

10 JULY 2014

NOTICE OF MEETING

You are advised of the following meeting:

TUESDAY 22 JULY 2014.

Meeting of Council Meeting No. 11/14

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 Միլիք Սենթրը, Տելվին* փողոց, Բայր, խօսակցելու Քաղաքապետարանի պաշտօնեաներուն հետ, որոնք թարգմանիչ մը կրնան կարգադրել: Կամ, կրնաք հեռաձայնել Թարգմանութեան Սպասարկութեան՝ 131 450, եւ խնդրել որ թարգմանիչ մը Քաղաքապետարանին հետ կապ հաստատէ ձեզի համար: Քաղաքապետարի հեռաձայնի թիւն է՝ 9952 8222: Քաղաքապետարանի 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：周一至周五，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 بزنید 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 22 July 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 24 June 2014

Report prepared by: Meeting Support Coordinator
File No.: CLM/14/1/4/2 - BP14/132

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 10/14, held on 24 June 2014 be confirmed.

ATTACHMENTS

- 1 Minutes - Ordinary Council Meeting - 24 June 2014

ITEM 1 (continued)

ATTACHMENT 1

Council Meeting
MINUTES OF MEETING NO. 10/14

Meeting Date: Tuesday 24 June 2014

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

Time: 7.30pm

Councillors Present: The Mayor, Councillor Maggio and Councillors Chung, Etmekdjian, Li, Perram, Petch, Pickering, Simon and Yedelian OAM.

Apologies: Nil.

Leave of Absence: Councillors Laxale, Pendleton and Salvestro-Martin.

Staff Present: Acting General Manager, Acting Group Manager – Community Life, Acting Group Manager – Corporate Services, Group Manager – Environment and Planning, Group Manager – Public Works, General Counsel, Chief Financial Officer, Manager – Communications and Media, Section Manager – Communications, Coordinator Community Engagement, Coordinator Research & Insights, Business Service and Corporate Reporting Coordinator, Section Manager – Waste, Waste Coordinator, Manager – Properties and Meeting Support Coordinator.

PRAYER

Reverend Sue Willis of St Anne's Anglican Church, Ryde was present and offered prayer prior to the commencement of the meeting.

LEAVE OF ABSENCE

Note: Councillor Laxale requested and was granted a Leave of Absence for the period of 16 June 2014 to 29 June 2014 inclusive, at the Council Meeting on 13 May 2014.

The Mayor, Councillor Maggio advised the meeting that Councillors Pendleton and Salvestro-Martin had requested a Leave of Absence for tonight's Council Meeting, 24 June 2014.

RESOLUTION: (Moved by Councillors Petch and Yedelian OAM)

That Council approve a Leave of Absence for Councillors Pendleton and Salvestro-Martin for tonight's Council Meeting, 24 June 2014.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)**ATTACHMENT 1****DISCLOSURES OF INTEREST**

Councillor Pickering disclosed a Less than Significant Non-Pecuniary Interest in Item 5 - Planning Proposal – 144 Wicks Road and 16-18 Waterloo Road, Macquarie Park for the reason that his company provided a report to Masters Home Improvement.

Councillor Petch disclosed a Significant Non-Pecuniary Interest in Item 15 - Advice on Court Actions for the reason that one of the parties is known to him.

TABLING OF PETITIONS

Councillor Perram requested to table a petition from 239 local residents opposing the proposed height increases in the Draft Eastwood Master Plan.

RESOLUTION: (Moved by Councillors Perram and Petch)

That a petition from 239 local residents opposing the proposed height increases in the Draft Eastwood Master Plan be tabled.

Record of Voting:

For the Motion: Unanimous

PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA

The following persons addressed the Council:

Name	Topic
Tony Pratt (on behalf of Masters Home Improvement)	Item 5 – Planning Proposal – 144 Wicks Road and 16-18 Waterloo Road, Macquarie Park
Lyndall Graham	Item 6 – Four Year Delivery Plan 2014-2018 Including One Year Operational Plan 2014/2015
Marg Somerville	Item 6 – Four Year Delivery Plan 2014-2018 Including One Year Operational Plan 2014/2015

PUBLIC PARTICIPATION ON ITEMS NOT LISTED ON THE AGENDA

No addresses were made to Council.

ITEM 1 (continued)**ATTACHMENT 1****ORDER OF BUSINESS**

RESOLUTION: (Moved by Councillors Simon and Petch)

That Council now consider the following Items, the time being 7.48pm:

- **Mayoral Minute 21/14** – 2014 National MobileMuster Award and the 2014 Australasian Reporting Award.
- **Item 5** – Planning Proposal – 144 Wicks Road and 16-18 Waterloo Road, Macquarie Park.
- **Item 6** – Four Year Delivery Plan 2014-2018 Including One Year Operational Plan 2014/2015.

Record of Voting:

For the Motion: Unanimous

MAYORAL MINUTES

21/14 2014 NATIONAL MOBILEMUSTER AWARD AND THE 2014 AUSTRALASIAN REPORTING AWARD - The Mayor, Councillor Roy Maggio

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

- (a) That the Acting General Manager present the Awards to the Mayor, Councillor Maggio on behalf of Council.
- (b) That the receipt of the Awards be promoted through Council's usual media channels.

Record of Voting:

For the Motion: Unanimous

Note: The Acting General Manager then presented the 2014 National MobileMuster Award and the 2014 Australasian Reporting Award to the Mayor, Councillor Roy Maggio.

COUNCIL REPORTS

5 PLANNING PROPOSAL - 144 Wicks Road and 16-18 Waterloo Road, Macquarie Park

Note: Tony Pratt (on behalf of Masters Home Improvement) addressed the meeting in relation to this Item.

ITEM 1 (continued)**ATTACHMENT 1**

Note: Councillor Pickering disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that his company provided a report to Masters.

RESOLUTION: (Moved by Councillors Chung and Petch)

- (a) That Council support the Planning Proposal for 144 Wicks Road, Macquarie Park to amend Schedule 1 under Ryde Local Environmental Plan 2010 and Ryde Local Environmental Plan 2014 to include the following land uses *hardware and building supplies* and *garden centre*,
- (b) That Council forward the planning proposal for 144 Wicks Road, Macquarie Park to receive a gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.
- (c) That, in the event of a gateway determination being issued pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979*, the proposed be placed on public exhibition and a further report be presented to Council following the completion of the consultation period advising of the outcomes and next steps.

Record of Voting:

For the Motion: Unanimous

6 FOUR YEAR DELIVERY PLAN 2014-2018 INCLUDING ONE YEAR OPERATIONAL PLAN 2014/2015

Note: Lyndall Graham and Marg Somerville addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Simon and Yedelian OAM)

- (a) That Council note the public submissions received during the public exhibition period and the responses to the submissions, as detailed in the report.
- (b) That in accordance with Sections 404 & 405 of the Local Government Act (1993), the Draft Four Year Delivery Plan 2014-2018 including One Year Operational Plan 2014/2015 be adopted as the Four Year Delivery Plan 2014-2018 including One Year Operational Plan 2014/2015, incorporating the amendments described in this report, and all changes consequential thereunto subject to the inclusion of the Hungry for Art Festival at an estimated cost of \$20,000 per year.

ITEM 1 (continued)**ATTACHMENT 1**

- (c) That, in accordance with Sections 534 and 535 of the Local Government Act, 1993, Council makes the following rates and charges for every parcel of rateable land within the City of Ryde for the year commencing 1 July 2014 as detailed in the Four Year Delivery Plan 2014-2018 including One Year Operational Plan 2014/2015.
- (i) A Residential Ordinary Rate of zero point one two five three six three (0.125363) cents in the dollar levied on the land value of all rateable land within the City of Ryde categorised as residential in accordance with Section 516 of the Local Government Act, 1993 subject to a minimum amount of four hundred and eighty four dollars and nineteen cents (\$484.19).
 - (ii) A Business Ordinary Rate of zero point six eight zero seven one nine (0.680719) cents in the dollar levied on the land value of all rateable land within the City of Ryde categorised as business in accordance with Section 518 of the Local Government Act, 1993, (excepting land sub-categorised as Business - Major Retail Centre - Macquarie Park or sub-categorised as Business - Major Retail Centre - Top Ryde, subject to a minimum amount of four hundred and eighty four dollars and nineteen cents (\$484.19).
 - (iii) A Business - Major Retail Centre - Macquarie Park Ordinary Rate of one point one seven seven zero seven eight (1.177078) cents in the dollar levied on the land value of all rateable land within the City of Ryde sub-categorised as Business - Major Retail Centre - Macquarie Park in accordance with Section 529(2)(d).
 - (iv) A Business - Major Retail Centre - Top Ryde Ordinary Rate of zero point eight eight five seven five four (0.885754) cents in the dollar levied on the land value of all rateable land within the City of Ryde sub-categorised as Business - Major Retail Centre - Top in accordance with Section 529(2)(d).
 - (v) An Environmental Management Rate of zero point zero two zero five six (0.02056) cents in the dollar be levied on the value of all rateable land within the City of Ryde subject to a base amount of fifty six dollars and seventy nine cents (\$56.79), which will levy thirty six point three percent (36.3%) of the total amount raised within this rate.
 - (vi) A Macquarie Park Corridor Special Rate of zero point one five eight one three eight (0.158138) cents in the dollar be levied on the land value of all rateable land categorised as business in accordance with Sections 518 or 529(2) (d) and included in the Macquarie Park Corridor, as identified by the map contained in the Four Year Delivery Plan 2014-2018 including One Year Operational Plan 2014/2015.

ITEM 1 (continued)**ATTACHMENT 1**

- (vii) That aggregation of parcels of land, subject to a minimum or base amount, be permitted in accordance with Section 548A of the Local Government Act 1993.
- (d) That, in accordance with Section 496 (1) of the Local Government Act 1993, the charge for the Domestic Waste Management Service for each rateable residential property be set at three hundred and ninety one dollars (\$391.00) per service per annum and the following additional services be provided, on request, to each rateable residential property, for the following annual charges:
- | | | |
|-------|---|----------|
| (i) | Upgrade from 140 litre to 240 litre service | \$285.00 |
| (ii) | Additional 140 litre Garbage bin | \$297.00 |
| (iii) | Additional 240 litre Garbage bin | \$584.00 |
| (iv) | Additional Recycle bin | \$ 47.00 |
| (v) | Additional Green bin | \$ 47.00 |
- (e) That, in accordance with Section 496 (2) of the Local Government Act 1993 the standard charge for the Domestic Waste Management service provided, on request, to non-rateable residential properties be set at three hundred and ninety one dollars (\$391.00) per service per annum and the following additional services be provided, on request, to each non-rateable residential property, for the following annual charges:
- | | | |
|-------|---|----------|
| (i) | Upgrade from 140 litre to 240 litre service | \$285.00 |
| (ii) | Additional 140 litre Garbage bin | \$297.00 |
| (iii) | Additional 240 litre Garbage bin | \$584.00 |
| (iv) | Additional Recycle bin | \$ 47.00 |
| (v) | Additional Green bin | \$ 47.00 |
- (f) That, in accordance with Section 501 (1) of the Local Government Act 1993 the standard charge for the Other Waste Management service provided, on request, to non-rateable non-residential properties be set at four hundred and thirty dollars (\$430.00) per service per annum, inclusive of GST and the following additional services be provided, on request, to each non-rateable non-residential property, for the following annual charges:
- | | | |
|------|---|----------|
| (i) | Upgrade from 140 litre to 240 litre service | \$314.00 |
| (ii) | Additional 140 litre Garbage bin | \$327.00 |

ITEM 1 (continued)
ATTACHMENT 1

- | | | |
|-------|--|--|
| (iii) | Additional 240 litre Garbage bin | \$642.00 |
| (iv) | Additional Recycle bin | \$ 51.50 |
| (v) | Additional Green bin | \$ 51.50 |
| (g) | That in accordance with Section 496A of the Local Government Act 1993, the Stormwater Management Service Charge be levied at the following rates: | |
| (i) | Strata titled residential home units | \$12.50 per unit |
| (ii) | Other residential property | \$25.00 per rateable property |
| (iii) | Business rateable properties | \$25.00 per 350 sq metres of land area |
| (iv) | Business rateable Strata Properties | \$12.50 per unit |
| (h) | That, in accordance with Section 611 of the Local Government Act 1993, the following annual charges be made: | |
| (i) | the use of Council land for the vehicle overbridge situated in Herring Road be charged in accordance with the legal agreement between the City of Ryde and the owners of Macquarie Shopping Centre (anticipated income is \$80,835 including GST for 2014/2015). | |
| (ii) | the use of Council land for the Shell Oil company pipeline in the City of Ryde be charged in accordance with the pricing formula agreed with the Company, (anticipated income is \$63,655 including GST for 2014/2015). | |
| (iii) | the use of Council land for AGL Gas Mains in the City of Ryde be charged at a rate based on an annual review by KPMG of AGL's revenue (anticipated income is \$60,390 including GST for 2014/2015). | |
| (i) | That the rate of interest payable in respect of rates and charges that remain unpaid after they become due and payable be set at eight point five percent (8.5%) per annum. | |
| (j) | That the Schedule of Fees and Charges, annexed to the Draft Four Year Delivery Plan 2014-2018 including One Year Operational Plan 2014/2015 as amended in terms of this report, be adopted as Council's Fees and Charges for 2014/2015. | |

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

For the Motion: The Mayor, Councillor Maggio and Councillors Chung, Etmekdjian, Li, Petch, Pickering, Simon and Yedelian OAM.

Against the Motion: Councillor Perram

MAYORAL MINUTES**22/14 SIGNATURE DINNER - RYDE BUSINESS COMMUNITY 25TH JULY 2014 -
The Mayor, Councillor Roy Maggio**

MOTION: (Moved by The Mayor, Councillor Maggio and Councillor Petch)

That Council support the fundraising initiative – Ryde Business Community Signature Dinner by purchasing a table of ten seats at a cost of \$900. That the payment for the table be charged to the Mayor's office budget. Preference for seating to be given to Councillors and their partners and then the Executive Team.

AMENDMENT: (Moved by Councillors Simon and Pickering)

That Council donate \$900 equally between the six groups identified to receive the proceeds of the 2014 Signature Dinner.

On being put to the Meeting, the voting on the Amendment was seven (7) votes For and two (2) votes Against. The Amendment was **CARRIED**. The Amendment then became the Motion.

Record of Voting:

For the Amendment: Councillors Chung, Etmekdjian, Li, Perram, Pickering, Simon and Yedelian OAM

Against the Amendment: The Mayor, Councillor Maggio and Councillor Petch

RESOLUTION: (Moved by Councillors Simon and Pickering)

That Council donate \$900 equally between the six groups identified to receive the proceeds of the 2014 Signature Dinner.

Record of Voting:

For the Motion: Councillors Chung, Etmekdjian, Li, Petch, Pickering, Simon and Yedelian OAM

Against the Motion: The Mayor, Councillor Maggio and Councillor Perram

ITEM 1 (continued)**ATTACHMENT 1****23/14 TRAFFIC ISSUES - VICINITY OF BRUSH FARM PARK - The Mayor, Councillor Roy Maggio**

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

- (a) That a meeting be facilitated between the Macquarie Community College, RMS, ERNA, Department of Corrective Services and Council officers to examine options to address traffic issues and the safety of patrons using the Brush Farm Park netball courts.
- (b) That options for permanent parking solutions for users of the netball courts be explored.

Record of Voting:

For the Motion: Unanimous

24/14 LOCAL GOVERNMENT FINANCIAL ASSISTANCE GRANTS - The Mayor, Councillor Roy Maggio

Note: A Memorandum from Council's Chief Financial Officer dated 24 June 2014 was tabled in relation to this Item and a copy is ON FILE.

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

That the Mayor on behalf of Council write to John Alexander OAM MP and the Treasurer, the Hon. Joe Hockey MP, highlighting the implications of the Federal Government's decision to freeze the indexation of Federal Assistance Grants and asking that he support a removal of this freeze.

Record of Voting:

For the Motion: Unanimous

25/14 MULTICULTURALISM - EASTWOOD MURAL PROPOSAL - The Mayor, Councillor Roy Maggio

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

- (a) That Council facilitate meetings between Council staff and the Ryde Community Forum to consider the creation of a mural in the Eastwood Town Centre to celebrate multiculturalism in the local area.
- (b) That the recommendation of the meetings be reported to Council prior to any action being taken in respect to creation of the mural.

ITEM 1 (continued)**ATTACHMENT 1**

- (c) That Council's Community Harmony Reference Group be consulted regarding this proposal.

