative

Program 5: Small Business Training & Networking Program

- a) Project 5.1: Small Business Workshops & Networking Events

Program 6: Education and Training Program

- a) Project 6.1: Skilled Migrant Job Seeker Program
- b) Project 6.2: Local Work Experience Campaign
- c) Project 6.3: Improved Web Presence for Employment Initiatives

Program 7: Industry and Skills Alignment Program

- a) Project 7.1: Ryde Jobs and Skills Expo
- b) Project 7.2: Industry Employment & Training Needs Survey
- c) Project 7.3: NSW Government 'Smart and Skilled' Initiative

Program 8: Sustainable Transport Solutions Program

- a) Project 8.1: Promotion of 'Connect Macquarie Park + North Ryde'
- b) Project 8.2: Support Sustainable Transport Research Projects

Program 9: Employment Lands Review Program

- a) Project 9.1: Conduct a review of employment lands in City of Ryde for land use planning
- b) Project 9.1: Prepare information for potential investors on the major employment lands in City of Ryde

ITEM 6 (continued)**ATTACHMENT 1**

10.0 Delivery Partners

The programs and initiatives suggested in this plan are to be delivered in partnership with the suggested specialist organisations outlined below (in alphabetical order):

- 1) Community Migrant Resource Centre
- 2) Connect Macquarie Park + North Ryde
- 3) Goodman International
- 4) Local job service agencies
- 5) Macquarie Community College
- 6) Macquarie University
- 7) Macquarie Graduate School of Management
- 8) NBN Co.
- 9) Northern Sydney Institute of TAFE
- 10) NSW Department of Trade & Investment
- 11) Property Council for NSW
- 12) Ryde Business Forum & Chambers of Commerce
- 13) Ryde Human Services (Centrelink)
- 14) Small Business Commissioner's Office
- 15) TEDx Macquarie University

ITEM 6 (continued)**ATTACHMENT 1**

11.0 Governance Structures

For the Economic Development Plan to be successfully implemented there must be appropriate governance structures in place. Outlined below are the various committees and working groups that oversee various aspects of the EDP.

Council

Council makes policies on the City's direction, funding expenditure, investment, borrowing, finance, strategic development and growth.

Economic Development Advisory Committee

EDAC provides direction and support to assist and guide Council in the implementation of the Economic Development Plan. It should be noted that EDAC has the most significant role in overseeing the EDP.

Macquarie Park Forum

Macquarie Park Forum provides high-level strategic and industry input in areas such as transport, marketing, urban design and sustainability.

Macquarie Park Marketing Group

This working group provides project-specific advice on the marketing initiatives, investment attraction and the employee experience of working in Macquarie Park.

Ryde Jobs & Skills Expo Organising Committee

This working group is the primary organising committee of the Ryde Jobs & Skills Expo. This event was first held in 2013. There is strong support for holding a similar event in the future.

Transport Management Association

Connect Macquarie Park + North Ryde is a partnership between the State Government, City of Ryde and the businesses in Macquarie Park to make it easier for employees to travel to and from work.

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ATTACHMENT 1

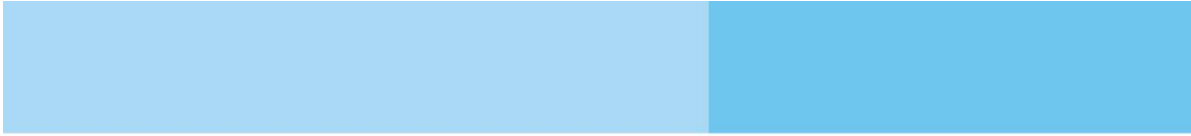
12.0 Reporting & Key Performance Indicators

Every objective listed in the EDP has a corresponding Key Performance Indicator (KPI) or benchmark. The progress in achieving the KPIs will be regularly reported to EDAC.

Objective	Key Performance Indicator (KPI)
Objective 1: For Macquarie Park to reach 1,250,000 m ² of commercial office space by 2019.	KPI 1: Total commercial floor space in Macquarie Park sourced by Property Council for NSW quarterly reports.
Objective 2: By 2019 businesses in Macquarie Park report a 10% improvement in attracting and retaining talented staff compared to 2015 levels.	KPI 2: To be assessed by survey.
Objective 3: By 2019 businesses in town and neighbourhood centres will report a 10% improvement in vitality and increased visitors as identified by a business survey compared to 2015 levels.	KPI 3: To be assessed by survey.
Objective 4: Small business programs receive a satisfaction rating of 80% or higher as identified by survey.	KPI 4: To be assessed by survey at the completion of all small business programs.
Objective 5: By 2019 small business owners report a 10% improvement in the provision of networking opportunities as identified by survey compared to 2015.	KPI 5: To be assessed by survey.
Objective 6: Employment training programmes supported by City of Ryde receive a satisfaction rating of 80% or higher as identified by survey.	KPI 6: To be assessed and by survey at the completion of all employment programs.
Objective 7: The City of Ryde maintains an unemployment rate that is below the average for NSW.	KPI 7: To be assessed annually via the Small Area Surveys prepared by the Australian Bureau of Statistics and Centrelink.
Objective 8: By 2019 the percentage of residents and workers commuting to work by car (as a driver) is reduced by 10% on 2015 figures as measured by the Census.	KPI 8: To be assessed via published Census results at the end of the period.
Objective 9: By 2019 an industrial lands viability study will be undertaken to consider any necessary land use planning changes and market the opportunities to investors.	KPI 9: To be assessed by the completion of an industrial lands review.

ITEM 6 (continued)

ATTACHMENT 1



13.0 Economic Development Plan Spreadsheet

The table below outlines the relationship between goals, objectives, KPIs, programs and projects.



Goal 1	Objective	KPI	Program	Project
Goal 1: Macquarie Park continues to attract new businesses and a talented workforce.	Objective 1: Macquarie Park reaches 1,250,000 m2 of commercial office space by 2019.	KPI 1: Total commercial floor space in Macquarie Park sourced by Property Council for NSW quarterly reports.	Program 1: Macquarie Park Investment Attraction Program	Project 1.1: Macquarie Park Investment Prospectus
				Project 1.2: Macquarie Park Website & eNewsletters
				Project 1.3: Business Climate Survey
	Objective 2: By 2019 businesses in Macquarie Park report a 15% improvement in attracting and retaining talented staff compared to 2015 levels.	KPI 2: To be assessed by survey.	Program 2: Macquarie Park Employee Experience Program	Project 2.1: Guide for Macquarie Park Employees
				Project 2.2: Macquarie University TEDx Event
				Project 2.3: Events in Macquarie Park

Goal 2	Objective	KPI	Program	Project
Goal 2: Our town and neighbourhood centres are vibrant and attractive for residents and visitors.	Objective 3: By 2019 business in town and neighbourhood centres will report a 10% improvement in vitality and increased visitors as identified by a business survey compared to 2015 levels.	KPI 3: To be assessed by survey.	Program 3: Centres Revitalisation Program	Project 3.1: Facilitate the NBN Rollout with NBN Co.
				Project 3.2: Promotion of Restaurants and Town Centres
				Project 3.3: Town Centre Business Needs Survey

Goal 3	Objective	KPI	Program	Project
Goal 3: Small businesses thrive in an environment of relevant information, training and networking opportunities.	Objective 4: Small business training programmes supported by City of Ryde receive a satisfaction rating of 80% or higher as identified by survey.	KPI 4: To be assessed by survey at the completion of all small business programs.	Program 3: Small Business Advisory Program	Project 3.1: Ryde Planning & Business Centre Advisory Service
				Project 3.2: Council's Setting Up a Home-Based Business Workshop

ITEM 6 (continued)

ATTACHMENT 1



				Project 3.3: NSW Government Small Biz Connect Initiative
	Objective 5: By 2019 business owners report a 10% improvement in local networking opportunities as identified by survey compared to 2015.	KPI 5: To be assessed by survey.	Program 4: Business Networking Program	Project 4.1: Small Business Workshops & Networking Events

Goal 4	Objective	KPI	Program	Project
Goal 4: Job seekers find work locally via employment services, vocational training opportunities and work experience.	Objective 6: Employment training programmes supported by City of Ryde receive a satisfaction rating of 80% or higher as identified by survey.	KPI 6: To be assessed and by survey at the completion of all employment programs.	Program 5: Education and Training Program	Project 5.1: Skilled Migrant Job Seeker Programme
				Project 5.2: Local Work Experience Campaign
				Project 5.3: Improved Web Presence for Employment Initiatives
	Objective 7: The City of Ryde maintains an unemployment rate that is below the average for NSW.	KPI 7: To be assessed annually via the Small Area Surveys prepared by the Australian Bureau of Statistics and Centrelink.	Program 6: Industry and Skills Alignment Program	Project 6.1: Ryde Employment and Training Expo Project 6.2: Industry Employment & Training Needs Survey

Goal 5	Objective	KPI	Program	Project
Goal 5: People can freely move into, out of, and around City of Ryde using sustainable transport options.	Objective 8: By 2019 the percentage of residents and workers commuting to work by car (as a driver) is reduced by 10% on 2015 figures as measured by the Census.	KPI 8: To be assessed via published Census results at the end of the period.	Program 8: Sustainable Transport Solutions Program	Project 8.1: Promotion of 'Connect Mac Park + North Ryde'
				Project 8.3: Support Sustainable Transport Research Projects

Goal 6	Objective	KPI	Program	Project
Goal 6: Market investment opportunities and permit a variety of activities in the city's employment and industrial lands.	Objective 9: By 2019 an industrial lands viability study will be undertaken to consider any necessary land use planning changes and market the opportunities to investors.	KPI 9: To be assessed by the completion of an industrial lands review.	Program 9: Employment Lands Review Program	Project 9.1: Industrial lands viability study to consider any necessary land use planning changes.
				Project 9.1: Prepare information for potential investors on the major employment lands in City of Ryde



7 S94A DEVELOPMENT CONTRIBUTIONS PLAN

Report prepared by: Development Contributions Coordinator
File No.: PM12/30059/003 - BP14/1156

REPORT SUMMARY

This report represents the culmination of research and analysis prompted by Council's Land Use Program of 2012 that identified the need to review the S94 Development Contributions Plan 2007.

In accordance with Council's resolution of 24 September 2013, a S94A Development Contributions Plan Business Case and draft S94A Plan have been prepared with the assistance of SGS Economics and Planning and Lindsay Taylor Law. The Business Plan is structured upon the S94A levy percentages and payment thresholds integral to Option 2C, Council's preferred Plan.

The Business Plan is founded upon a comparison of the cost of works that Council wishes to fund in the ten years from 2015 to 2025 and the S94A contributions it may expect to receive from developers in that same period. This illustrates a shortfall in funding, which supports the proposition that Ryde is justified in seeking permission to levy percentage charges upon development ranging from 1% to 3% and 4%, dependent upon location. These levies exceed the overall control of a maximum of 1% stipulated in the Environment and Planning Assessment Act Regulations and Council is applying to be granted exemption from the regulatory standards. Council is also seeking a dispensation in the application of S94A payment thresholds commencing at \$350,000 in contrast to the regulated threshold of \$100,000.