Record of Voting:

For the Motion: Unanimous

COUNCIL REPORTS**1 REQUEST FOR LEAVE OF ABSENCE - Councillor Artin Etmekdjian**

RESOLUTION: (Moved by Councillors Pickering and Petch)

That Councillor Etmekdjian's Leave of Absence for the period from Saturday, 12 July 2014 to Saturday, 19 July 2014 inclusive be approved.

Record of Voting:

For the Motion: Unanimous

2 CONFIRMATION OF MINUTES - Council Meeting held on 10 June 2014

RESOLUTION: (Moved by Councillors Petch and Pickering)

That the Minutes of the Council Meeting 9/14, held on 10 June 2014 be confirmed.

Record of Voting:

For the Motion: Unanimous

3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 7/14 held on 17 June 2014

RESOLUTION: (Moved by Councillors Perram and Petch)

That Council determine Items 2 and 5 of the Works and Community Committee report 7/14 held on 17 June 2014, noting that Items 1, 3 and 4 were dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)**ATTACHMENT 1****2 ADJUSTMENTS TO ROAD RESURFACING RENEWAL PROGRAM WORKS SCHEDULES 2013/14**

RESOLUTION: (Moved by Councillors Perram and Petch)

That Council endorse the change in priority to the Road Resurfacing Renewal Program as follows:

- (a) The following roads, currently scheduled for 2013/14, be listed for completion in the 2014/15 program:
- Morrison Road, Putney (Charles Street – Boulton Street)
 - Shaftsbury Road, Eastwood (Rutledge Street to Clanwilliam Street)
 - Shaftsbury Road, Eastwood (Clanwilliam Street to Trelawney Street)
 - Terry Road, Ryde (Goodwin Street – Orchard Street)
- (b) The following roads listed for 2014/15 be brought forward to the 2013/14 program:
- Corunna Road, Marsfield (Munro Street – Vimiera Road)
 - Constitution Road, Ryde (Bowden Street - Railway Road)
 - Constitution Road, Meadowbank (West) (Bank Street - Station Street)
 - Giffnock Avenue, Macquarie Park (Lyon Park Road - Coolinga Street)
 - Giffnock Avenue, Macquarie Park (Coolinga Street - Cul De Sac)
 - Kinson Crescent, Denistone (Anthony Road - Cul De Sac)
 - Irene Crescent, Eastwood (Balaclava Road - Balaclava Road)

Record of Voting:

For the Motion: Unanimous

5 REMOVAL OF DECK AT BRUSH FARM HOUSE

RESOLUTION: (Moved by Councillors Perram and Petch)

- (a) That the report to the Works and Community Committee Meeting be received and noted.
- (b) That the regret of the Committee be noted regarding the decision to remove the deck not being reported to Council for its consideration.
- (c) That proposed modifications to Council owned heritage sites be reported to Council prior to works proceeding.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)**ATTACHMENT 1****4 PUBLIC TOILET AT SAGER PLACE SHOPPING CENTRE**

MOTION: (Moved by Councillors Chung and Petch)

- (a) That Council note the report into investigations on the provision of a public toilet at 1-2/8 Sager Place East Ryde.
- (b) That Council does not support the provision of a public toilet at Sager Place Neighbourhood Centre.

AMENDMENT: (Moved by Councillors Simon and Petch)

- (a) That Council make provision for the future construction of a public toilet at Sager Place at one of the two locations identified in the report.
- (b) That Council write to the Minister of Transport NSW and the Rail, Tram and Bus Union NSW (RTBU) seeking funding assistance for this project.

On being put to the Meeting, the voting on the Amendment was five (5) votes For and four (4) votes Against. The Amendment was **CARRIED**. The Amendment then became the Motion.

Record of Voting:

For the Amendment: Councillors Li, Perram, Petch, Pickering and Simon

Against the Amendment: The Mayor, Councillor Maggio and Councillors Chung, Etmekdjian and Yedelian OAM

RESOLUTION: (Moved by Councillors Simon and Petch)

- (a) That Council make provision for the future construction of a public toilet at Sager Place at one of the two locations identified in the report.
- (b) That Council write to the Minister of Transport NSW and the Rail, Tram and Bus Union NSW (RTBU) seeking funding assistance for this project.

Record of Voting:

For the Motion: The Mayor, Councillor Maggio and Councillors, Etmekdjian, Li, Perram, Petch, Pickering, Simon

Against the Motion: Councillors Chung and Yedelian OAM

ITEM 1 (continued)**ATTACHMENT 1****5 PLANNING PROPOSAL - 144 Wicks Road and 16-18 Waterloo Road, Macquarie Park**

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

6 FOUR YEAR DELIVERY PLAN 2014-2018 INCLUDING ONE YEAR OPERATIONAL PLAN 2014/2015

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

ORDER OF BUSINESS

RESOLUTION: (Moved by Councillors Petch and Simon)

That Item 16 – CITY OF RYDE'S FINANCIAL FUTURE – PROPOSED ACTION PLAN be dealt with in conjunction with Item 7 – CITY OF RYDE'S FINANCIAL FUTURE – PROPOSED ACTION PLAN, the time being 9.20pm.

Record of Voting:

For the Motion: Unanimous

7 CITY OF RYDE'S FINANCIAL FUTURE - PROPOSED ACTION PLAN**16 CITY OF RYDE'S FINANCIAL FUTURE - PROPOSED ACTION PLAN**

RESOLUTION: (Moved by Councillors Simon and Petch)

- (a) That Council note the information provided in this report and acknowledge Council's funding shortfall in respect of the renewal of Council's existing infrastructure assets.
- (b) That Council note the findings from Council's auditor, PricewaterhouseCoopers, following their review of the City of Ryde's financial position and comparison of key financial and other benchmark indicators to other similar sized Councils.
- (c) That Council endorse the Acting General Manager to complete the remaining stages of Council's Community Engagement Program – Proposed SRV Application, as detailed in the Program and in this report.
- (d) That Council, subject to endorsing part (c) of this recommendation, note that the Acting General Manager will report the findings of the Community Engagement Program and the additional information relating to the condition of Council's infrastructure, asset renewal backlog and Long Term Financial Plan to Council's meeting by 28 October 2014.

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

For the Motion: Unanimous

8 CARRYOVER FUNDS/PROJECTS 2013/2014 TO 2014/2015**RESOLUTION:** (Moved by Councillors Petch and Perram)

- (a) That Council endorse the proposed carryovers, totalling \$6.46 million and include them in the 2014/2015 Budget, detailed as follows:
- (i) \$0.64 million for projects that will benefit from broader scope for efficiencies,
 - (ii) \$0.42 million for projects that Council has previously approved
 - (iii) \$1.30 million for projects that have been delayed for reasons detailed in this report
 - (iv) \$4.09 million for projects that were substantially commenced, tendered and/or contracts signed
- (b) That the proposed transfers to and from Reserves as detailed in the report, and included as budget adjustments, totalling a net increase in Reserves of \$4.96 million be adopted.

Record of Voting:

For the Motion: Unanimous

9 INVESTMENT REPORT - May 2014**RESOLUTION:** (Moved by Councillors Pickering and Etmekdjian)

That Council endorse the report of the Chief Financial Officer dated 2 June 2014 on Investment Report – May 2014.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)**ATTACHMENT 1****10 TOP RYDER COMMUNITY BUS SERVICE**

MOTION: (Moved by Councillors Pickering and Chung)

- (a) That the current Top Ryder Community Bus Service be downsized from a 6 day per week service to a 4 day per week service with the change in service delivery times from 8.30 -1.00pm, starting from week commencing 1 August 2014 and that this change be promoted in the local media and on the buses at the earliest possible time.
- (b) That, subject to (a), Council's financial contribution for the operation of the Top Ryder Community Bus Service for a 4 day per week service be capped at \$150k p/annum indexed from 1 July 2014.
- (c) That Council continue to seek sponsorship and advise users that unless funding becomes available that this service will cease from 1 July 2015.
- (d) That Council write to the relevant shopping centres in the City of Ryde, to advise them that Council is intending to discontinue the bus service unless Council receives funding, seeking their contribution of running the bus service and also contact Ryde Hunters Hill Community Transport Association to discuss options.
- (e) That the Acting General Manager arrange a meeting to be held with the relevant parties to discuss funding options.

AMENDMENT: (Moved by Councillor Perram and Petch)

That Council discontinue the service from 1 July 2014, issuing relevant community notices and sell both buses.

On being put to the Meeting, the voting on the Amendment was one (1) vote For and eight (8) votes Against. The Amendment was **LOST**. The Motion was then put and **CARRIED**.

Record of Voting:

For the Amendment: Councillor Perram

Against the Amendment: The Mayor, Councillor Maggio and Councillors Chung, Etmekdjian, Li, Petch, Pickering, Simon and Yedelian OAM

RESOLUTION: (Moved by Councillors Pickering and Chung)

- (a) That the current Top Ryder Community Bus Service be downsized from a 6 day per week service to a 4 day per week service with the change in service delivery times from 8.30 -1.00pm, starting from week commencing 1 August 2014 and that this change be promoted in the local media and on the buses at the earliest possible time.

ITEM 1 (continued)**ATTACHMENT 1**

- (b) That, subject to (a), Council's financial contribution for the operation of the Top Ryder Community Bus Service for a 4 day per week service be capped at \$150k p/annum indexed from 1 July 2014.
- (c) That Council continue to seek sponsorship and advise users that unless funding becomes available that this service will cease from 1 July 2015.
- (d) That Council write to the relevant shopping centres in the City of Ryde, to advise them that Council is intending to discontinue the bus service unless Council receives funding, seeking their contribution of running the bus service and also contact Ryde Hunters Hill Community Transport Association to discuss options.
- (e) That the Acting General Manager arrange a meeting to be held with the relevant parties to discuss funding options.

Record of Voting:

For the Motion: Unanimous

11 VOLUNTEER READING PROGRAM

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

- (a) That Council endorse the library service to run a six month trial program using volunteers to assist with adult-targeted library events
- (b) That volunteers be sought for the Story Time program to participate alongside Council staff, for a six month trial.

Record of Voting:

For the Motion: Unanimous

12 BIKE FUTURES CONFERENCE AND BIKE FUTURES SYMPOSIUM - October 2014

RESOLUTION: (Moved by Councillors Petch and the Mayor, Councillor Maggio)

- (a) That Council note that no Councillors will attend the Bike Futures Conference to be held at the Melbourne Cricket Ground on 28 to 29 October 2014.

ITEM 1 (continued)**ATTACHMENT 1**

- (b) That Council endorse the attendance of the Mayor, Councillor Maggio and Councillor Perram to the Bike Futures Symposium to be held at the Sydney Customs House on 24 October 2014.

Record of Voting:

For the Motion: Unanimous

13 APPOINTMENT OF MEMBERS TO THE BUSHLAND AND ENVIRONMENT ADVISORY COMMITTEE

RESOLUTION: (Moved by Councillors Petch and Simon)

- (a) That Council endorse the appointment of all nominations to the Bushland and Environment Advisory Committee.
- (b) That the Bushland and Environment Advisory Committee be requested to review their terms of Reference at their first meeting and report back to Council their confirmation of this matter.
- (c) That Council approach Lane Cove National Park, Macquarie University and Ryde TAFE for their nomination.

Record of Voting:

For the Motion: Unanimous

14 REPORTS DUE TO COUNCIL

RESOLUTION: (Moved by Councillors Pickering and Petch)

That the report on Outstanding Council Reports be endorsed.

Record of Voting:

For the Motion: Unanimous

16 CITY OF RYDE'S FINANCIAL FUTURE – PROPOSED ACTION PLAN

Note: This matter was dealt with earlier in the meeting in conjunction with Item 7 – CITY OF RYDE'S FINANCIAL FUTURE – PROPOSED ACTION PLAN as outlined in these Minutes.

ITEM 1 (continued)**ATTACHMENT 1****CLOSED SESSION****ITEM 15 - 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.

ITEM 17 – PROPERTY MATTER**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 proposed to conduct) business; AND (d) (ii) information that would, if disclosed, confer a commercial advantage on a competitor of the council.

Note: Councillor Perram left the meeting at 9.54pm and was not present for voting on this Item.

RESOLUTION: (Moved by Councillors Petch and Simon)

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

Record of Voting:

For the Motion: Unanimous

Note: Council closed the meeting at 9.55pm. The public and media left the chamber.

Note: Councillor Perram returned to the meeting at 9.56pm.

15 ADVICE ON COURT ACTIONS

Note: Councillor Petch disclosed a Significant non-pecuniary Interest in this Item for the reason that one of the parties is known to him. He left the meeting at 10.00pm and was not present for voting on this Item.

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Etmekdjian)

(a) That the report of the General Counsel be received.

ITEM 1 (continued)**ATTACHMENT 1**

- (b) That the matter as discussed in confidential session be discontinued.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Petch returned to the meeting at 10.08pm.

LATE ITEM – CONFIDENTIAL**17 PROPERTY MATTER**

Note: All Councillors present and those staff who remained in the Chamber, completed the relevant Confidentiality Agreement and remained in the Chamber during consideration of this Item.

RECOMMENDATION: (Moved by Councillors Pickering and Chung)

1. That Council:
 - (a) Purchase the Land in accordance with the terms detailed in this report, subject to:
 - (i) Receiving satisfactory due diligence reports including legal, valuation and site contamination reports for the purchase of the subject Land; and
 - (ii) Entering into the Funding Agreement; and
 - (b) Delegate authority to the Acting General Manager to:
 - (i) Negotiate and subsequently enter into the Funding Agreement; and to
 - (ii) Subsequently negotiate and enter into a contract for the purchase of the Land.
2. That Council endorse the acquisition of the adjoining land as detailed in this report, noting that a further report will be provided to Council on this matter before any acquisition of that land proceeds.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)**ATTACHMENT 1****OPEN SESSION**

RESOLUTION: (Moved by Councillors Pickering and Petch)

That Council resolve itself into open Council.

Record of Voting:

For the Motion: Unanimous

Note: Open Council resumed at 10.17pm.

RESOLUTION: (Moved by Councillors Yedelian OAM and Petch)

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 10.20pm.

CONFIRMED THIS 22ND DAY OF JULY 2014

Chairperson

2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING 7/14 held on 15 July 2014

Report prepared by: Meeting Support Coordinator
File No.: CLM/14/1/4/2 - BP14/748

REPORT SUMMARY

The Minutes of the Planning and Environment Committee Meeting 7/14 held on 15 July 2014 are to be circulated on Thursday, 17 July 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, 17 July 2014.

**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 8/14
held on 15 July 2014**

Report prepared by: Meeting Support Coordinator
File No.: CLM/14/1/4/2 - BP14/749

REPORT SUMMARY

The Minutes of the Works and Community Committee Meeting 8/14 held on 15 July 2014 are to be circulated on Thursday, 17 July 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, 17 July 2014.

4 PUBLIC EXHIBITION OF DRAFT EASTWOOD MASTER PLAN - SUBMISSIONS

Report prepared by: Team Leader - Design and Development

File No.: UPS2009/9/019 - BP14/618

REPORT SUMMARY

A draft master plan for the Eastwood Town Centre has been developed to reinforce Eastwood as a significant and commercially successful town centre. The master plan sets a direction for the future built form and the public domain of the town centre. The built form includes the height and density of buildings and the character of the streetscape. The public domain comprises the open spaces, footpaths and roadways.

On 10 December 2013, Council resolved to place the draft master plan on exhibition. The draft plan was exhibited from the 5 March until 14 May 2014. A total of 1,582 responses were received by Council during the exhibition period. Responses were provided in a variety of forms including individual submissions (15%), proforma letters (25%) and signed petitions (60%).

The views represented by respondents were varied although mostly related to key issues relating to potential impacts from the increased population and density of the centre. In particular impacts on traffic and parking were regarded as significant issues for almost all respondents. Flooding is another key issue for the centre.

There was a wide diversity of opinions regarding the proposed heights of buildings and the potential growth of the centre. Many respondents wanted the permissible building heights to remain the same as the current controls (generally 4-6 storeys) whilst many others considered that heights should be greatly increased to foster growth within the centre.

The draft master plan proposes a modest uplift in development yield which would provide funding towards infrastructure costs. However, the possible yield under the preferred master plan is not sufficient to fund all of the works required to make Eastwood accessible and flood free. Further, any substantial development within the centre is likely to exacerbate the existing problems. For this reason, it is not considered appropriate to increase potential development yields within the centre until these issues are addressed.

It is therefore recommended that the draft master plan be put on hold until such time as a strategy is adopted by Council that resolves the parking, traffic and flooding issues in Eastwood. The strategy would need to identify a delivery program and funding mechanisms for the implementation of the works. It should be noted many of the recommendations in the Transport Management and Access Plan 2008 (TMAP) have not been implemented due to either a lack of funds or Council decisions. The initiatives in the TMAP need to be implemented before density is increased.