It is anticipated that S94A levy precedents established by the Minister for Planning for the neighbouring Councils of Parramatta, Burwood and Willoughby will assist Ryde's submission.

An extensively detailed Work Schedule has been prepared representing the interests of all key infrastructure, services and amenity stakeholders within Council. The Schedule has been structured to identify funding required by year and by location. This provides unparalleled transparency of intent and a valuable and simple tool with which to reassess priorities of the annual Delivery Plan. The S94A regulations permit the Work Schedule to be reassessed in this way. It provides a far more flexible approach than S94, which restricts the allocation of funds to projects identified when the Plan was made. Currently Council is restricted to allocating S94 funds tasks identified in the S94 Work Schedule of 2007. The S94A Work Schedule is supportive of a host of Ryde and Sydney Regional Plans and Strategies endorsed by Council and Government.

Subject to Council approval of the S94A Development Contributions Plan Business Case and draft S94A Plan, in-principle support of the levy of 4% for Macquarie Park and 3% for the other Town Centres will be sought from the Department of Planning and Environment.

ITEM 7 (continued)

Once in-principle approval has been received it is intended to exhibit the S94A Development Contributions Plan Business Case and draft S94A Plan, the outcome of which will be advised to Council. Both documents would then be submitted to the Minister for Planning.

Submission of the S94A Plan to the Minister is not without risks from a delayed response, modifications of the levy percentages or thresholds and outright rejection of any deviation from regulatory standards. In any eventuality it is known that some further professional assistance will be required from SGS Economics and Planning /Lindsay Taylor Law and, in the event that the Minister's decision prompts significant reworking of the Plan, a contingency fee of \$36,844 including GST is proposed. This requires funding approval.

The change from a S94 to a 94A development contributions model is beneficial to both Ryde and developers in the LGA. The S94A Business Plan and S94A Plan are in accordance with Council's declared intent and Council is requested to respond to the following recommendations.

RECOMMENDATION:

- a) That Council endorses the S94A Development Contributions Business Plan as provided by SGS Economics and Planning /Lindsay Taylor Law and the Plan is submitted to the Minister for Planning
- b) That Council endorses the draft S94A Plan for public exhibition undertaken in accordance with the Environmental Planning and Assessment Act 1979.
- c) That Council provides to the Acting General Manager delegated authority to amend the draft S94A Plan, if required by the Minister for Planning following her consideration and assessment of the S94A Development Contributions Business Plan.
- d) That Council allocates an amount of \$36,844 including GST from the S94 Plan Administration Reserve for the purpose of funding further services from SGS Economics and Planning /Lindsay Taylor Law to assist in finalising the S94A Plan and its implementation, subject to the extent of work required to comply with the Minister's direction.

ATTACHMENTS

- 1 Business Case S94A - CIRCULATED UNDER SEPARATE COVER
- 2 Draft Contributions Plan S94A - CIRCULATED UNDER SEPARATE COVER

ITEM 7 (continued)

Report Prepared By:

Malcolm Harrild
Development Contributions Coordinator

Report Approved By:

Lexie Macdonald
Acting Manager - Urban Planning

Meryl Bishop
Acting Group Manager - Environment and Planning

ITEM 7 (continued)**Background**

This matter was initially reported in detail to Council on 24 September 2013. At this meeting Council resolved:

- That Council endorses a Section 94A variable rate development contributions plan based upon Option 2C with the lowest contribution threshold set at \$350,000.
- That Council delegates authority to the Acting General Manager to renegotiate and extend the appointment of SGS Economics and Planning and Lindsay Taylor Law (SGS/LTL) to carry out Phases 2 and 3 of the Contribution Plan project.
- That Council allocates the amount of \$130,000 from the S94 Plan Administration reserve for the purpose of preparing and implementing a S94A development contributions plan for the City of Ryde.
- That Council endorses the preparation of a new draft S94A variable rate development contributions plan.

This followed a Councillor Workshop on 16 July 2013 in which Councillors confirmed their support to move forward with a S94A Contributions Plan Report, as originally foreshadowed in the Land Use Program of Council's Delivery Plan for 2012-2016.

The report presented to Council on 24 September 2013 explained that Council's current Section 94 Development Contributions Plan, which became effective on 19 December 2007, was due for review. Council was advised that NSW legislation had been amended since 2007 and an option to levy development contributions under Section 94A existed. This type of plan was explained as being simpler to administer than S94 and easier for developers to understand. Council was also informed S94A provides greater flexibility in the expenditure of funds and removes the nexus issue limiting how funds can be spent. In clarifying the method of calculating S94A levies, Council was advised that S94A contributions are based upon the cost of the development rather than the number of bedrooms to be provided, or whether the development was for commercial, retail or industrial purposes as is the case with S94.

However, as S94A levies are limited under the Environmental Planning and Assessment Regulation 2000, Council was advised that a business case would be required to be submitted to the Department of Planning and Environment (as it is now named) seeking dispensation to levy higher rates for development. Precedents for higher rates existed in the legislation and had been granted to Parramatta, Willoughby, Burwood and Gosford.

ITEM 7 (continued)

SGS Economics and Planning, with assistance from Lindsay Taylor Law, had researched the expected growth of population and development in Ryde and investigated six contribution models to compare with Council's existing S94 Plan. Detailed information was provided in support of this research. Council agreed that Option 2C was the preferred option, which provides a city-wide plan with variation to rates for Macquarie Park (4%), Town Centres (3%), the remainder of Ryde at 1% with levies applying only when the cost of development exceeds \$350,000. Option 2C was predicted to produce \$233.2M in the study period thereby outperforming the S94 Plan's projected income of \$247.M of which only \$198.3M. was judged to be certain as S94 is open to challenge by developers.

Discussion

The S94 Development Contributions Plan 2007 divided the Ryde Local Government Area into two sections by applying one set of charges to all development outside of Macquarie Park and a higher set of charges to development inside Macquarie Park. This recognised the intent, in 2007, to produce higher standards of infrastructure in the Macquarie Park Corridor above the rest of Ryde. However, through the maturing of Ryde's Local Environment Plans and Development Control Plans over time, those standards have migrated in part to the other Town Centres in Ryde.

As Council had endorsed pursuit of Option 2C for its S94A Plan, it became critical to reconsider the infrastructure that Council would propose to provide through S94A funding in Macquarie Park, Eastwood, West Ryde, Meadowbank, Ryde Town Centre and Gladesville. Option 2C is based upon a 4% levy on development works in Macquarie Park, 3% in the Town Centres and 1% in the rest of Ryde. The application of the \$350,000 threshold ensures that any works in any location that cost less than this are excluded from the S94A levy. In seeking to justify the S94A Plan to the Minister it became imperative to identify the works required to be funded by S94A to support the claim for an increase in the percentage levies above the 1% rate embedded in legislation.

This necessitated reconsidering Council's 2014 – 2018 Four Year Delivery Plan and forecasting what other works would be required in the S94A proposed plan period of 2015 – 2025. The issue with the annual Delivery Plan was that the forecast funding requirements utilised funds available from a variety of sources available to Council; general revenue, special reserves, investment funds and S94 reserves. In the case of S94 reserves that funding could only be allocated (in compliance with Environment and Planning Act Regulations) if the works proposed had been specified in the 2007 S94 Contribution Plan Work Schedules.

To establish the S94A Work Schedule the works programmed for 2014 – 2018 also had to be dissected by geographical location, further works forecast from 2018 to 2025 by location, and confirmation received of which works could be funded by S94A contributions. Lindsay Taylor, the Principal of Lindsay Taylor Law, a specialist in planning regulations and development contribution documentation, provided guidance on regulatory compliance.

ITEM 7 (continued)

The content of the S94A Works Schedule 2015 – 2025 took a considerable time to develop. As an aspirational document illustrating what infrastructure provision and improvement Council wished to achieve in each part of Ryde, wide ranging input was received from the Executive Team and detailed projections from Service Unit Managers in Public Works, Community Life and Environment and Planning. The final Work Schedule lists 71 tasks to provide infrastructure, services and amenities across the whole of Ryde.

S94A Work Schedule - Summary 2015-2025									
	Activity	Totals	Macquarie	Eastwood	West Ryde	Meadowbank	Ryde	Gladesville	Outside Centres
1	Roads - Acquisition, Construction & Renewal	\$178,830,816	\$130,736,619	\$323,526	\$291,099	\$515,365	\$424,207	\$320,682	\$46,219,319
2	Stormwater and Flood Mitigation	\$71,405,418	\$7,236,354	\$40,536,887	\$3,618,177	\$9,010,000	\$3,618,177	\$1,817,645	\$5,568,177
3	Pathways Expansion & Construction	\$17,077,493	\$2,300,543	\$1,509,818	\$370,682	\$593,091	\$741,363	\$591,545	\$10,970,451
4	Traffic & Transport Works & Services	\$34,294,424	\$22,347,021	\$4,022,850	\$909,401	\$921,785	\$929,358	\$905,575	\$4,258,435
5	Community Buildings, Facilities & Public Art	\$86,245,575	\$27,311,215	\$3,013,986	\$6,149,982	\$197,500	\$42,972,200	\$1,183,816	\$5,416,877
6	Sportsfields, Acquisition, Facilities & Renewals	\$76,029,796	\$10,218,750	\$960,000	\$587,500	\$0	\$1,350,000	\$0	\$62,913,546
7	Open Space, Planting, Management & Signage	\$19,015,500	\$1,065,000	\$442,500	\$386,250	\$946,250	\$386,250	\$348,750	\$15,440,500
8	Parking Provision	\$23,441,109	\$1,677,067	\$15,173,287	\$6,906	\$11,049	\$13,812	\$5,180,525	\$1,378,464
9	Public Domain, Provision, Renewal and Heritage	\$16,851,291	\$4,547,750	\$4,085,000	\$2,525,000	\$25,000	\$2,615,000	\$1,355,000	\$1,698,541
	Totals	\$523,191,422	\$207,440,318	\$70,067,853	\$14,844,997	\$12,220,039	\$53,050,367	\$11,703,538	\$153,864,310

The funding requirement across the LGA divides as:

Macquarie Park	39.6%
Eastwood	13.4%
West Ryde	2.8%
Meadowbank	2.3%
Ryde	10.1%
Gladesville	2.2%
Rest of Ryde	29.4%

It is clear that Macquarie Park will absorb the largest percentage of funds to achieve Council's outcomes, which reflect the development activity in that precinct. It also indicates that in Town Centres with less development activity there is still a demand for Council to fund significant work. The largest costs in the Town Centres are:

Eastwood	stormwater works (\$40M), parking provision (\$15M)
West Ryde	community facilities (\$6M), stormwater works (\$3M)
Meadowbank	stormwater works (\$9M)

ITEM 7 (continued)