ITEM 4 (continued)

Following the adoption of a strategy for the implementation of necessary infrastructure, Council can then reconsider the draft masterplan and determine if it wants to revise the exhibited master plan, finalise the exhibited master plan or discontinue the master plan altogether.

Submissions have been received from landowners of large sites proposing redevelopment. A number of submissions were proposing controls well in excess of the provisions of the draft master plan. It is recommended that landowners be given the opportunity to present their proposals to Council.

RECOMMENDATION:

- (a) That the draft Eastwood Town Centre Master Plan does not proceed until a strategy has been adopted by Council that resolves the parking, traffic and flooding issues in Eastwood.
- (b) That an Infrastructure Delivery Plan and funding mechanisms for the Eastwood Town Centre be prepared and a report be brought to Council on the Plan.
- (c) That Council allocate the amount of \$50,000 from General Revenue for the purpose of preparing the Infrastructure Delivery Plan and that the amount also be consolidated into the next Quarterly Review.
- (d) That investigations be undertaken to identify opportunities to improve the management of the existing car spaces in the centre to increase the supply of public parking spaces in the centre.
- (e) That Council allocate the amount of \$15,000 from the Property Investment Reserve for the purpose of preparing a redevelopment concept of the Glen Street and Rowe Street East car parks and that the amount also be consolidated into the next Quarterly Review.
- (f) That the data in the Eastwood Transport Management and Access Plan 2008 (TMAP) be updated and that Council allocate the amount of \$36,000 from General Revenue for the review of the TMAP and that the amount also be consolidated into the next Quarterly Review.
- (g) That the proponents for the development of consolidated sites within the Eastwood Town Centre be invited to present their schemes at a Councillor workshop.

ATTACHMENTS

- 1 Flyer Exhibition of draft Eastwood Town Centre Master Plan
- 2 Summary of issues in submissions

ITEM 4 (continued)

Report Prepared By:

Margaret Fasan
Team Leader - Design and Development

Report Approved By:

Meryl Bishop
Manager - Urban Planning

Dominic Johnson
Group Manager - Environment & Planning

ITEM 4 (continued)**Discussion**

A draft master plan for the Eastwood Town Centre has been developed to reinforce Eastwood as a significant and commercially successful town centre. The master plan sets a direction for the future built form and the public domain of the town centre. The built form includes the height and density of buildings and the character of the streetscape. The public domain comprises the open spaces, footpaths and roadways.

Key elements of the draft master plan include:

- no changes to the current zoning controls
- some height increases within the town centre core and at key sites
- a slight increase in potential dwelling yields
- built form controls that would retain solar access to important public spaces such as the Mall
- public domain upgrades that would enhance the pedestrian experience and improve connectivity
- upgrade of Glen Reserve
- introduction of a one-way road system in the Avenue

On 10 December 2013, Council considered a report on the Draft Eastwood Town Centre Master Plan and resolved as follows:

That the Eastwood Town Centre Master Plan be placed on public exhibition for a period of at least six weeks, commencing in February 2014, and that following the public exhibition period, a further report be presented to Council.

Consultation

The Draft Eastwood Master Plan was placed on exhibition from the 5 March 2014 to the 16 April 2014. On 11 March 2014 Council resolved to extend the exhibition period until 14 May 2014 and widen the notification area.

The exhibition of the draft master plan included the following:

1. Information on Council's webpage including:
 - a. The Draft Eastwood Town Centre Master Plan Report
 - b. Supporting documents – Eastwood Master Plan Cultural Analysis and Rowe Street Public Domain Plan
 - c. Details on Drop In sessions
 - d. An invitation to make a submission
2. Hard copies of the documents were placed in Ryde, West Ryde and Eastwood libraries, the Civic Centre and Ryde Planning and Business Centre.

ITEM 4 (continued)

3. A3 Information posters were displayed within the libraries, the Civic Centre and Ryde Planning and Business Centre advising of the exhibition.
4. The plan was advertised in the Northern District Times under Council's column on 5 March, 23 April and 30 April 2014.
5. A flyer (**ATTACHMENT 1**) was distributed to approximately 5000 businesses and homes within the Eastwood area including the Hornsby and Parramatta LGAs.
6. Council business units were consulted through e-mail advising them of the exhibition, where to view the draft Plan and an invitation to comment on the draft Plan.

Presentations to Chambers of Commerce

Prior to the commencement of the exhibition process a presentation on the draft Master Plan was provided by Council staff to the Eastwood Chamber of Commerce on 10 February 2014 at the Eastwood Hotel.

A presentation was also provided to the Eastwood Korean Chamber of Commerce on 18 February 2014.

Community Drop In Sessions

Three community drop in information sessions were held during the exhibition period:

- Thursday 13 March 2014 at Eastwood Womens Rest Centre
- Saturday 15 March 2014 at Eastwood Plaza
- Saturday 3 May 2014 at Eastwood Plaza

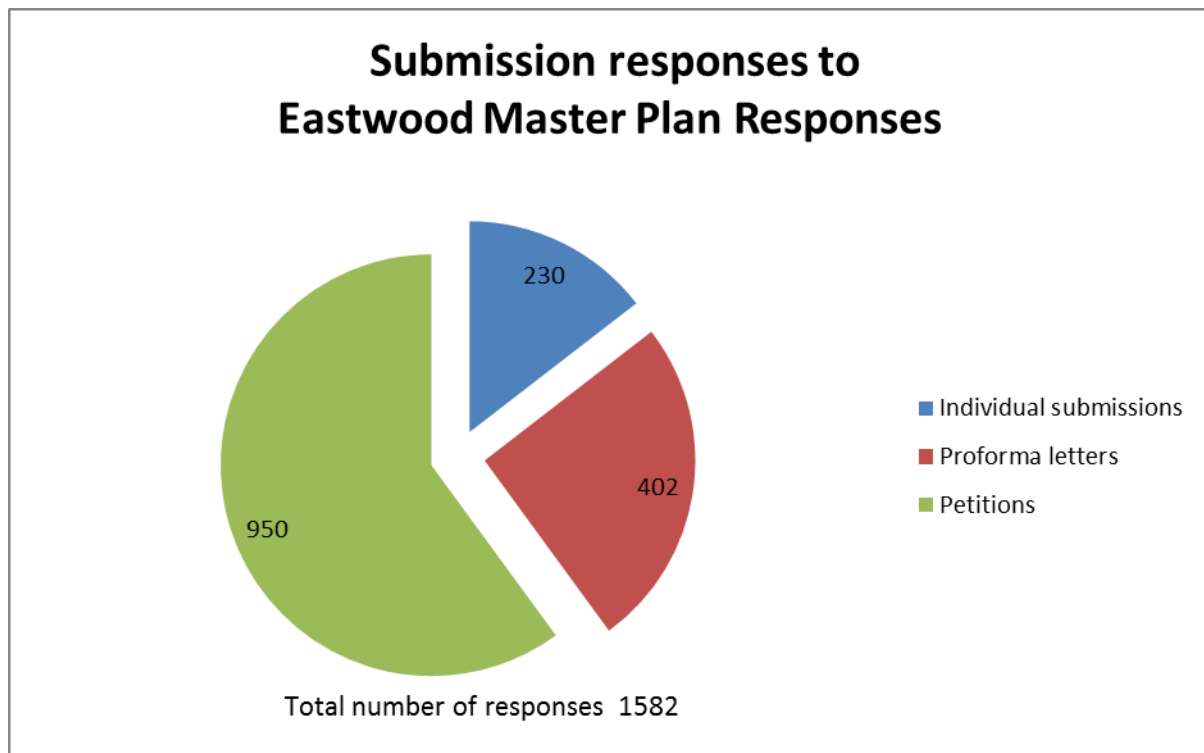
The sessions allowed the community to view material over a few hours, with Council staff available to answer questions regarding the draft master plan and to assist people in making a submission.

The sessions were well attended, in particular the two Saturday morning sessions in Eastwood Plaza.

Submissions

A total of 1,582 responses were received by Council to the draft Eastwood Master Plan. Responses were provided in a variety of forms including: individual submissions, proforma letters and signed petitions. All of the submissions have been made available to Councillors on Broad Vantage. The breakdown of these responses is noted below.

ITEM 4 (continued)



- Individual submissions made up 15% of responses (230)
- Proforma letter submissions made up 25% of responses (402)
- Petition style submissions made up 60% of responses (950).

Individual Submissions

Council received 230 individual submissions from businesses, residents and the broader community. The key issues raised concerns regarding:

- traffic and parking impacts;
- proposed building heights;
- potential growth of the centre
- impact on the village character;
- impact of growth on physical and social infrastructure.

Proforma letters and petitions made up around 85% of all responses; a summary of the views expressed are noted below.

Petitions

A petition of 822 signatures expressed the view that:

- building heights should remain as currently permitted by the existing LEP;
- there is no demonstrated community need (or benefit) from high-rise development;
- high-rise development is not required to fund infrastructure.

ITEM 4 (continued)

A petition of 128 signatures expressed the view that:

- a multi-story car park should be constructed on the Council car park site on Rowe Street East.

Proforma letters

240 proforma letters expressed views that:

- the draft Eastwood Master Plan should be revised to deliver more development height and facilities;
- parking on Rowe Street East needs to be increased;
- storm water and drainage needs to be addressed;
- support additional height and FSR to assist amalgamation and growth;
- support an improvement to community facilities.

150 proforma letters expressed views that:

- support the draft Eastwood Master Plan as it will assist planning for the future growth of Eastwood;
- traffic and parking issues need to be addressed;
- more community facilities are needed to cope with increases in population.

12 proforma letters expressed views that:

- support for the draft Eastwood Master Plan to manage this fast growing area;
- support increasing the number of commercial businesses and parking space;
- support covering the canal to open up the community space;
- support for more community and learning facilities to be provided.

Stakeholder groups

Submissions were received from the Eastwood Chamber of Commerce, Eastwood Korean Chamber of Commerce and West Ryde Chamber of Commerce. A summary of their views are outlined below.

Eastwood Chamber of Commerce

The Chamber expressed a willingness to work with Council to revise the Plan. The Chamber requested additional height and FSR to make development more viable and then direct the additional S94 monies into necessary infrastructure. The Chamber supported the upgrade of the Glen Street car park to deliver more spaces which in turn would assist the business community.

ITEM 4 (continued)

Korean Chamber of Commerce

The Chamber recommended that Council needs to take a long term vision and invest for in the future. It was concerned that the Plan lacked detail on how key infrastructure would be delivered. The Chamber recommended strongly for a multi-storey car park being constructed on the Council car park on Rowe Street East, as well as an extensive upgrade undertaken of the pedestrian underpass.

West Ryde Chamber of Commerce

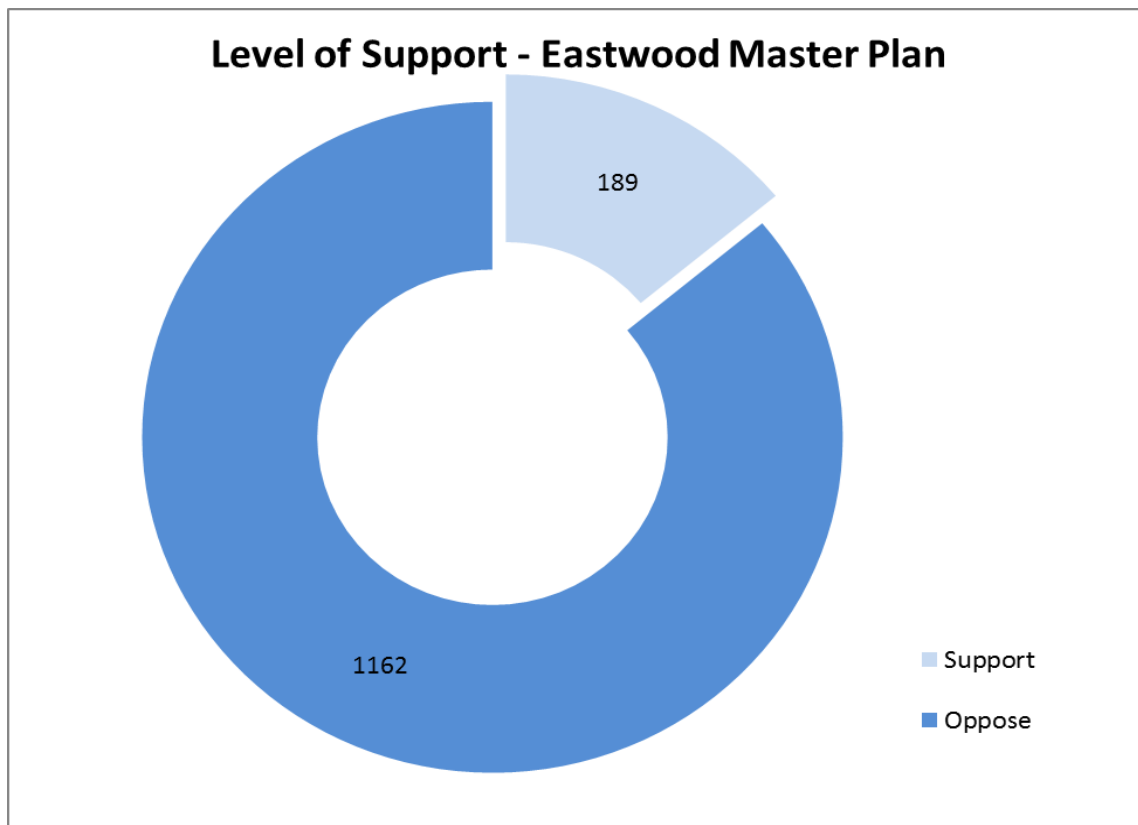
The Chamber lodged its opposition to the draft Master Plan and suggested the Plan needs to further encourage investment to fully utilize existing transport assets. It argued the Plan needs to support growth and provide a return on investment.

There were no submissions received from other stakeholder groups.

Issues raised by respondents

The views represented by respondents were varied although mostly related to a few key issues relating to potential impacts from the increased population and density of the centre. It is noted that no respondents identified a lack of community consultation as an issue.

While not all respondents indicated their support or opposition to the master plan, from those that did indicate an opinion their views are noted in the graph below.



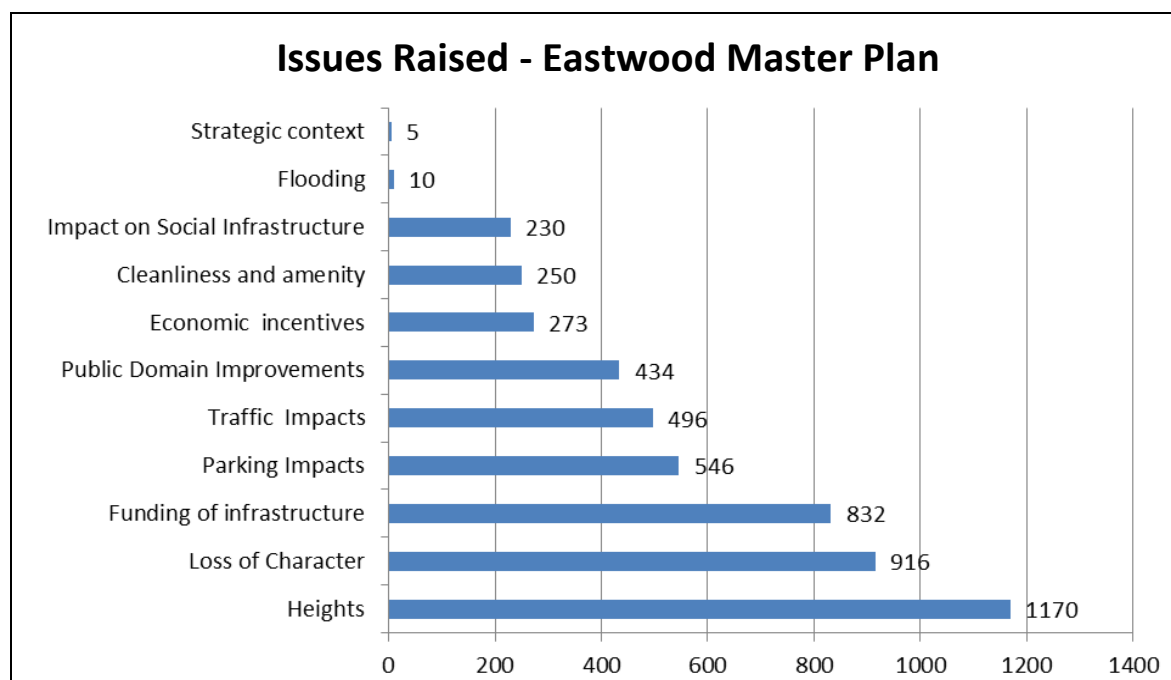
ITEM 4 (continued)

A summary list of issues and responses is **ATTACHED** (Attachment 2). The most common issues raised in the responses were:

- proposed heights and growth of the centre
- traffic impacts
- parking impacts

Issues raised less frequently were:

- loss of character
- impacts on infrastructure – schools, libraries, child care
- public domain improvements
- flooding
- development incentives and economic viability
- strategic context
- funding
- cleanliness/amenity



These are discussed in detail below.