Ryde	community facilities (\$43M)
Gladesville	parking provision (\$5M)
Rest of Ryde	sports fields (\$63M), road works (\$46M)

The Work Schedule items, being infrastructure, services and amenities, are guided by Council's projections of growth in dwellings and employment, and in accordance with its own Strategies and Plans, including:

Ryde Local Planning Study
Ryde 2021 Community Strategic Plan
Four Year Delivery Plan
Draft Asset Management Plan
Long Term Financial Plan
Community Facilities Plan
Integrated Open Space Plan
Integrated Transport and Land Use Strategy
Ryde Bicycle Strategy and Masterplan

In further support of the case for S94A Plan, Regional Strategies place Ryde and particularly Macquarie Park in a regional context:

Metropolitan Plan for Sydney
Draft Inner North Sub-regional Strategy
Draft Metropolitan Strategy, and the
Urban Activation Precincts Program

The Business Case for the Ryde S94A Plan (**ATTACHMENT A – CIRCULATED UNDER SEPARATE COVER**), provides the justification for Council's S94A Plan to the Minister for Planning. The main focus of the Plan is the analysis of the preferred development contribution plan option, one of 8 studied, and how that proposed S94A Plan, Option 2C, provides funding relative to the expected population and employment growth and cost of Council's works for the term of the Plan.

The S94A Draft Development Contributions Plan (**ATTACHMENT B – CIRCULATED UNDER SEPARATE COVER**) would be implemented only after, and subject to:

- In-principle approval by the Department of Planning and Environment of the case for levies varying from 1%, to 3% and 4% according to location,
- Public exhibition of the S94A Plan and the S94A Business Case and subsequent review by Council, and
- The decision of the Minister of Planning

During the period of public exhibition, notified by newspaper and Council's website, the S94A Draft Development Contributions Plan would be published on Council's website with an explanation of the change from S94 and answers to anticipated "frequently asked questions".

ITEM 7 (continued)

There has been some concern in Council about the effect of the proposed \$350,000 development cost threshold for “mum and dad” developers. The S94A Draft Development Contributions Plan explains the application of the levies as a percentage of the cost of development. Guidance for developers in this regard is given in item “1.15 Procedure” in the Plan. Appendix C of the Plan provides the forms from section 25J of the Environmental Planning and Assessment Act Regulations to show how cost must be provided to Council for developments above and below a \$500,000 demarcation. Developers must complete these forms and submit them to Council. It is important to note that section 25J of the Regulations excludes from “development cost” items such as value of land, cost of finance, project management fees and accessibility needs for the disabled. The costs of development of affordable housing and adaptive reuse of a heritage item are also excluded.

With regard to the \$350,000 threshold, the following comparison illustrates the differences between Council’s existing S94 Plan and the proposed S94A Plan for a private residential detached development outside a Town Centre.

Case: Owner adds a 1 bed Granny Flat (cost \$95,000) next to home:

S94 charge	\$6,911.25
S94A charge	\$0

Case: Owner replaces 3 bed home with 4 bed home (cost \$349,000):

S94 charge	\$0
S94A charge	\$0

Case: Owner replaces 3 bed home with 5 bed home (cost \$430,000):

S94 charge	\$0
S94A charge	\$2,150

Case: Owner replaces 3 bed home with 6 bed home (cost \$800,000):

S94 charge	\$0
S94A charge	\$8,000

Case: A dual occupancy is created, a 4 bed home replaced by two 4 bed dwellings (cost \$970,000):

S94 charge	\$20,000
S94A charge	\$9,700

These examples illustrate that there can be a charge for private domestic development where one does not currently exist, but at its highest proposed levy of 1% outside Town Centres it does not represent a significant burden. The first and last examples show that the increasingly common activities of adding a secondary dwelling to an existing home site or creating a dual occupancy will become more economic.

ITEM 7 (continued)

Consultation

This matter was discussed with Councillors on 16 July 2013 and reported to Council on 24 September 2013. A Councillor Workshop was held on 26 August 2014 to update Councillors on progress of the business case for the S94A and gain approval for the submission of this report.

Detailed discussions of the S94A Plan were held with the Executive Team of Council 12 February and 18 June 2014 attended by SGS/LTL. Throughout April, May and June 2014 input to the 2015 – 2025 Works schedule was coordinated at Group Manager and Service Unit Manager levels across Public Works, Community Life and Environment and Planning.

External consultation was maintained continuously with SGS Economics and Planning, and with Lindsay Taylor Law as needed.

On 31 July 2014, senior staff from Environment and Planning, with SGS Economics and Planning, met with representatives of Growth Infrastructure Funding in the Department of Planning and Environment to discuss Council's intent to change its development contributions model from S94 to S94A. This meeting also served to gain an understanding of the evaluation process in the Department. Whilst the Department was not averse to Council submitting its proposal to the Minister for approval in the October/November timeframe, it was hesitant to confirm this and suggested that IPART may be appointed to review the submission. On 25 August 2014 Council was able to quote to the Department S94A Plan submissions from other Councils that were not required to be vetted by IPART. Shortly following Council's letter the Department confirmed that referral to IPART would not be necessary.

Financial Implications

The financial analysis of the S94A Plan has been reworked in light of the detailed funding requirements identified in the 2015 – 2025 Work Schedule. The analysis is based upon the comparison between the development contributions expected to be received and the funding required by Council to complete the tasks in the Work Schedule. Refer to **ATTACHMENT A – CIRCULATED UNDER SEPARATE COVER**, "*Analysis of the Preferred Option*" which provides details illustrating that there is a funding shortfall of \$274M between income and expenditure over the period of the Work Schedule. This shortfall is made up from \$9M in Macquarie Park, \$121M across the other Town Centres, and \$144 in the rest of Ryde. This outcome provides support to Council's case for S94A levies greater than 1% as set by the Regulations.

ITEM 7 (continued)

The S94A levies being sought do not necessarily provide a greater income than s94 charges on individual developments. They do however have a positive overall impact on development feasibility, thereby encouraging development in Ryde. This in turn will increase Council's rate returns. Due to the flexibility permitted in the use of S94A funds and the simpler process in comparison to S94, Council will also realise other benefits:

- Infrastructure, services and amenity projects will not need to be funded out of General Revenue,
- The control and processing of S94A contributions is expect to be easier for customers to understand and staff to operate, providing a more user-friendly application that should reduce administration costs.
- The Regulations do not permit challenges to a S94A development contributions plan. This would save Council much time it currently expends in handling challenges to its S94 Plan, which the Regulations do permit.

The original S94A implementation program has been extended due to:

- Studies to identify further S94A options in 2013
- Referrals to Lindsay Taylor Law to clarify questions raised by the Executive Team of Council
- Production of draft VPA Policy (on hold pending S94A Plan final form)
- Meetings with Department of Planning & Environment
- Production of S94A Work Schedule 2015-2025

Therefore the Project Brief components of public exhibition, subsequent report to Council and submission of the Plan to the State authority for approval remain outstanding.

Although Council will be dependent upon receiving in-principle approval of the 4% and 3% levies proposed in the S94A Business Case and Plan from the Department of Planning and Environment, the program anticipates being able to submit the S94A Plan to the Minister at the end of this year.

The original budget for this project was \$150,000, later increased by \$130,000 by Council Resolution on 24 September 2013. Expenditure to date has reached \$268,582 leaving a balance of \$11,418, insufficient to complete this project. The 2012 program for the project anticipated completion in October 2013, however the volume of work both for SGs/LTL and Council was under-estimated (e.g. planning law referrals and determination of the S94A Work Schedule).

ITEM 7 (continued)

The limit of the current Purchase Order with SGS Economics and Planning and Lindsay Taylor Law (SGS/LTL) has been reached due to the additional work that has had to be completed during the project to date. SGS/LTL has considered the tasks required if the S94A Plan is endorsed as proposed, and those tasks that may be required if the Minister's decision results in a major restructuring of the Plan. A fee estimate \$36,844 including GST has been provided by SGS/LTL to cover both contingences, including:

- Preparation of a new S94A Plan
- Revised S94A Business Case
- New Voluntary Planning Policy and procedure, and
- Implementation of the new S94A Plan.

In conclusion, the Financial Impact is:

- Additional funding of \$36,844 for professional assistance to finalise implementation of the Plan and as contingency against a major rework subsequent to the Minister's decision.

Risks

The meeting with the Department of Planning and Environment on 31 July 2014 did not elicit conclusive support or criticism of Council's S94A proposal. It was clear however that a submission for a change from S94 to S94A Plan and an amendment to the 1% levy had not been received by the Department in recent times and that a documented process for handling such submissions did not exist.

It is not possible to predict the Department's response to the submission but five risks can be identified:

- **Timing:** the Department may not be able to process the submission in 2014. It may be delayed due to the Department's need to focus on other matters in early 2015. Council will have its S94 Plan to fall back upon but long delays could jeopardise the delivery of tasks listed in the revised Work Schedule.
- **Threshold:** the Department may decline to accept Council's proposal for a \$350,000 threshold at which levies would commence. If the threshold were reduced (e.g. to \$200,000), Council would receive a slightly increased income but charges would impact the low cost developments.
- **Levy, Macquarie Park:** despite precedents established in other Councils and the importance of Macquarie Park locally and regionally, the Department may not approve the 4% levy. This would reduce Council's ability to fulfil its targets.

ITEM 7 (continued)

- Levies, Town Centres: the Minister may not approve any levy of 3% for the Town Centres. Precedents for higher percentages elsewhere have been for core areas (e.g. Parramatta CBD), not in the town centres of suburbs within LGA areas. If the Town Centres were limited to 1%, Council's prospective income would be reduced.
- Plan parameters: if the Minister wholly rejected the S94A Plan and confined Council to a levy of 1% and a threshold of \$100,000 in accordance with the Regulation's standards, Council may wish to consider remaining with its existing S94 Plan structure.

Options

The options for Council are as follows:

- **Do not proceed with submitting the S94A Development Contributions Business Case to the Minister for Planning.** This is not recommended. Council identified the need to review its S94 Plan in 2012 and this matter has been actively pursued since the middle of 2013. Council now has information explaining the potential benefits of S94A and a comprehensive Work Schedule for the period 2015 – 2025, containing many works which cannot be funded by its present S94 Plan or the proposed S94 Interim Plan.
- **Change the choice of S94A option to be submitted to the Minister.** This is not recommended. The submission material is founded upon Option 2C as resolved by Council on 24 September 2013. Remodelling the Business Case would delay submission and risk Ministerial evaluation clashing with the State Election and any subsequent reorganisation of the Department of Planning and Environment that may follow.
- **Proceed with submitting the S94A Development Contributions Business Case as proposed.** This is the recommended course of action. It fulfils the previous resolutions of Council and provides a new flexible and user-friendly mechanism for levying development contributions. It identifies how received funds may be applied across a broad spectrum of infrastructure, services and amenity projects throughout the LGA, benefitting all residents, workers and visitors to Ryde in due course.