Issue 1 - Proposed heights and growth of the centre

Issues raised

There was a wide diversity of opinions regarding the proposed heights of buildings and the potential growth of the centre. Many respondents wanted the permissible building heights to remain the same as the current controls (4-6 storeys) whilst many others considered that heights should be greatly increased to foster growth within the centre.

ITEM 4 (continued)Comment

The draft Plan includes three options for built form, including one option that retains existing height controls under draft Ryde Local Environmental Plan 2011 and another that allows for heights of up to 8 storeys in the town centre core and 12 storeys on key sites. The preferred built form master plan takes the middle ground between these two options with 6 storeys in the town centre core and 8 storeys on key sites.

Under Council's section 94 Contributions Plan developers are required to contribute towards the funding of infrastructure in the centre for works such as traffic calming, public domain upgrades, community facilities and flood mitigation. It was considered prudent to exhibit a scheme that provided a modest uplift in development yield as a funding mechanism towards infrastructure costs.

However, whilst development would contribute towards the cost of infrastructure, the possible development yield under the preferred master plan is not sufficient to fund all of the works required to make Eastwood accessible and flood free. Further, any substantial development within the centre is likely to exacerbate the existing problems. For this reason, it is not considered appropriate to increase potential development yields within the centre until such time as these issues are addressed.

It is therefore recommended that the draft master plan and a decision to amend the planning controls not be determined until such time as a strategy is adopted by Council that resolves the parking, traffic and flooding issues in Eastwood. The strategy would need to identify a delivery program and funding mechanisms for the implementation of the works. Once this strategy was endorsed, Council could then reconsider the draft plan and determine if it wishes to revise the exhibited master plan, finalise the exhibited master plan or discontinue the master plan altogether.

Issue 2 - Parking impactsIssues raised

The most common concern raised in submissions alongside concerns about traffic impacts was parking. Key concerns were:

- There is a current shortage of parking in the centre that needs to be addressed
- Requests that a multi-level car park on Council's Rowe Street car park site be constructed
- Council's Glen Street car park should be upgraded and made more efficient
- Parking for schools needs to be included in traffic plans
- More commuter parking needs to be made available
- Development will impact on the availability of parking in nearby residential streets

ITEM 4 (continued)Comment

Eastwood is a very successful and busy town centre and as such there are significant demands on the availability of parking in the centre. The Transport Management and Access Plan (TMAP) prepared by Cardno in 2008 found that there are a total of 957 off-street public parking spaces in the centre with a further 902 on-street spaces. There are high occupancy rates during peak hours at off-street car parks.

Off-street parking that is available to the public is provided in the Council owned car parks on Glen and Rowe Streets and in the Eastwood Shopping Centre. Increased parking provisions in the centre can be achieved by:

- Redevelopment of Council car parks
- Redevelopment of larger development sites
- Improved management of existing parking spaces

Redevelopment of Council car parks

Glen Street car park, whilst highly used, is inefficient in layout and has a poor interface with surrounding streets and Glen Street Reserve. It is a large consolidated site and is well suited for redevelopment which could include an increase in the number of parking spaces. However, the site is also flood prone and has been identified as part of the solution to the flooding issue in Eastwood. This means that any redevelopment of the site would need to be co-ordinated with or wait until after the necessary flood mitigation works have been completed. It is noted that basement parking could be included as part of a redevelopment scheme once these works are completed. Basement parking would allow an improved interface with the public domain including the adjacent streets and Glen Street reserve.

Previous studies of the redevelopment of the Glen Street car park have been undertaken. These studies have indicated that until the flooding problem in Eastwood is solved, redevelopment is not feasible.

The Rowe Street car park is on-grade and could be redeveloped as a multi-level car park with ground floor retail fronting Rowe Street. Currently, there are 50 spaces available in the car park. It is estimated that the maximum number of spaces that could be accommodated over (say) 3 levels is approximately 120 spaces. A feasibility study for the redevelopment would need to be prepared to create a base car park building plan from which costs and likely revenue could be estimated. The facility could be an income producing asset for Council. Rent estimates could be determined on the basis of:

- No free parking
- Maintaining the existing community benefit of 50 free parks
- Increasing the community benefit by say 50% - 75 x parks free for one hour

ITEM 4 (continued)

The cost of preparing a redevelopment concept of the Glen Street and Rowe Street East car parks is estimated to be \$15,000 and could be funded from Council's Property Investment Reserve. The mechanisms to fund the construction of a multi-level car park and its operational requirements would be investigated as part of the Infrastructure Delivery Plan.

Redevelopment of larger development sites

The redevelopment of consolidated development sites in the centre has the potential of increasing the number of off-street car parking spaces that are available to the public. For example, the Yuhu Group has provided a submission on the master plan that proposes a redevelopment scheme for the Eastwood Shopping Centre site. The scheme indicates that it would be possible to provide an additional 204 public parking spaces within a basement car park. This option is yet to be explored.

Improved management of existing parking spaces

There are streets both within and near the town centre where there is no time restricted parking. The introduction of time restricted parking in these streets would increase turnover of spaces and increase the availability of on-street parking. It is noted that the 2008 TMAP recommended introducing time restricted parking for the 27 angled parking spaces on the western side of East Parade between Rowe Street and First Avenue. This recommendation has not been implemented.

The draft master plan proposes the introduction of angled parking into Ryedale Road in the section where it has been closed to traffic. This initiative could provide between 6-10 additional car spaces and, as the area is close to Rowe Street would provide additional parking for the centre. With the exception of one disabled space and one 15min space all of the remaining spaces are unrestricted. To achieve a turnover, it would also be of benefit to introduce time restricted parking of (say) three hours.

ITEM 4 (continued)



Location of road closure on Ryedale Road

It is recommended that investigations be undertaken to identify opportunities to improve the management of the existing car spaces in the centre and increase the supply of public parking spaces. These investigations would be undertaken by Council staff, so no additional budget is required.

Car parking rates

Concerns regarding the impacts of development on on-street parking in nearby residential streets can be addressed through ensuring that car parking rates in new development are adequate to meet demands. Car parking rates in Part 9.3 of Ryde DCP were recently reviewed and considered appropriate for the centre.

Section 94 contributions can be levied in Eastwood where a development cannot provide the required parking on site. By way of example, the Landmark Hotel on West Parade provided \$800,962 in Section 94 contributions for parking in Eastwood because the development could not provide on-site parking.

Issue 3 - Traffic impacts

Issues raised

A common concern raised in response to the proposed growth in the Eastwood Town Centre was traffic, as it was seen that the additional population in the centre would result in increased traffic volumes and exacerbate existing traffic congestion.

ITEM 4 (continued)

Comment

A key asset of the town centre is the location of arterial roads and local connector routes which bypass the core. This configuration supports Rowe Street and the town centre core as pedestrian intensive areas. This said, it is acknowledged that the centre currently experiences significant levels of traffic congestion. Council has limited capacity to influence traffic impacts on the regional road network, such as Blaxland or Rutledge Street/First Avenue. These roads are owned and managed by Roads and Maritime Services (RMS). However, traffic impacts within the centre itself can be addressed by Council.

The Eastwood Transport Management and Access Plan 2008 (TMAP) was prepared to identify how best to support development and growth over the next 20 years taking into consideration key developments in the area. It is noted that the draft master plan is within the parameters of growth set by the TMAP. The TMAP identifies a number of initiatives that would alleviate traffic congestion and facilitate pedestrian movement in the centre. The status of the recommendations in the Cardno report is as follows. It is noted that many of the recommendations have yet to be implemented either due to a lack of funds or Council decisions (eg roundabout at Shaftesbury Avenue/ Glen Street intersection).

LOCATION	TREATMENT	STATUS	COMMENT
TRAFFIC			
Hillview Road/West Parade exit from bus interchange	Roundabout	Installed	
Hillview Lane between Shaftesbury Road and West Parade	Convert to two-way	No work commenced	Should not progress - requires land dedication from each property which would be difficult to achieve
Glen St/Shaftesbury intersection	Roundabout	No work commenced	Should be progressed
Rutledge at Trelawney intersection	Directional Signage to West Pde	No work commenced	Should not progress as it would encourage traffic along Clanalpine, a residential street
Left turn only on Rutledge into Trelawney (both directions)	Dedicated left turn lanes (2)	No work commenced	Dedicated lane is not required – should not progress
PEDESTRIANS			
Local streets within the Town Centre	40km/hr speed limit	RTA approved but not installed	Should be progressed

ITEM 4 (continued)

LOCATION	TREATMENT	STATUS	COMMENT
Six pedestrian crossing locations	Raised marked foot crossings	4 constructed	Should be progressed
Across railway line pedestrian linkage	Pedestrian/Cycle overpass	No Work Commenced	Should not be progressed – due to prohibitive costs
Hillview Ln and Coolgun Lane	Shared Zones	No Work Commenced	Should be progressed
Nine Locations in and around the town centre	Wayfinding Sign Posting	No Work Commenced	Should be progressed
Coolgun Lane	Road widening of lane	No Work Commenced	Should be progressed – could be DCP control
PUBLIC TRANSPORT			
West Parade at Rutledge north approach	Bus Lane in West Parade	No Work Commenced	Should be progressed
Ball Ave at Blaxland east approach	Bus Lane in Ball Ave	Installed	
Railway Pde at First Ave north approach	Bus Lane in Railway Parade	No Work Commenced	Should be progressed
Eight location in and around the Town Centre	Bus Shelters	No Work Commenced	Should be progressed
Four locations for Bicycle priority measures	Bicycle priority measures	Partially constructed	
PARKING			
Glen Street car park	Implement 2 hour parking	3 hour parking (3P) retained	Should be progressed
East Parade west side between First and Rutledge	Implement 3 hour parking	No work commenced	Should be progressed
Three locations for directional signage to Glen St car park	Directional signage to Glen St car park	Not Installed	Should be progressed
Three locations for directional signage to other car parks	Directional sign posting	Not Installed	Should be progressed
Nine locations for on-street parking spaces	Line marking on-street car parking	Completed	
Rowe Street west	Motor Cycle/Scooter Parking	Installed	

ITEM 4 (continued)Roundabout at Shaftesbury Road/Glen Street intersection

One of the key initiatives in the TMAP is the strategy to encourage vehicles to access the Glen Street car park from Shaftesbury Road at Glen Street rather than driving through the middle of the centre. This strategy would alleviate traffic congestion and make it safer for pedestrians on Trelawney and Rowe Streets and The Avenue. To achieve this goal, a roundabout was proposed at the intersection of Shaftesbury Road and Glen Street to facilitate right turn movements in and out of Glen Street. This intersection has been identified as a National Blackspot and is eligible for RTA Blackspot funding.

The construction of a roundabout at this intersection was considered but not supported by Council in 2011. This decision was due to the concerns of an adjacent property owner who would have had difficulty accessing their property.

The installation of the roundabout at Shaftesbury Road is seen as a priority for resolving traffic congestion within the centre. Directional signage to the Glen Street car park was also proposed to complement the roundabout and ensure drivers on Rutledge Street are aware that there is alternative access to the car park without having to turn into Trelawney Street and drive through the middle of the centre.

If the installation of the roundabout is to be progressed further consultation with affected property owners would need to be undertaken.

Proposed one-way system in Draft Eastwood Master Plan

The draft master plan proposes the introduction of a south bound one-way traffic system on The Avenue and changing the direction of traffic along Progress Avenue. The proposal would enable footpath widening along The Avenue. This proposal would provide a number of benefits, including:

- Ease traffic congestion by reducing northbound movements, and
- Increase pedestrian safety and amenity around Rowe Street mall and The Avenue

Detailed traffic modelling of this proposal needs to be undertaken to assess the impacts of the one-way system on the road network in particular the intersection of Rutledge Street and Shaftesbury Road. However, preliminary analysis undertaken by Cardno as part of the draft master plan, indicates the signalised intersection will have the capacity to accommodate the additional traffic. It is noted that the one-way system would be dependent upon the installation of the roundabout at Shaftesbury/Glen Street as it would be necessary to increase the capacity for turning traffic.

ITEM 4 (continued)Review of 2008 TMAP

The data in the 2008 TMAP needs to be revised as changed bus movements have potentially altered pedestrian movements to/from Eastwood since 2008. Further, traffic modelling of the proposed south bound one-way traffic system on The Avenue needs to be undertaken.

It is recommended that the data in the 2008 TMAP be updated and remodelled to assess the recommendations in the TMAP and the proposed one-way traffic system in the Draft Eastwood Master Plan. It is estimated that the cost of updating the data is \$36,000.

Issue 4 - Loss of characterIssues raised

Concerns were raised in submissions that the draft plan will change the character of Eastwood Town Centre, which will become more busy and crowded, and will lose its sense of community.

Comment

Redevelopment within the centre would lead to opportunities for improvements to public spaces and streets creating a more vibrant centre. The draft Plan includes numerous proposals for improvements to the public domain that will increase the ability of people to meet and gather, and encourage an improved sense of community and pride of place.

Issue 5 - Impacts on social infrastructureIssues raised

Concerns were raised that the increased population will lead to an increase in demands for schools, and other services such as public transport, child care, community facilities and libraries.

Comment

The Department of Education and Communities, Transport for NSW and Council will need to plan for additional services to accommodate increased demand for these services as a result of increased population growth.

Council staff met with the principal of Eastwood Public School and members of the Parents and Citizens Association on 10 March 2014 to discuss the likely impacts of the draft Plan on the school's capacity to accommodate future enrolments. It was indicated at the meeting that, because there is no scope to expand the school's land, the school buildings would need to be redeveloped and increased in height to

ITEM 4 (continued)

accommodate additional enrolments. As the school is zoned SP2 Infrastructure, there are no height controls for the site under draft Ryde LEP 2014. This means that an assessment of a development proposal for the site would be based on the school's needs and the merits of the proposal. It is noted that there are no proposals in the draft master plan that would inhibit the redevelopment of the school site.

The Master Plan identifies sites bordering Glen Reserve as a potential location for a new community building. Three of the sites on Shaftesbury Avenue are owned by Council and three are privately owned. The sites currently house older facilities and are located on flood affected land. This location is based partly on the opportunity to develop the reserve as urban parkland, activation of the western end of the centre, good access and parking and partly on the ownership pattern and limited economic viability of these sites.

Eastwood has been identified in Council's long term planning to benefit from improved community facilities and Council also commissioned a feasibility study into provision of community facilities in Eastwood in 2013. This study is scheduled to be reported to Council in August and found that in the current context (particularly the impact of flooding in the town centre), there are limited financially feasible options, in the short term, for construction of new community facilities. Challenges and options for provision of community facilities will be canvassed in the Council report.

Issue 6 - Public domain improvementsIssues raised

There was an overall positive response to proposed improvements to the public domain within the centre, including footpath widening, upgrading and improving access to the Rowe Street tunnel and improvements to the Eastwood Plaza.

Comment

The draft master plan identifies opportunities to significantly improve the public domain to create a more vibrant and pleasant centre. These works include improved footpaths, street furniture, tree planting and lighting. The support in the submissions for these improvements is noted.

A full cost estimate of the implementation of all of the public domain works identified in this plan has not been undertaken. However, it is estimated that the proposed improvements to Rowe Street alone, including an upgrade of the mall and the railway tunnel would require approximately \$12 million. Therefore the overall costs to deliver the public domain works is roughly estimated to be in the vicinity of \$18 million.

The mechanisms to fund the public domain upgrades would be investigated as part of an infrastructure delivery plan.

ITEM 4 (continued)**Issue 7 – Flooding**Issues raised

Several submissions raised concerns that the flooding issues in the centre need to be addressed.

Comment

Eastwood and Terrys Creek Floodplain Risk Management Study and Plan recommended a number of flood mitigation works that were endorsed by Council on 3 Nov 2009. The study shows that the Eastwood Town Centre is flood affected. The flood risk is identified as high in a number of streets in the town centre.

As the master plan provides a long term vision for the centre it assumes the flood mitigation works will be completed and the flood risk in the town centre is reduced to either medium or low. The Master Plan vision and many of the associated building controls are dependent on the completion of the flood mitigation works.

The proposed flood mitigation works in the Floodplain Risk Management Study have been recently reviewed and costed. The preferred approach is to construct a two cell culvert below Lakeside Drive and replace the existing channel with an enlarged culvert. This would involve partial demolition of the Glen Street car park to make available the additional space required. Preliminary indicative costing of these works is \$35,340,000.

The flood mitigation works would include the covering of the channel which was an issue identified by a number of submitters.

The mechanisms to fund the flood mitigation works would be investigated as part of an Infrastructure Delivery Plan.

Issue 8 - Economic feasibility and development incentivesIssues raised

Submissions raised concerns that the proposed building heights are not high enough to provide for economically feasible redevelopment of sites. Submissions also suggested that development incentives such as increased height and generous floor space ratios should be provided to encourage site amalgamation.

Comment

The feasibility of development is determined by developer costs (including design and construction costs, land purchases, developer contributions and development margins) and returns (sales and leases).

ITEM 4 (continued)

Hill PDA provided an economic assessment of the town centre. The study looked at the commercial viability of the built form in the proposed master plan by examining five example sites. Eastwood is a successful retail centre and the value of the retail business makes redevelopment less attractive. In addition Eastwood is characterised by many small lots and strata lots which are unlikely to develop on their own. These factors reduce the incentive for redevelopment of sites in Eastwood.

The economic assessment indicates that the master plan's preferred built form option would encourage only gradual change in the town centre. The draft plan suggests amalgamation of smaller sites is necessary to provide both good design outcomes and economic sites for redevelopment. Further consideration on the means of achieving lot consolidation will be undertaken at the time when Council resolves to prepare a planning proposal for the town centre.

Issue 9 Strategic contextIssues raised

The proposed heights and development yields in the draft plan are not commensurate with Eastwood's potential as a town centre. Its strategic location on a railway station and close to the Global Economic Arc makes it well suited to higher residential densities.

Comment

The Metropolitan Plan for Sydney 2036 sets the NSW State Government strategic directions that shape the Sydney metropolitan area for the next 25 years. An important asset of City of Ryde within the Metropolitan Plan is the Macquarie Park Corridor and Macquarie University, which are identified as key components of the global economic corridor which stretches from Macquarie Park to the Sydney CBD and Sydney Airport. Eastwood is located within 3km of this important strategic arc.

Whilst Eastwood's strategic location close to the global economic corridor and on a rail line is acknowledged, there are cogent infrastructure requirements in Eastwood that need to be resolved before a significant uplift in development yields can be considered. A built form option that proposed buildings of up to 20 storeys in height was considered as part of the master planning process. Due to the complexities of the centre and challenges in site amalgamation, increasing height and density could result in sporadic high density development within an otherwise less dense centre. The difficulty in site amalgamation means that the majority of smaller sites may never be developed. Further, the proposed heights resulted in overshadowing of Rowe Street and the public domain. Hence, the high density proposal was not included in the draft master plan.

ITEM 4 (continued)**Issue 10 – Funding of infrastructure**Issues raised

Concerns were raised that ratepayers would have to pay for upgrades to the public infrastructure. Some submissions stated that there was no relationship between development yield and the funding of public infrastructure.

Comment

The Master Plan proposes public domain upgrades that would improve the amenity and accessibility of the town centre. The flooding and traffic studies identified a range of infrastructure requirements for the centre.

There are currently four main avenues for the funding of public infrastructure:

- Negotiated as part of the development process and undertaken via the voluntary planning agreement process.
- Funding via development contributions or general revenue – as per projects listed in the Four Year Delivery Plan.
- Upgrades to the footpath adjoining a development site are required as a condition of consent.
- Controls in the DCP to deliver new footpaths and through site links

It is estimated that approximately \$21,550,000 would be gained from s94 contributions if the preferred built form in the master plan was constructed in its entirety. This amount compares with approximately \$17,360,000 in s94 contributions if the existing LEP controls are retained. An additional \$4 million of s94 funds would be received under the preferred option. It is noted however, that with either option there will be a shortfall between the s94 contributions and the total cost of implementing the public domain works and infrastructure works, noting that the cost of addressing the flooding issue is over \$35 million.

Another potential source of funding for infrastructure is the introduction of a special rate levy similar to the Macquarie Park Special Levy. This levy could be ascribed to the owners of properties in the B4 Mixed Use Zone in the Eastwood Town Centre. This funding mechanism would be investigated as part of the Infrastructure Delivery Plan.

Issue 11 – Cleanliness and amenityIssues raised

The centre is looking tired and rundown. Rubbish removal and cleanliness within the centre could be improved.

ITEM 4 (continued)Comment

Council is aware that there are issues regarding the amenity and cleanliness of the centre. To address these issues and help improve the amenity of the area, Council has employed a Place Manager.

The main functions of the Place Manager are to:

- visit the shopping centre 2-3 times per day
- be available to the public and shopkeepers
- inspect infrastructure and report vandalism and graffiti
- generally clean the mall, laneways and other areas
- communicate with shopkeepers so that overflowing bins, stock and other equipment are not left on roads, footpaths and laneways
- stop dumping of rubbish around Council bins
- deter people from feeding pigeons
- ensure that the water feature in the mall is regularly serviced

Since employing the Place Manager in 2011 there has been a significant improvement in the appearance of the area and less incidents of dumping of rubbish.

Authorised officers employed by the Food Authority and Council carry out random inspections of food businesses to ensure that standards of hygiene are maintained in the centre. Enforcement action is taken where appropriate.

One of the main problems in Eastwood is the number of food premises that are located within buildings that were never intended to be used for food. Consultation between Council's Health and Building Unit and the Place Manager and the retail premises will be undertaken to address this issue.

Redevelopment of these sites would ensure that waste storage facilities and loading areas were appropriately designed for food purposes.

The draft master plan proposes improvements to the public domain including quality paving and contemporary street furniture and lighting. The upgrades would give the centre a much needed face lift.

Infrastructure Delivery Plan

The Infrastructure Delivery Plan would identify the funding mechanisms for the delivery of the infrastructure such as:

- public domain works
- redevelopment of Council's car parks
- implementation of a traffic management strategy
- flood mitigation works

ITEM 4 (continued)

Potential funding mechanisms could include a Special Rate Levy, a low interest or no interest loan from the State Government, pay parking or RMS funding.

A costed schedule of works and a prioritised program would be prepared as part of the Delivery Plan.

Development schemes for consolidated development sites

Submissions have been received from the owners of larger development sites requesting that increased heights and generous floor space ratios (FSRs) be permitted on their sites. There are common justifications for these requests for the uplift:

- Dwelling yields should be significantly increased in recognition of the strategic location of Eastwood on a railway line and close to the Global Economic Arc
- Increased height and density should be permitted on larger, single ownership sites
- The master plan identifies that the properties at gateway sites are suitable for landmark buildings to mark entries to the centre
- The extent of permissible development on the land should be increased to enable economically viable development
- There is a strong market demand for apartments in Eastwood
- Taller buildings will create a modulated and dynamic skyline
- Taller slender buildings provide a better living environment for residential apartments
- Development will help construct the public domain through developer contributions

It is recommended that the proponents for the development of consolidated sites within the Eastwood town centre be invited to present their schemes at a Councillor workshop.

Eastwood Shopping Centre

The Yuhu Group has provided a Concept Proposal for the redevelopment of the Eastwood Shopping Centre which is a large consolidated site in the centre. The site is predominantly land currently occupied by Eastwood Shopping Centre comprising 12,600sqm. The proposed redevelopment entails the following:

- Demolition and removal of existing structures
- A podium over two levels with retail space (10,200sqm), commercial space (3,900sqm) and community facilities (80sqm) fronting Rowe Street.
- Four residential towers (500 units) of varying heights with the tallest being 32 storeys.

ITEM 4 (continued)

- Four levels of basement parking with 590 residential car spaces and 542 retail/commercial car spaces.

It is noted that the proposed floor space ratio (FSR) is 5.0: 1, which together with the proposed heights, would allow substantially more development on the site than what is permitted under the current controls.

The redevelopment could also potentially provide the following public benefits:

- additional 204 public parking spaces
- community facilities
- public domain improvements to the mall and Rowe Street tunnel
- through site link between Rowe Street and Rutledge Street

The redevelopment of the Eastwood Shopping Centre provides an opportunity to address infrastructure needs and this will be explored at the Councillor workshop.

Financial Implications

There is approximately \$27,000 available in the current Urban Planning budget for the finalisation of the Eastwood Town Centre Master Plan.

It is estimated that the cost of preparing the Infrastructure Delivery Plan is \$50,000 and this would be funded from General Revenue.

The cost of preparing redevelopment concepts of the two Council car parks is estimated to be \$15,000 and would be funded from Council's Property Investment Reserve.

It is estimated that the cost of updating the 2008 TMAP data is \$36,000 and this would be funded from General Revenue.

The total value of these studies is \$101,000. Given that there is \$27,000 available for Eastwood Town Centre in Urban Planning's budget, approximately \$75,000 of additional funding is required to undertake these studies.

Options

- Option 1

That the draft Eastwood Town Centre Master Plan does not proceed until a strategy has been adopted by Council that resolves the parking, traffic and flooding issues in Eastwood.

For the reasons outlined in this report, Option 1 is the preferred option.

ITEM 4 (continued)▪ Option 2

That Council adopts the draft Eastwood Town Centre Master Plan (as amended) and endorses it as the basis for the preparation of a planning proposal to amend Ryde Local Environmental Plan to amend heights and introduce floor space ratios in the Eastwood Town Centre.

If Option 2 is adopted, some errors in the draft plan would need to be amended. The amendments are as follows:

- Proposed building heights on 136 and 190-200 Rowe Street in the draft plan are to be amended so that they are consistent with maximum building heights (21.5m) under draft Ryde LEP2014, and
- 100-104 Rowe Street is incorrectly shown in the draft plan as being in Council ownership. The surface car park shown on this site is to be deleted, building heights should be included as designated for neighbouring properties and the principle of a pedestrian link between Rowe Street and First Avenue is to be included rather than nominating 100-104 Rowe Street as the means of providing the link.

▪ Option 3

That the draft Eastwood Town Centre Master Plan be discontinued.

This option is not recommended as the consultation process for the draft master plan has indicated that there is significant interest from within the community for the development of a vision and planning strategy for Eastwood.

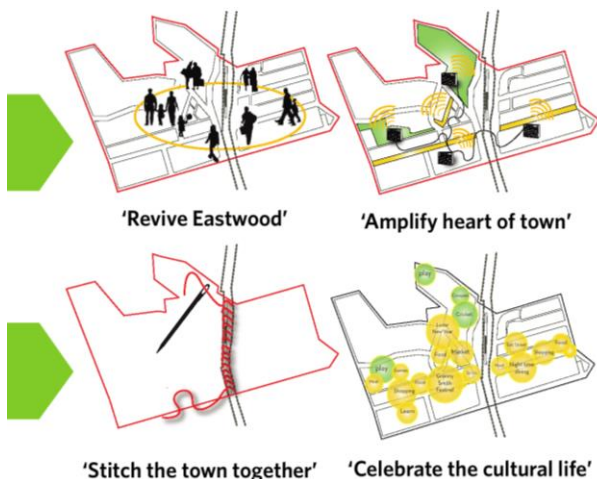
ITEM 4 (continued)

ATTACHMENT 1



A draft Master Plan for the Eastwood Town Centre has been developed following consultation with the local community dating back to 2011. The draft Master Plan offers an opportunity to reinforce Eastwood as a significant town centre; it will contribute to a lively streetscape along with increased pedestrian amenity in the centre.

The Master Plan sets a direction for the future building heights, and the public domain of the town centre. The plan follows these guiding principles:



10 DEC
2013

At its meeting of 10 December 2013, Council resolved to place the draft Eastwood Town Centre Master Plan on public exhibition to seek community input.

The draft plan will be on exhibition until Wednesday 14 May 2014.

The plan is available for viewing at:

- **Eastwood, Ryde and West Ryde Libraries**
during branch hours
- **City of Ryde Customer Service Centre**
1 Devlin Street, Ryde
Monday – Friday, 8.30am – 4.30pm
- **Ryde Planning and Business Centre**
1 Pope Street, Ryde
Monday – Friday, 9.00am – 5.00pm
- www.ryde.nsw.gov.au/haveyoursay

**Let's
TALK**

**Community
Drop In Session**

Council will be hosting a community drop in session to provide stakeholders with an opportunity to learn more about the draft Eastwood Master Plan.

There will also be staff available to address any concerns or questions.

Date: Saturday 3 May 2014
Time: 10.00am – 12.30pm
Location: Eastwood Plaza

Have Your Say

Have your say on this proposal by
4.00pm Wednesday 14 May 2014.

Submissions can be made online, by e-mail or post. Written submissions must be clearly marked as 'Draft Eastwood Master Plan'. They can be sent to:

Email: cityofryde@ryde.nsw.gov.au

Post: General Manager, City of Ryde,
Locked Bag 2069, North Ryde NSW 1670

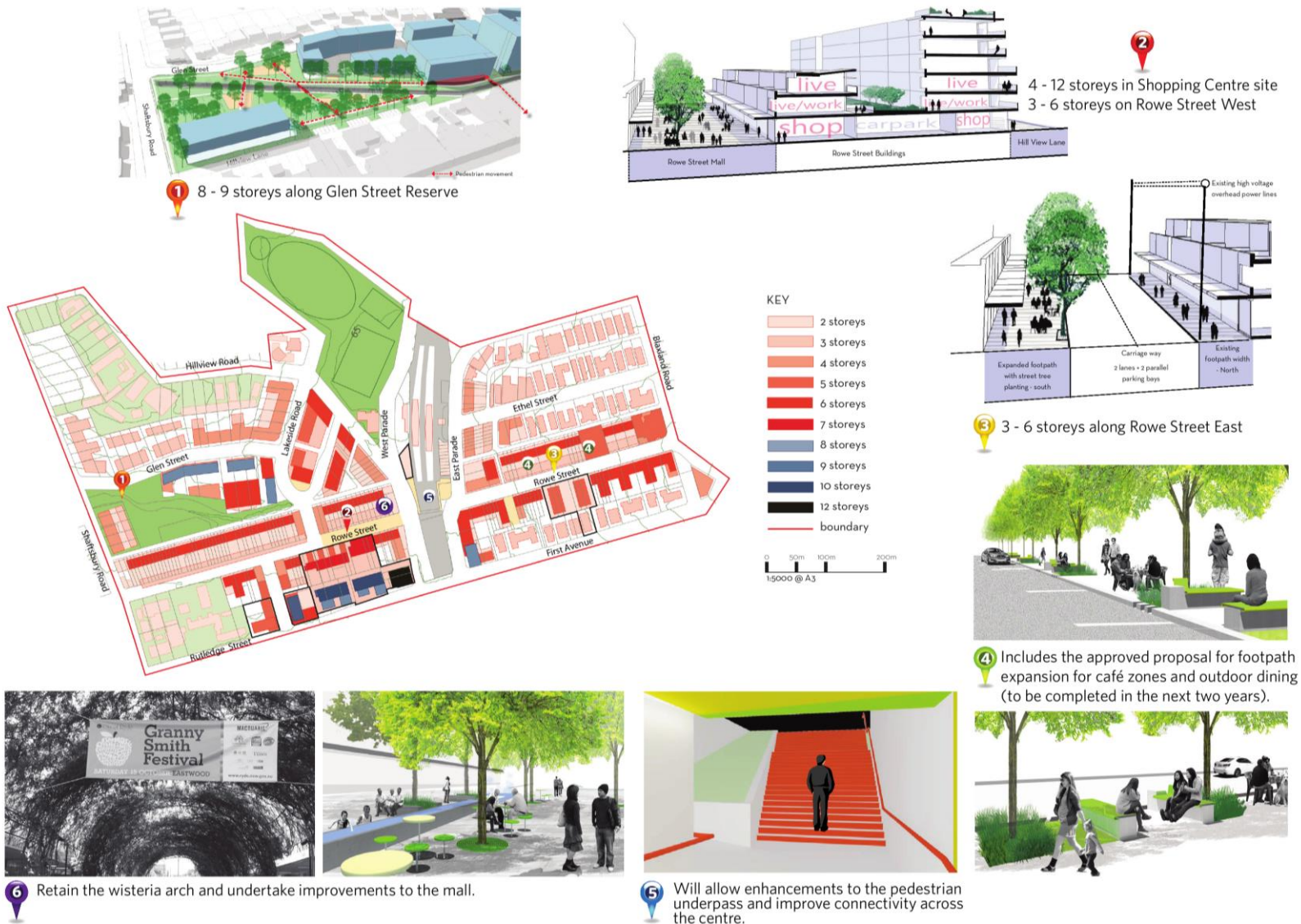
All enquiries regarding the consultation program can be directed to City of Ryde on 9952 8222.