8 CHRISTMAS LIGHT COMPETITION

Report prepared by: Manager - Community Capacity and Events
File No.: GRP/09/4/10 - BP14/1145

REPORT SUMMARY

This report is being presented to Council following its resolution in August 2014 to explore conducting a Christmas light competition.

Following a review of such competitions run by other Councils, this report presents two options, the first being an opportunity for residents to list their displays on Council's website and promote through social media so the public can view and the second is to have associated prizes linked to the displays.

This report recommends a Christmas Light Showcase (option1) rather than a competition.

RECOMMENDATION:

That Council endorse Option 1 for a Christmas Light Showcase as outlined in the report.

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Derek McCarthy
Manager - Community Capacity and Events

Report Approved By:

Baharak Sahebekhtiari
Acting Group Manager - Community Life

ITEM 8 (continued)**Discussion**

At its meeting held 12 August 2014, Council resolved as follows:

That a further report be prepared by Council staff regarding options available to Council in conducting a Christmas light competition.

Staff have investigated Christmas light competitions conducted by other Local Government Areas and a brief summary of these competitions is outlined below:

Hills Shire Council: Entrants provide an electronic photo of their display and these are judged with sponsored prizes to individuals being \$800, \$500 and \$300 and a best street prize of \$100. The entries received are listed on Council's website.

Hornsby Shire Council: Entrants provide a photo of display and these are listed on Council's website for viewing, all entrants receive a double movie pass for being part of the promotion.

Camden Council: Entrants provide either electronic or hard copy of display, sponsored prizes are awarded for Best Lit House, Best Street, Best Non-Residential/Commercial and a People's Choice Award via Facebook. The entries and locations are listed on Council's website and Facebook page.

Blacktown City Council: Entrants provide electronic images of display and sponsored prizes valued at \$1,500 in total are awarded for best house in each ward, an overall winner, encouragement award and awards for best villa. The list of the winning premises is published.

There are also Council areas that only list Christmas light displays within the Council area, on their websites, for residents to view the displays with no prizes attached.

Options for Council to Consider

In developing options for Council's consideration the issue of timing and staff capacity has been taken into account, given that the period between October and March is a peak season for Council's calendar of events.

Option1 - Christmas Light Showcase

This will involve a listing and where possible a photograph of the displays on the Council's website, also using Google Maps to pinpoint locations and Council's Facebook page to promote the locations.

People would register their display and address online, together with a suitable quality photo and staff would post these details on our webpage using the tools advised.

ITEM 8 (continued)

The project would be promoted through the Council Column, website, Facebook and other social media areas and community members would be able to see at a glance where displays were located throughout the City. Additionally staff would target local streets known for their displays.

Staff would set dates to register and have displays ready for viewing.

This Option is recommended because, it will promote Christmas light displays and whilst the showcase is an additional activity, it's implementation would be relatively less resource intensive and can be managed within existing capacity.

Option 2 - Christmas Light Competition

As per Option 1 plus inclusion of an associated prize category for best house, this would require judging by a panel or as a "People's Choice Award" via website and likes on Council's Facebook page.

This Option is not recommended because:

1. there is currently no budget allocated for the allocation of prize money,
2. this option would require a greater set-up and administration by staff within a short lead time and
3. Council's event team has very little capacity to take on additional projects at this time of year.

Whilst some Councils have sponsors for their Christmas light competitions, generally these have been running for a number of years and have gained support over time. Given the short timeframe for putting the competition together for this year and the development of electronic web entry forms and the staff resources available to put together a competition with sponsored prizes, judging and associated administration, it is recommended to proceed with Option 1.

Current Events

The event staff has a high workload during the September – March period, either planning and/or implementing the following annual events, the table below highlights existing annual events that Council conduct or support, this does not include one off events.

With existing resources, the event team does not have the capacity to take on additional new events during this period.

ITEM 8 (continued)

Event	Council Event (C) or a Supported Event (S)	Date	Commence Planning	Attendance
Australia Day Ceremony	C	26 January	November	300
Citizen of the Year	C	26 January	October	N/A
Australia Day Family Concert and Fireworks	C	26 January	September	10-12,000
Lunar New Year Cooking Competition	C	February	November	1,000
Lunar New Year Celebration	C	February	November	5,000
Cinema in the Park series	C	Feb/March	October	2-3,000
Harmony Day	C	March	November	5,000
West Ryde Easter Parade and Fair	S	March	December	10,000
Ryde Eisteddfod	S	June – Aug	Ongoing	Various events
Volunteer Recognition Awards	C	May	February	200
Community Prayer Breakfast	C	June	March	200
Hungry for Art	C	August	February	5,000
Ryde Rivers Festival	S	September	July	5,000
Cinema in the Plaza	C	September	July	400
Granny Smith Festival	C	October	May	80,000
Remembrance Day/ Remembrance Sunday	C/S	November	September	50/200
Christmas Cinema in the Plaza	C	December	October	500
Community Christmas Celebration	C	December	September	3,000
Carols North Ryde Common	S	December	October	10,000
Citizenship Ceremonies x 8	C	All	All	2,400
Eastwood Plaza weekly entertainment	C	All	All	N/A

Financial Implications

Adoption of the recommendation being Option 1, Christmas Light Showcase will have no financial impact, should Council wish to proceed with Option 2 a budget would be required for the prizes.

Option 2 would also require additional staff time in administering and setting up the program.