It is Council's policy that all submissions will be publicly accessible on request. Supply of personal information is voluntary, however anonymous submissions may be given less weight.

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.

ITEM 4 (continued)

ATTACHMENT 1



ITEM 4 (continued)

ATTACHMENT 2

DRAFT EASTWOOD MASTER PLAN – ISSUES

Issue	No of Respondents	Comment/Response
Level of support		
Support for the draft Master Plan	27 submissions + 162 proforma letters	Noted
Opposition to the draft Master Plan	100 submissions + 240 proforma letters+ 822 Petitions	Noted.
Building height		
Proposed heights should be reduced/heights to remain at current height limits	31 submissions + 822 petition	<p>Master Plan proposes modest growth. A significant number of respondents requested the existing planning controls and heights to be maintained.</p> <p>Council will consider appropriate future development controls following the completion of a range of studies and the preparation of an Infrastructure Delivery Plan.</p>
Proposed heights should be increased	25 submissions + 240 proforma letters	<p>Master Plan proposes modest growth. However many respondents want greater density to deliver infrastructure, growth and opportunities.</p> <p>Council will consider appropriate future development controls following the completion of a range of studies and the preparation of an Infrastructure Delivery Plan</p>
Heights should be increased for residential on eastern side (Ethel and May Streets)	5 submissions	The Master Plan proposes leaving heights at 11.5m and 15.5 m which equates to 3-4 storeys. Council's modelling found that to activate redevelopment of these strata subdivided residential buildings would require heights of up to 20 storeys.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Additional height should be allowed in Eastwood as it is strategically positioned to public transport	13 submissions	Eastwood is serviced by a good train and bus transport system. The Master Plan proposes modest increases in height in the town centre. However until current infrastructure issues are addressed, further increases in height should not be considered.
Why wasn't the 18-20 storey option included if it is the only option that will fund necessary infrastructure?	1 submission	Due to the complexities of the centre and challenges in site amalgamation, increasing height to 20 storeys could result in sporadic high density development within an otherwise less dense centre. 20 storey heights could result in overshadowing of Rowe Street and the public domain. The high density proposal was not included in the draft master plan.
Landmark buildings (20 storeys +) should be located on Rutledge St, First Ave, south side of Glen St, block bounded by Hillview Rd, Lakeside Rd and Hillview Lane	1 submission	While landmark or gateway buildings have been identified (up to 12 storeys), building heights of 20+ storeys are not supported. Master Plan proposes modest growth.
Council's car park site on Glen St should be redeveloped as a landmark (20 storeys +) with basement car parking	2 submissions	The Glen Street car park needs to be redeveloped. However until the flood issues are resolved, the car park redevelopment is not feasible. A flooding solution for the town centre has recently been identified and costed. The Infrastructure Delivery Plan would explore the mechanism to fund this multi million dollar facility
Heights should be limited to 7 storeys	3 submissions	The current controls allow for buildings up to 30.5m which equates to around 10 storeys. The Master Plan is proposing around 12 storeys on the Eastwood Shopping Centre height; the remainder of the town centre is mainly 6-8 storeys.
Opposed to Eastwood Chamber proposal of 20 storeys	5 submissions	The Chamber's submission on the draft plan does not reference a maximum building height. The opposition to 20 storeys is noted.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Building heights will cause overshadowing	2 submissions	The heights proposed in the Master Plan considered the impact of shadowing into Rowe St and other public spaces. The proposed building form with buildings set back on the northern side aim to reduce the shadow impacts.
Concerned that the mall will lose light and become a wind tunnel	1 submission	Adverse light and wind impacts from the built form were considered in the proposed built form in the draft master plan. The design elements of building height and setbacks aim to minimise these impacts.
Focus growth and height north of canal which is under two private owners	1 submission	The Master Plan does allow for increases in height north of the canal (increase from 6 to 8 storeys). The Master Plan proposes modest growth across the town centre with the highest building heights on the southern side around the shopping centre.
Against high rise residential developments	7 submissions + 19 letters from students of Eastwood Public School	The Master Plan does not propose high rise development; rather, a modest increase in height across the town centre with the majority of building height ranging from 4-6 storeys.
Concern re 6 storey development on Hillview Lane as it is very narrow and there is no footpath	1 submission	Any development along Hillview Lane would need to consider traffic and pedestrian movements. The master plan proposes that a footpath be created on the southern side through setback requirements for development
7 storeys on the corner of Lakeside and Hillview Road is excessive	1 submission	Noted. The current control for heights on this site allow for a building of 21.5m high (6 storeys)
Proposed heights in Master Plan are supported but concerned that they will be challenged and increased during the development process	1 submission	The Master Plan sets a direction for future building heights and the public domain of the town centre. If the Plan is adopted, then the LEP heights will be amended as a planning proposal.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Step the height of buildings from Rowe Street up to Glen Street	1 submission	Heights do step down from Glen Street (8 storeys) to Rowe Street (3 storeys).
Council should look to overseas examples of urban consolidation e.g. Brooklyn New York rather than high rise	1 submission	Council does consider designs from other parts of the world. The master plan proposes street edge buildings within the town centre with varying heights at the street frontage (3-12 storeys).
Growth of the centre		
Support for growth in the centre	75 submissions + 240 petition + 12 proforma letters	<p>The Master Plan proposes modest growth with some additional height across the town centre. However, until the traffic, parking and flooding issues are resolved; the LEP will not be amended to provide additional height.</p> <p>Council will consider appropriate future development controls following the completion of a range of studies and the preparation of an Infrastructure Delivery Plan.</p>
Opposition to growth in the centre	29 submissions + 822 petitions	<p>The Master Plan proposes modest growth with some additional height across the town centre. However, until the traffic, parking and flooding issues are resolved; the LEP will not be amended to provide additional height.</p> <p>Council will consider appropriate future development controls following the completion of a range of studies and the preparation of an Infrastructure Delivery Plan.</p>
Concerned Eastwood is being left behind. Rates should be spent on Eastwood and not on other town centres.	12 submissions	From the consultation process, Council understands the Eastwood community wants the town centre upgraded. Funding of \$2.5 million has been allocated towards the upgrade of the public domain in Rowe Street east in the 2014/15 and 1015/16 years.
Master Plan will not help Eastwood grow and develop	6 submissions	The Master Plan proposes modest growth which will provide some incentive for redevelopment.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Development will lead to a loss of community	1 submission	The Master Plan proposes a significant enhancement of the public domain and community facilities. These changes will make Eastwood more pedestrian friendly and encourage greater activation.
Eastwood complements other established hubs through its diversity. There is a demand to live in Eastwood – we need to plan for growth in the future	1 submission	Eastwood is a unique town centre and visited by many residents from the Ryde LGA and beyond. Over time, the number of residents in the area is anticipated to increase; to support this future growth, traffic, parking and flooding issues need to be resolved.
Parking		
Council needs to address current parking problems	125 submissions + 240 proforma letters+ 9 petitions	<p>Parking numbers could be increased through the following mechanisms which will be explored by Council:</p> <ul style="list-style-type: none"> ▪ Redevelopment of Council car parks ▪ Redevelopment of larger development sites ▪ Improved management of existing parking spaces <p>As an outcome of the exhibition of the draft master plan it is recommended that Council will consider investigating opportunities to increase the supply of public parking through these three avenues.</p>
Existing car park should be made more efficient/upgraded	11 submissions	<p>Council is aware that the current car parking configuration at Glen St is inefficient. The car park cannot be redeveloped until the flooding issue is resolved.</p> <p>As an outcome of the exhibition of the draft master plan it is recommended that Council investigate opportunities to redevelop the Glen St car park and Rowe Street car park with the aim of increasing the supply of parking.</p>

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Requests that a multi-level car park on Council's Rowe Street East car park site be constructed	9 submissions + 128 petitions	Strong support was voiced from the business community of Rowe Street East to increase car parking. As an outcome of the exhibition of the draft master plan it is recommended that Council investigate opportunities to redevelop the Glen St car park and Rowe Street car park with the aim of increasing the supply of parking. For such a facility to be constructed, a mechanism to fund the works will need to be developed. The funding mechanism will be considered as part of the Infrastructure Delivery Plan.
Parking should be accessed from the edge of the centre	1 submission	The draft master plan acknowledged that traffic movements in and around the town centre need to be improved. The TMAP 2008 recommends directing traffic along Shaftsbury Road and then into Glen Street to access the car park. This would reduce unnecessary traffic congestion along The Avenue and in the town centre core. As an outcome of the exhibition of the draft master plan it is recommended that elements of the 2008 TMAP are reviewed and other traffic management issues explored.
Parking for the school needs to be included in traffic plans	3 submissions	The parking concerns relating to the school will be considered as part of any modification to traffic and parking.
Initiate pay and display parking in a modern car park facility	2 submissions	'Pay and display' parking may be considered as a funding mechanism within the Infrastructure Delivery Plan. However it should be noted that the Council in the past have opposed the introduction of such schemes in the centre.
More commuter parking needs to be made available	3 submissions	The needs of commuters will be considered as part of the parking study to review supply of parking spaces.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Development will impact on the availability of parking in nearby residential streets	1 submission	Additional development can impact parking; development will need to either provide onsite parking or demonstrate a strategy to manage its parking requirements.
Council's parking rates should be increased as only one space per apartment for residential uses is not enough	1 submission	Council's residential car parking requirements are based on a range which is dependent on the number of bedrooms.
To achieve efficient parking, a large consolidated underground car park between Rowe Street and Rutledge Street that extends across individual sites and Trelawney Street is recommended	1 submission	Car parking is a key issue. All viable options will be considered. As an outcome of the exhibition of the draft master plan it is recommended that Council will consider investigating opportunities to increase the supply of public parking.
Access/egress to Eastwood Shopping Centre development should be from both sides of Rutledge Street i.e. tunnel beneath Rutledge St	1 submission	The Eastwood Shopping Centre is a key destination so it is important to have convenient access. Council will discuss car parking and access opportunities with the Shopping Centre as part of any redevelopment process.
The current lack of parking regulations means that there are no spaces available	1 submission	Council understands the availability of parking is a key issue for the community; introducing a suite of parking options (restricted, unrestricted, timed, paid parking) will be considered.
Traffic		
Existing traffic problems need to be resolved	125 submissions + 162 proforma letters	Council understands traffic congestion is an issue. The Master Plan proposed a number of options to address congestion including making 'The Avenue' one way, and, diverting traffic away from the core of the town centre. All options will be tested to maximise traffic flow.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Future development will worsen traffic problems /near schools is a major issue	32 submissions + 162 proforma letters	Future development has the potential to attract more traffic. It is important that traffic flows are directed to the edges of the town centre to maximise safe pedestrian movement. Careful consideration of the safety of students from Eastwood PS will be considered in future planning.
Rutledge Street should be widened within the existing County Road reservation It has been planned as a major arterial highway and should include right turn bays at Trelawney St and Shaftesbury Road	2 submissions	Rutledge Street is owned and managed by the Roads and Maritime Services (RMS). Any proposed changes would be determined by the RMS.
Introduce a northbound right turn bay on Blaxland Rd at Balaclava Rd	1 submission	Blaxland Road is owned and managed by the Roads and Maritime Services (RMS). Any proposed changes would be determined by the RMS.
Introduce a southbound right turn bay on Blaxland Rd at May St	1 submission	Blaxland Road is owned and managed by the RMS. Any proposed changes would be determined by the RMS.
Pedestrian/vehicle conflict in West Parade is a safety issue	1 submission	The pedestrian crossing on West Parade adjacent to the plaza is extensively used by pedestrians as they move across Rowe St. The crossing is working effectively; but clearly, any crossing is a point of potential conflict.
Existing East Parade onto Rutledge St is difficult for buses and private transport – should be 2 southbound lanes of traffic with no parking	1 submission	Traffic along East Parade is being held up at Rutledge St /First Ave with traffic on the arterial road given priority. The phasing of the lights issue will be followed up with RMS.
Review need for traffic signals	1 submission	Noted. The installation of traffic signals is triggered once traffic counts reach a certain level.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
A comprehensive Traffic Management Plan is required to ascertain impact of development occurring in neighbouring Council areas and proposed development in the centre	1 submission	Eastwood is located on the edge of three LGAs and is impacted by traffic coming through the area. The TMAP traffic study was undertaken in 2008. Although the study is somewhat dated, the overall traffic assumptions remain sound. As an outcome of the exhibition of the draft master plan it is recommended that elements of the 2008 TMAP are reviewed and other traffic management issues explored.
Need to revisit the traffic recommendations in the 2008 Traffic Study	1 submission	Agree. The TMAP traffic study was undertaken in 2008. Despite the study being dated, the overall traffic assumptions remain sound. As an outcome of the exhibition of the draft master plan it is recommended that elements of the 2008 TMAP are reviewed and other traffic management issues explored.
Replace all pedestrian zebra crossings with lights so that there is less disruption to traffic	1 submission	The trigger to install lights is based on pedestrian movement counts. Council will continue to monitor pedestrian and vehicular movements.
Alternate access to the beginning of Epping Avenue with right hand turn off Shaftesbury should be provided	1 submission	A right hand turn at Terry Street for northbound traffic on Shaftesbury would increase traffic in residential streets. Preference is to facilitate a right hand movement at Shaftesbury so that vehicles can readily access the Glen St car park
Rutledge Street and Second Avenue should become one way.	1 submission	Rutledge Street is owned and managed by the Roads and Maritime Services (RMS). Any proposed changes would be determined by the RMS.
Does not support the proposed cycleway on north side of First Avenue as it is within the Eastwood County Road reservation	1 submission	The proposed cycleway within the wide verge would not preclude road widening if and when it is implemented by RMS

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Hillview Lane should be widened on the northern side (canal side) because so many properties on the south side are in private ownership	1 submission	Hillview Lane is constrained by the canal to the north and multiple private owners to the south. Any changes would be considered as part of a broader traffic management plan to improve traffic flow.
The draft master plan proposes widening of Rowe Lane. Rowe Lane does not need to be widened	1 submission	Rowe Lane provides access to car parking in Rowe Street East. Any changes would be considered as part of a broader traffic management plan to improve traffic flow.
Infrastructure		
Future development will place a strain on physical infrastructure (roads, sewerage, open space)	24 submissions	Development does place a strain on physical infrastructure. Council will look to secure funds through VPAs, S94 and other funding mechanisms in the Infrastructure Delivery Plan.
Future development will place a strain on social infrastructure (schools, child care, public transport, public spaces)	31 submissions + 12 proforma letters	The Department of Education and Communities, Transport for NSW and Council will need to plan for additional services to accommodate increased demand for these services as a result of increased population growth.
Schools are at capacity. Additional population will put pressure to expand yet no land to do so.	5 submissions	The capacity of schools to absorb increasing enrolments is a significant issue for the State Government. Schools may need to be redeveloped to accommodate future enrolments. This is a matter for Department of Education and Communities to consider.
Has the availability of pre-school facilities to cater for a likely increase in young families been considered?	1 submission	The availability of pre-school facilities will be considered in future social planning.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
More community spaces should be provided	2 submissions+ 162 proforma letters	The master plan has considered the quantum and links to community facilities and open space. A key initiative is the upgrade of Glen St reserve and th inclusion of a community hub. A draft Eastwood Community Hub Feasibility Study has been undertaken which found that the development of a community hub in Eastwood cannot proceed until the flooding issues in the centre are resolved.
Deliver a community hub operating as a neighbourhood centre	1 submission	A draft Eastwood Community Hub Feasibility Study has been undertaken which found that the development of a community hub in Eastwood cannot proceed until the flooding issues in the centre are resolved.
More opportunities should be provided for youth	1 submission	Future social planning will consider the needs of youth. Planning is undertaken by Community Services.
Provide a holistic child care facility that caters for children from birth to teenage years	1 submission	Future social planning will consider the needs of children during their formative years. Planning is undertaken by Community Services.
Eastwood library needs to be upgraded	1 submission	As part of any major redevelopment within the town centre consideration may be given to relocating/upgrading the library. It should be noted that the current location of the library, while away from the core of the centre is an active and accessible space.
Eastwood Library should be moved	2 submissions	As part of any major redevelopment within the town centre consideration may be given to relocating/upgrading the library. It should be noted that the current location of the library, while away from the core of the centre is an active and accessible space.
Need to get infrastructure in and working before more development occurs	5 submissions	Agree. The delivery of infrastructure needs to coincide with development.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Need to increase train services to provide for additional train patrons	2 submissions	An increase in train services is an issue for Transport for NSW. An increase in public transport usage would be welcomed as it would reduce vehicular trips and congestion.
Wants clean public toilets located in easily accessible places	1 submission	Additional community facilities such as toilets may be constructed as part of future open space development.
Occupancy rates will impact on infrastructure needs. Does Ryde Council have the power to govern occupancy rates?	1 submission	Council has limited capacity to govern occupancy rates.
Flooding		
Flooding in the centre needs to be addressed	8 submissions	Agree. Flood mitigation works are proposed in the Floodplain Risk Management Study. Preliminary indicative costing of these works is \$35,340,000. The mechanisms to fund the flood mitigation works would be investigated as part of an Infrastructure Delivery Plan
Flood mitigation works prior to significant redevelopment should be a key priority for Council to commit to in forward works programs	1 submission	Agree. Flood mitigation works are proposed in the Floodplain Risk Management Study. Preliminary indicative costing of these works is \$35,340,000. The mechanisms to fund the flood mitigation works would be investigated as part of an Infrastructure Delivery Plan
A gravity viaduct from Glen Street Reserve to Eastwood Park would solve the flooding issue	1 submission	The preferred approach is to construct a two cell culvert below Lakeside Drive and replace the existing channel with an enlarged culvert.
Loss of character		
Eastwood is a garden suburb. More attention needs to be made of its federation architectural heritage	2 submissions	The master plan attempts to build on the village character, improving connections and providing more community space. The Granny Smith green colour with the proposed street furniture is suggested to provide an historical link while still giving a contemporary look and feel.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Do not turn Eastwood into Chinatown. Welcome diversity	3 submissions	Eastwood is a multicultural community that welcomes diversity. A key principle of the master plan is to celebrate cultural diversity.
Concern that development will change the character of the centre	32 submissions + 822 petitions	The master plan proposes modest development that would result in gradual change. The plan strives to stitch the town centre together while maintaining a vibrant village character.
Celebrate multiculturalism	3 submissions	A key principle of the master plan is to 'Celebrate the Cultural Life' of Eastwood.
Don't want Eastwood to become another Chatswood	3 submissions	The unique characteristics of the centre are identified and built upon in the master plan
Eastwood already has a cultural life and a sense of community so no need to change	2 submissions	Eastwood is a thriving multicultural community that celebrates its diversity.
Unsympathetic to the existing residential character of Eastwood	1 submission	The master plan proposes a modest increase in height which supports its residential character.
Doesn't want Glen Street/Lakeside Road to be developed for apartments as it will no longer be an urban village	1 submission	Draft Ryde LEP and DCP 2014 rezones the north side of Glen Street and the west side of Lakeside Rd to B4 Mixed Use and R4 High Density Residential Zones. Residential apartments are a permissible use in the zones
Promoting accommodation for a transient population (students) is unlikely to encourage civic participation	1 submission	The master plan promotes housing diversity within the centre that would be suited to single and family groups.
Economic issues		
Proposed controls are not economically viable	6 submissions	The economic assessment indicates that the master plan's preferred built form option would encourage gradual change in the town centre.
Large shopping centres disadvantage small operators	3 submissions	Eastwood will continue to provide a range of shopping experiences.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Businesses are suffering because Eastwood is run down	3 submissions + 240 proforma letters	The master plan proposes modest growth that would encourage some urban renewal.
There should be more shopping options, especially on eastern side of Rowe Street	9 submissions	The market will determine the retail offering; Council would welcome a variety of businesses on both sides of Rowe St.
A comprehensive feasibility study should be undertaken to assess the viability of the master plan and its impacts on community	1 submission	Hill PDA provided an economic assessment of the town centre. The study looked at the commercial viability of the built form in the proposed master plan by examining five example sites.
Cleanliness and Amenity		
Concerns regarding cleanliness of the centre	6 submissions + 240 proforma letters	Council understands that the community wants the town centre to be clean and tidy and will work with its community to achieve this objective. Council regularly visits businesses to ensure standards are being maintained. Council will follow up on concerns and complaints raised.
Crime and safety concerns	2 submissions	Noted. The use of security cameras and the like could be considered to increase surveillance.
Rooftop gardens should be encouraged to compensate for a lack of open space on east side	1 submission	Council's controls permit rooftop gardens for residential apartment development.
Communal gardens would benefit units	1 submission	Council's controls require communal open space for residential apartment development.
Suggested public domain improvements		
Support proposed upgrade of tunnel connection	10 submissions + 240 proforma letters	Noted. A better connection between the east and west (of Rowe St) has been identified in the master plan.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
		Concept designs have been prepared for the upgrade of the tunnel, however the implementation of these works is reliant on a funding source.
Tunnel beneath railway at Rowe Street should be made wider and safer	1 submission + 128 petition	The final design is yet to be developed. The upgraded connection will provide a more convenient and safer experience. Concept designs have been prepared for the upgrade of the tunnel, however the implementation of these works is reliant on a funding source.
Extend tunnel – start at plaza and go to hotel and shops	10 submission	The concept of extending the tunnel is worth consideration as it would eliminate the pedestrian/vehicle conflict on West Parade and East St; however the cost of such a project would be significant.
High voltage power lines on northern side of Rowe Street east should be placed underground	1 submissions	Placing the high voltage power lines underground is cost prohibitive.
Wisteria arch should be retained	1 submission	The wisteria arch is part of the history of the town centre; this feature will continue to have prominence.
The mall should be upgraded	2 submissions	The master plan outlines a number of changes to upgrade the mall, including: new water feature, granite paving and additional seating and garden beds. The cost of implementing these works is significant and requires a funding source.
Put car parks underground to create more green space	1 submission	There are significant costs associated with placing car parks underground.
Wants more public seating	1 submission	The master plan provides for a significant increase in public seating along Rowe St (east and west).
Wants better aesthetics	1 submission	Proposal in the master plan will deliver a more connected and aesthetically pleasing town centre.
Lighting needs to be improved	1 submission	Noted. Opportunities to enhance lighting will be considered, particularly along Rowe Street.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Need to update water feature in the mall	2 submissions	The master plan suggests a more contemporary water feature.
Need to increase green space to achieve community benefit	1 submission	The master plan proposes a significant improvement to the open space amenity at Glen St Reserve.
Supports concept of relocating the library to create more open space	1 submission	The master plan proposes to move the library away from flood prone areas – the library space would then revert to public open space and possibly a playground.
Need to cover the canal	9 submissions + 12 proforma letters	This suggestion will be considered as part of the flood mitigation works.
Improve pedestrian access by limiting vendors on streets	1 submission	Street vendors bring life to Eastwood; however these businesses must be monitored to ensure business codes are not breached.
Open space needs to be maintained at Eastwood oval	2 submissions	The master plan does not propose the reduction of open space at Eastwood Oval.
Improve signage	2 submissions	Signage upgrades will be considered as redevelopment and public domain upgrades begin.
Mall should be extended the whole length of Rowe Street	4 submissions	While this has been considered, given the traffic and parking impacts, it was not supported.
The canal needs to be cleaned up especially if residential development is going to occur in Hillview Lane	1 submission	The canal will be upgraded as part of any future flood mitigation – ongoing cleaning will continue.
Glen Street Reserve is not sufficiently large to function as a community park	1 submission	While Glen Street Reserve is a compact space, the proposed upgrades would make it a more useable space
Need to consider the Parramatta to Macquarie Park Light Rail line – proposed route is along Rowe Street east. Ethel Street may be a better route.	1 submission	The Parramatta to Macquarie Park Light Rail and its impact on the centre will be considered should the idea progress to a fully funded project.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Construction		
Development will cause disruption and inconvenience	3 submissions	Any future development will be required to deliver a detailed consultation and traffic management plan.
Strategic context		
Council should request that Eastwood becomes an Urban Activation Precinct	2 submissions	City of Ryde already has Urban Activation Precincts at North Ryde and Macquarie Park. It is considered that the development of revised planning controls for the Eastwood centre should remain with Council and not be given to the State Government.
Study area should be expanded to 800m from the rail interchange and include land within Parramatta and Hornsby LGAs	1 submission	It is not Council's intention to expand the study area at this point in time.
First Avenue/Rutledge St corridor is part of the Eastwood County Road reservation – south side should be rezoned to higher density residential. Identified as the route of the Parramatta to Macquarie Park Light Rail line	1 submission	It is not Council's intention to expand the study area at this point in time.
Eastwood is likely to be part of an extension of the Global Economic Corridor from Macquarie Park to Parramatta – need to provide for commercial space/expansion, generous FSRs	1 submission	In City of Ryde, Macquarie Park has been created as an employment hub. This precinct will deliver the bulk of the office space and jobs; allowing centres such as Eastwood to provide housing, retail uses and a town centre experience.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Development incentives		
Development incentives such as increased height and generous FSR should be provided to encourage site amalgamation	9 submissions	The draft plan suggests amalgamation of smaller sites is necessary to provide both good design outcomes and economic sites for redevelopment. Further consideration on the means of achieving lot consolidation will be undertaken at the time when Council resolves to prepare a planning proposal
Strategic Planning		
Existing R2 Low Density Residential areas on the fringe of the centre should be zoned to R4		It is not Council's intention to expand the study area at this point in time
Establish planning controls to the highest environmental standard	1 submission	Noted.
Ensure disabled people are catered for in developments, parks and toilet facilities	1 submission	Noted.
The four guiding principles in the master plan are just words and will not impact on what happens	1 submission	The guiding principles in the master plan form the basis for the structure plan of the town centre and inform detail design controls. The principles provide guidance to developers and the community on desired outcomes for the centre.
The physical area of Eastwood Town Centre should expand so that it is not too dense	1 submission	While expanding the town centre could reduce density, it may be counterproductive as it would result in greater distances to public transport and community facilities.
Glen Street car park should be sold and redeveloped to a height of 30-40 storeys so that this site can become the centre of Eastwood	1 submission	Heights of 30-40 storeys are considered inappropriate. As an outcome of the exhibition of the draft master plan it is recommended that Council investigate opportunities to redevelop the Glen St car park and Rowe Street car park with the aim of increasing the supply of parking.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Plan needs to provide for a variety of housing types to address a significant housing shortage. Development can assist with this issue	1 submission	The master plan encourages housing diversity, including affordable housing and housing for aging in place.
Plan does not address the core issues. The community needs to be engaged for Eastwood's potential to be realised.	1 submission	The master plan was developed based on consultation which has occurred over a number of years. This consultation has highlighted a divergence in views regarding development aspirations for Eastwood; Council will continue to engage with the community.
Hillview Lane is not suitable for residential development as it is adjacent to the canal and the lane is too narrow/dangerous	1 submission	Hillview Lane is a narrow carriageway – the Master Plan proposes the construction of a footpath on the southern side. The footpath would be delivered through the development process.
The R4 residential zones adjoining the Town Centre should be rezoned to B4 Mixed Use to allow for commercial office precincts	1 submission	In City of Ryde, Macquarie Park has been created as an employment hub. This precinct will deliver the bulk of the office space and jobs; allowing centres such as Eastwood to provide housing, retail uses and a town centre experience. Hence a rezoning of the residential zone is not warranted.
Floor space ratios(FSR) should have been included in the Master Plan	1 submission	The economic feasibility testing undertaken by Hill PDA provided indicative FSRs for five sites. FSRs would be prepared as part of a planning proposal for the town centre.
The cost of preparing the Master Plan has been a waste of taxpayers' money as it achieves no end result.	1 submission	The master plan provides a strategic direction which is based on assumptions developed through community consultation. The process is transparent with numerous opportunities for community input. Eastwood has a number of key constraints (traffic, parking and flooding) that need to be resolved before the results can be realised.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Funding		
Developers need to help resolve parking and flooding issues	2 submissions	Developers do contribute s94 contributions and other benefits to the community through the development process.
High rise is not necessary to fund public infrastructure	4 submissions + 822 petition	Development yield is a factor in determining s94 contributions – the greater the yield, the more funding is potentially available. Other funding mechanisms to deliver infrastructure also need to be developed as part of an Infrastructure Delivery Plan.
Will ratepayers pay for flooding solutions, who will pay for infrastructure	2 submission	Given the magnitude of the anticipated cost to mitigate the flooding issues (\$30m+) Council needs to develop a funding mechanism to deliver the necessary infrastructure.
Will ratepayers have to pay for a new library, because the current library won't cater for additional residents	1 submission	Any upgrade to library services will be funded by Council. A funding mechanism to deliver this community infrastructure will need to be developed.
Can an estimate be made of the additional revenue that would be generated if the master plan were implemented as opposed to the amount of revenue generated by the current planning controls	1 submission	An additional \$4 million of s94 funds is anticipated from implementation of the preferred option in the master plan.
Miscellaneous		
Supports Eastwood Chamber of Commerce proposal	8 submission	Noted.
Council must remain transparent in its dealings with all developers	3 submissions	Council will negotiate with developers on behalf of the community in a transparent manner.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Relocate the fire station as it is too close to the town centre	1 submission	The Eastwood Fire Station is owned and managed by Fire and Rescue NSW. Any proposed relocation would be determined by the State Government.
Council should limit the occupancy rates of dwellings as the centre is becoming overcrowded	1 submission	Whilst Council can determine the mix of units at the DA stage, Council cannot regulate occupancy rates post construction.
Signage needs to be more inclusive. There is a current lack of cultural sensitivity for English speakers	1 submission	Noted. Signage will continue to be required in English as well as other languages as per Council's DCP requirements.
Council needs to consider the views of the community, not just developers	3 submissions	Council's first priority is the interests of its community.
Site specific		
136-138 Rowe St <ul style="list-style-type: none"> – the draft Plan shows a height of 2 storeys which is less than the current permissible height of 21.5m which would permit 6 storeys – Contemporary design can accommodate the heritage component of the building while integrating additional height – The site should have a defined multi-storey which delineates the shopping mall entrance 	1 submission	At the time when Council resolves to proceed with the draft master plan, the master plan will need to be amended so that the proposed heights on 136-138 Rowe Street are consistent with maximum building heights (21.5m) under draft LEP 2014.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
<ul style="list-style-type: none"> – A 6 storey height on the subject site will not impact on solar access to Rowe Street – The authors of the draft Master Plan have failed to comprehend the development potential for the site under the current controls 		
14 Glen St <ul style="list-style-type: none"> – doesn't want walkway in the middle of buildings between Glen St and Hillview Lane 	1 submission	A walkway is not shown in this location. The preferred built form option shows two separate buildings on 14 Glen Street, one fronting Glen Street and the other fronting Glen Reserve. The proposed built form is suited to residential development as it would provide 18m building separation that is required under SEPP 65.
3-5 Trelawney Street <ul style="list-style-type: none"> – The project aims are endorsed – The master plan identifies that the properties at 3-5 Trelawney St and 7-9 Rutledge St are suitable for landmark buildings to mark a key entry to the centre – To achieve a desirable scale relationship with 7-9 Rutledge St, the height of buildings at 3-5 Trelawney Street should be increased from 5 storeys to at least 7 storeys in the master plan 	1 submission	An uplift in development yield and increased heights will not be considered until such time as Council resolves to proceed with the master plan. Development incentives for larger consolidated sites would be explored as part of a planning proposal for the town centre, if and when Council resolves to prepare a planning proposal.