PRECIS OF CORRESPONDENCE

1 20 WATERVIEW STREET PUTNEY - PLANNING PROPOSAL

Report prepared by: Executive Assistant to Group Manager
File No.: GRP/09/6/5 - BP14/1176

CORRESPONDENCE:

Submitting correspondence from the Department of Planning and Environment Minister for Planning – the Hon. Pru Goward MP, received on 19 September 2014, relation the proposal to amend the Ryde Local Environmental Plan 2014 for the site at 20 Waterview Street, Putney and in response to Council's notification not to accept the opportunity to be the relevant planning authority (RPA) for the site.

The correspondence advises they have appointed the Sydney East Joint Regional Planning Panel as the RPA to prepare and manage the planning proposal for 20 Waterview Street, Putney.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1** The Hon Pru Goward MP - Refer to amend Ryde Local Environmental Plan 2010, Draft Ryde Local Environmental Plan 2014 for 20 Waterview Street Putney - Appointed the Sydney East Regional Planning Panel as the relevant planning authority.
- 2** Planning Proposal - 20 Waterview Street, Putney - Letter to Department of Planning and Environment Regarding the Relevant Planning Authority

Report Prepared By:

Sandra Warbrick
Executive Assistant to Group Manager

Report Approved By:

Meryl Bishop
Acting Group Manager - Environment and Planning

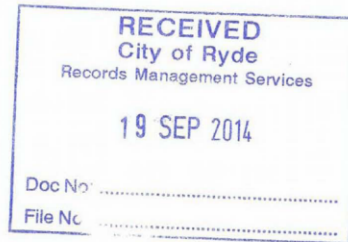
PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



The Hon. Pru Goward MP
Minister for Planning
Minister for Women

Mr Roy Newsome
Acting General Manager
City of Ryde
Locked Bag 2069
NORTH RYDE NSW 1670



14/09203

Attention: Meryl Bishop

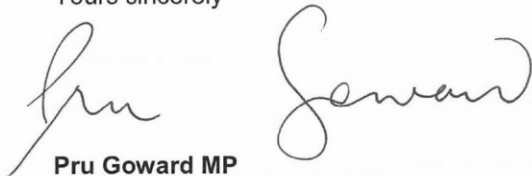
Dear Mr Newsome

I refer to the proposal to amend Ryde Local Environmental Plan 2010 / draft Ryde Local Environmental Plan 2014 for 20 Waterview Street, Putney.

As Council declined the offer to be the Relevant Planning Authority for this proposal, I have appointed the Sydney East Joint Regional Planning Panel as the Relevant Planning Authority to progress this planning proposal through the plan making process. The Panel has been instructed to prepare and manage the planning proposal and will contact Council to discuss any administrative aspects. Your assistance in this regard would be appreciated.

If you have any further enquiries about this matter, I have arranged for Ms Sandy Shewell at the Department of Planning and Environment to assist you. Ms Shewell can be contacted on (02) 8575 4115.

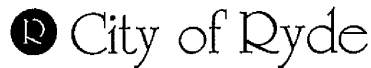
Yours sincerely



Pru Goward MP
Minister for Planning
Minister for Women

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 2



Lifestyle and opportunity @ your doorstep

Mr Richard Pearson
Deputy Director General, Growth Planning and Delivery
NSW Department of Planning and Environment

(By email: richard.pearson@planning.nsw.gov.au)

28 May 2014

Our Reference: LEP 2013/14

Dear Mr Pearson

RE: Pre-Gateway Review
Planning Proposal for 20 Waterview Street, Putney
Your Reference: PGR_2014_RYDEC_002_00

I refer to your letter dated 15 May 2014 advising of your determination on the Pre-Gateway review for the above planning proposal, and enclosing a copy of the advice of the Sydney East Joint Regional Planning Panel dated 23 April 2014.

In your letter you are giving Council the opportunity to be the Relevant Planning Authority (RPA) for the subject planning proposal. It is noted that a response to this question is requested within 14 days, being by 29 May 2014.

In response, I advise Council considered the matter of whether it would be the RPA for the planning proposal at its meeting last night and resolved not to be the RPA. Council resolved as follows:

(a) That Council decline the offer to be the Relevant Planning Authority for the planning proposal for 20 Waterview Street, Putney, and the Department of Planning and Environment be advised of this decision.

Should you require any further information about this proposal, please contact Council's Strategic Planner, Melissa Burne, by phone on 9952 8222 or by e-mail: mburne@ryde.nsw.gov.au.

Yours Sincerely



Meryl Bishop
Manager – Urban Planning

cc. belinda.morrow@planning.nsw.gov.au
sandy.shewell@planning.nsw.gov.au

NOTICES OF MOTION

1 NO SMOKING AT EASTWOOD PLAZA - Deputy Mayor Justin Li

File Number: CLM/14/1/4/6 - BP14/1180

MOTION:

In light of a petition received from 240 regular users of the Eastwood Plaza, Council consults with the Eastwood community and local businesses with a view to create a smoking free Plaza area between the hours of 8.30am and 10.30am Monday - Sunday in order to minimise users and school children being exposed to harmful effects of passive smoking. The outcome of the consultation and recommendations are to be reported to the Council meeting.

CONFIDENTIAL ITEMS

9 REQUEST FOR TENDER - COR-RFT-11/14 - PROVISION OF MINOR WORKS AND SERVICES TENDER + PRE-QUALIFICATION FOR LARGE CIVIL AND LANDSCAPE WORKS

Confidential

This item is classified CONFIDENTIAL under Section 10A(2) of the Local Government Act, 1993, which permits the meeting to be closed to the public for business relating to the following: (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

Report prepared by: Tenders & Contracts Manager

File No.: PCM2014/28/2 - BP14/999

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