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
<ul style="list-style-type: none"> – Increased height and density should be permitted on larger, single ownership sites – The extent of permissible development on the land should be increased to enable it to be economically viable as per the feasibility modelling in the master plan for this site 		
<p>7-9 Rutledge Street</p> <ul style="list-style-type: none"> – The master plan does not include provisions that will stimulate an appropriate level of renewal commensurate with Eastwood's potential – The master plan should increase yields and height across the town centre and 7-9 Rutledge St. – Dwelling yields should be significantly increased in recognition of the strategic location of Eastwood on a railway line and close to the Global Economic Arc – The town centre should be expanded to include land to the south of Rutledge St which has larger lot sizes and older detached houses. 	1 submission	<p>Whilst Eastwood's strategic location close to the global economic corridor and on a rail line is acknowledged, there are cogent infrastructure requirements in Eastwood that need to be resolved before a significant uplift in development yields can be considered. Hence, it is recommended that the master plan does not proceed until the parking, traffic and flooding issues in Eastwood are addressed.</p> <p>As an outcome of the exhibition of the draft master plan it is recommended that proponents for the development of consolidated sites will be given the opportunity to present their schemes at a councillor workshop.</p>

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
<ul style="list-style-type: none"> – Eastwood should have the same yields and heights as the nearby centre of Epping – There is a strong market demand and high sales price for apartments in Eastwood – Traffic constraints can be managed with transit oriented planning policy and innovative measures such as reduction of on-site parking requirements and car share schemes – 7-9 Rutledge St forms part of a major redevelopment block and has the potential of being a landmark site with taller buildings – Taller buildings will create a modulated and dynamic skyline – Overshadowing impacts can be mitigated through high quality design – Development will help construct the public domain through developer contributions – 7-9 Rutledge St is better suited to a landmark building than the corner of Rutledge and West 		

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
Parade, because Trelawney St is a key access point to the centre		
<p>100-104 Rowe Street</p> <ul style="list-style-type: none"> – the property is incorrectly shown as being in Council ownership – p35 and 37 – the identification of the site as a surface car park and two way trafficable laneway should be removed – building heights (6st) should be included for this site as designated for neighbouring properties – annotating the principle of a pedestrian link between Rowe Street and First Avenue rather than identifying the subject site as the means of providing the link – limit the impost on the subject site to the flood mitigation works and provide development incentives for their implementation at limited cost to Council 	1 submission	<p>100-104 Rowe St under draft LEP 2011 is identified on the Land Reservation Acquisition Map as being required for Local Open Space and is zoned RE1 Public Recreation on the Land Zoning Map. The site has been identified as providing a solution to flooding in this part of the centre, but is not currently owned by Council.</p> <p>At the time when Council resolves to proceed with the draft master plan, the master plan will need to be amended so that 100-104 Rowe Street is not shown in the draft plan as being in Council ownership. The future development provisions of this site require further consideration following Council's decision on its future zoning and the need to acquire the site for flooding issues. It is anticipated that a report on this matter will be considered by Council on 5 August 2014. The following amendments will need to be made to the master plan:</p> <ul style="list-style-type: none"> ▪ Surface car park on the site to be deleted ▪ Building heights to be included as designated for neighbouring properties ▪ Include principle of a pedestrian link between Rowe Street and First Avenue rather than nominating 100-104 Rowe Street as the means of providing the link

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
<p>Eastwood Shopping Centre site (Yuhu Group)</p> <ul style="list-style-type: none"> – Eastwood is a prime candidate for strategic urban renewal which will not be achieved through the master plan. – The master plan does not go far enough to provide incentives for redevelopment, in particular redevelopment that will be relevant in 20 years time. – The implementation of the master plan is reliant upon solving the flooding issues which will require significant funds from Council or developers. – The master plan should provide greater diversity and housing choice, including higher density living. – The approved DA for the site (now lapsed) is not the best redevelopment option for the site. The master plan is predicated on the approved DA and will result in the following: <ul style="list-style-type: none"> – Built form is constrained by height limits resulting in a 	<p>1 submission</p>	<p>Whilst Eastwood's strategic location close to the global economic corridor and on a rail line is acknowledged, there are cogent infrastructure requirements in Eastwood that need to be resolved before a significant uplift in development yields can be considered. Hence, it is recommended that the master plan does not proceed until the parking, traffic and flooding issues in Eastwood are addressed.</p> <p>Proponents for the development of consolidated sites will be given the opportunity to present their schemes at a Councillor workshop.</p>

ITEM 4 (continued)
ATTACHMENT 2

Issue	No of Respondents	Comment/Response
<ul style="list-style-type: none"> bulky outcome. Yuhu concept has heights up to 30 storeys – Above ground parking structure. Yuhu concept has all parking underground – Massive wall along Rutledge St – Monotonous skyline – Restricts block permeability – Requests the following amendments to the master plan: <ul style="list-style-type: none"> – Eastwood Shopping Centre to be recognised as a catalyst site for the Town Centre – FSR of 5:1 for the site up to RL125 on Rowe Street – Building heights on the site up to RL 176 on Rutledge St – Car parking rates of <ul style="list-style-type: none"> – Residential – 1 space/dwelling – Visitor -1 space/5 dwellings – Commercial – 1 space/40m2 GFA – Retail – 1 space/23m2 NLA 		

5 S94 DEVELOPMENT CONTRIBUTIONS PLAN 2007 - INTERIM UPDATE

Report prepared by: Development Contributions Coordinator
File No.: COR2006/662 - BP14/777

REPORT SUMMARY

Council resolved on 24 September 2013 to approve the preparation of a Section 94A (S.94A) Development Contributions Plan, development of which is well underway. The S.94A Plan will provide Council with more flexibility in applying and utilising development levies.

However until the S.94A Plan is submitted to Council and approved for submission to the Minister and gazetted, the existing Section 94 (S.94) Plan, compiled in 2007, contains some loopholes and ambiguities. Such issues include definitions of development types that are open to interpretation. These weaknesses have recently been explored by developers and an inordinate amount of administrative time has consequently been expended in countering these challenges and preserving Council's interests.

This report identifies changes to the S.94 Development Contributions Plan 2007 to provide an improved version more aligned with Council's requirements in 2014 and to provide clarity to developers. The proposed S.94 Plan Interim Update does not diverge from the basic principles or methodology of the 2007 S.94 Plan.

This report recommends that Council endorse the draft amendments to the S.94 Plan for exhibition.

RECOMMENDATION:

- (a) That Council endorses the improvements to the existing S.94 Development Contributions Plan 2007.
- (b) That Council adopts the S.94 Plan improvements in the form of a S.94 Development Contribution Plan 2007 – Interim Update (2014).
- (c) That Council delegates authority to the Acting General Manager to advertise and publish the S9.4 Development Contribution Plan 2007 – Interim Update (2014) in order to inform all residents and potential developers in Ryde.

ATTACHMENTS

- 1 S.94 Development Contribution Plan 2007 - CIRCULATED UNDER SEPARATE COVER
- 2 S.94 Development Contribution Plan 2007 - Interim Update (2014) Highlighted Changes.

ITEM 5 (continued)

Report Prepared By:

Malcolm Harrild
Development Contributions Coordinator

Report Approved By:

Meryl Bishop
Manager - Urban Planning

Dominic Johnson
Group Manager - Environment & Planning

ITEM 5 (continued)

Background

Development Contributions

The Environmental Planning and Assessment Act 1979, Subdivision 3 – Local Infrastructure contributions, provides Council with the authority to levy developer contributions in order to fund and implement infrastructure and facilities that will support growth within the Ryde LGA. These works include community facilities, changes to roads and footpaths, stormwater management, park and open space improvements.

Current Contribution Plan

Council obtains local infrastructure contributions by means of the *City of Ryde Section 94 Development Contributions Plan 2007* (**ATTACHMENT 1 – CIRCULATED UNDER SEPARATE COVER**), which was adopted on 11 December 2007 and became effective on 19 December 2007. This plan levies developments through rates charged according to the type of development be it residential, commercial, retail or industrial. There is also a special charge for parking spaces if the development is unable to comply with Council's requirements for parking within the development site. The rates vary depending upon whether the development is located inside the Macquarie Park Corridor or elsewhere in Ryde. The rates are modified every three months in accordance with the Consumer Price Index changes issued by the Australian Bureau of Statistics and published on Council's website to inform developers.

Contribution Plan Interim Review

Council's review cycle for its S.94 Development Contributions Plan was 5 years. On 24 September 2013 Council resolved to endorse a S.94A variable rate development contributions plan to replace the S.94 plan. Development of that plan is well underway with the assistance of the consultants approved by Council. The S.94A Plan is expected to be placed before Council for endorsement within the next three months. However the S.94A Plan, if approved by Council, will require Ministerial approval and gazettal before it can be formally applied in Ryde. It is not possible to predict how long it may take for the S.94A Plan to achieve gazettal.

Subsequently Council is continuing to operate its seven year old S.94 Plan, which, in the face of challenges from developers in recent months, is proving difficult to sustain without increased administration. The nature of these challenges indicates that some minor modifications to the S.94 Plan, in the form of an interim upgrade, would provide much needed clarity for developers. The upgrade would not alter the objectives of the S.94 Plan but would close loopholes and significantly reduce the risk of challenges until the S.94A Plan becomes operational.

ITEM 5 (continued)**Discussion**

The number of changes required to the S.94 Development Contributions Plan 2007 (the Plan) is comparatively minor but they would be of high value in assisting developers and Council officers to process development applications more effectively. The sections of the Plan proposed for modification are as follows.

Summary Schedule

Table 1.2 of the *City of Ryde Section 94 Development Contributions Plan 2007* (**ATTACHMENT 1 – CIRCULATED UNDER SEPARATE COVER**) summarises the development types and the contributions that are payable by developer. However it includes some information about the application of the S.94 rates that is ambiguous and confuses developers.

The “development type” classifies the commercial rate as “Commercial office/research and development”. This ambiguity is easily resolved by using the term “Commercial” and confirming that its description is equal to those uses which are defined in the dictionary to Council’s Ryde LEP 2010. The same approach is taken with the types “Retail” and “Industrial” in order to provide clarity. It is important to note that the LEP was implemented after the Plan became effective in 2007. These clarifications are considered necessary to produce consistent documentation. By aligning development types in the S94 Plan with those in the LEP a loophole would be removed which currently allows developers to avoid paying S.94 rates.

Table 1.2 currently includes a column “occupancy rate/work space ratio”, which is further described in the body of the Plan. The rates and ratios are not readily associated by developers with the S.94 rates in the other two columns and Council rarely uses the occupancy rate/work space ratio tool. It is proposed to remove this column from the Table as it inappropriately located and causes confusion.

The rates printed Table 1.2 are those established in December 2007 and they are now out of date. The rates are updated according to CPI every three months and published on Council’s website. For clarity it is proposed to include the latest rate, effective from 23 April 2014, and add an explanatory note about CPI reviews.

The “Notes” to the Table also needs to be amended with current legislation referenced and information expanded to remove any doubt about the definition of development types.

These improvements are shown highlighted in the proposed Interim Update of the Plan as outlined in **ATTACHMENT 2**.

ITEM 5 (continued)2.9 Deferred or periodic payments

Previous arrangements to permit deferred or periodic payment of the S.94 contributions have not been successful. Council has had to carry out audits to determine where monies are owed because of these arrangements. For some time now the practice of deferral or periodic payment has not been applied because it causes difficulties for Council, the developer, the developer's Certifier and places Council's income at risk. It is therefore proposed to delete this clause as part of the Interim Update.

2.13 Are there allowances for existing development?

Council's practice for some years has been to allow the developer a S.94 credit against the total S.94 liability for the redevelopment. This has been based upon the S.94 rates for any existing buildings that are to be replaced by the new development. The S.94 rate used for existing residential, commercial, retail or industrial buildings is the same rate used for the new development.

The table included in this clause refers to credits based upon persons per dwelling and employees per square metre. These formulas are no longer used because it is easier and clearer for the developer and Council to determine the net S.94 rate by deducting the rate that would apply to the existing buildings from the proposed development on the site. It is therefore proposed to modify the text of this clause and remove the confusing table in recognition of current practice, see **ATTACHMENT 2**.

3.7 Transport and Accessibility Strategy Plan*3.7.5 Works Program*

This clause includes Table 3.32 which refers to transport and accessibility facilities but fails to reflect the intent of clause 3.7.6 which refers to contribution rates for the under-provision of parking spaces on development sites and the need to deliver this infrastructure within our centres.

It is therefore proposed to add car parks as proposed works to Table 3.32, which explains how any contributions received as a result of the application of clause 3.7.6 could be used within the Works Program to improve transport and accessibility facilities, see **ATTACHMENT 2**. This aligns the content of clause 3.7.5 with clause 3.7.6 which refers to Table 3.32 and the use of the funds collected through clause 3.7.6. This proposed amendment is a house-keeping measure to improve connectivity of the clauses in the S.94 Plan.

3.7.6 Contribution rates – car parking spaces

This clause states Council's intent to apply a flat rate for each parking space that is not provided on a development site in accordance with its planning controls. This is effectively a levy for parking deficiency.

ITEM 5 (continued)

Table 3.34 currently explains that the construction cost of a new parking space to remedy a deficiency would be \$30,753 and the following text imposes a flat rate of \$15,000 for each parking space which cannot be provided on a development site. This was a considerable discount at the time.

The rate of \$15,000 has been subject to CPI increases and now stands at \$17,938.84 on Council's published S.94 Plan rates schedules. However, the cost of a parking space is now calculated to be \$36,505 (greater still if in a multi-storey or basement car park). It is proposed not to continue to discount the parking deficiency levy as significantly because the provision of additional public parking has become crucial since 2007. The parking deficiency rate needs to be more of a deterrent to those developers who may find it considerably more economical to under-provide parking on site and instead pay Council \$17,938.84 per space. Subsequently it is proposed to increase the parking deficiency rate to \$35,000 at this time, presenting a minor discount over \$36,505, and to continue to subject this to CPI increases, see **ATTACHMENT 2**.

Financial Implications

Adoption of the recommendation will have no financial impact.

Consultation

Consultation has occurred within the Environment and Planning Group of Council. It has responsibility for the S.94 Development Contributions Plan 2007 and has dealt with the recent issues caused by developers seeking to use ambiguities and loopholes in the Plan to reduce or eliminate their responsibilities to pay S.94 rates.

In the event of Council endorsing the S.94 Development Plan 2007 – Interim Update (2014) for public exhibition, formal consultation will include:

- Public exhibition carried out for a period of 28 days in accordance with Environmental Planning and Assessment Regulation 2000 clause 18(2).
- Exhibition notices placed on Council's website and in the Northern District Times
- Exhibition material placed in Council's libraries, the Customer Service Centre and in the Ryde Planning and Business Centre.

Following the public exhibition a further report will be submitted to Council identifying the feedback from the exhibition and seeking endorsement to implement the Interim Update, subject to any changes Council deems appropriate as a consequence of the public exhibition.

ITEM 5 (continued)**Options**

Council has three options as follows:

- Option 1

To decide not to update the S.94 Development Contributions Plan 2007 prior to the adoption of a S.94A Plan, this is not recommended for the reasons outlined in this report.

- Option 2

To further modify the changes included in the Interim Update proposed in this report;

- Option 3

To accept the changes included in the Interim Update proposed in this report. This is the recommended option as it removes inconsistencies and ambiguities, improves Council's certainty of income and aligns the S.94 Plan with current controls.

ITEM 5 (continued)

ATTACHMENT 2

Report to Council

S.94 Development Contribution Plan 2007 – Interim Update (2014)

ATTACHMENT 2

Interim Updates (highlighted) to

City of Ryde Section 94 Development Contributions Plan 2007

ITEM 5 (continued)

ATTACHMENT 2

Section 94 Development Contributions Plan - 2007- Interim Update (2014)

Table 1.2 Summary schedule – contributions by development type and location

Development Type	Contributions – development outside Macquarie Park Corridor (a)	Contributions – development within Macquarie Park Corridor (a)
Residential (b)		
Studio per dwelling (c)	\$10,327.76	\$13,612.16
1 bedroom per dwelling (c)	\$10,327.76	\$13,612.16
2 bedroom per dwelling (c)	\$12,393.31	\$16,334.60
3 bedroom per dwelling (c)	\$15,835.89	\$20,000(d)
4+ bedrooms per dwelling (c)	\$19,966.38	\$20,000(d)
Detached dwelling	\$19,966.38	\$20,000(d)
Secondary dwelling attached or detached	\$6,885.17	\$6,885.17
Boarding Houses per bedroom (c)	\$6,885.17	\$6,885.17
Subdivision per dwelling	\$19,966.38	\$20,000(d)
Seniors self-contained dwelling (e)	\$10,327.76	\$13,612
Commercial, including Tourist and Visitor Accommodation, Storage Premises and Warehouse, Distribution Centre and Other Designated Uses (b)	\$126.16/sq.m. gross floor area	\$126.42/sq.m. gross floor area
Retail (b)	\$73.29/sq.m. gross floor area	\$85.21/sq.m. gross floor area
Industrial (b)	\$62.71/sq.m. gross floor area	\$76.98/sq.m. gross floor area

NOTES:

- The contribution rates are effective from 23 April 2014 and are adjusted quarterly in accordance with the Australian Bureau of Statistics Index A2325806K as described in Clause 2.11 of this Plan.
- The Development Types are as described in the Dictionary attached to the Ryde LEP. For the avoidance of doubt see (h) below for a summary of the developments within each Type.
- A room in a dwelling capable of being used as a bedroom is counted as a bedroom.
- This contribution is capped at \$20,000 in accordance with Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012, issued 21 August 2012 by the Minister.
- In accordance with Environmental Planning and Assessment Act 1979 Revocation of Direction in force under section 94E and Direction under section 94E issued 14 September 2007 by the Minister, this contribution is revoked if the development consent for this type of dwelling is granted to a social housing developer as defined in the State Environment Planning Policy (Seniors Living) 2004 (Amendment 2).
- The contribution rate for developments which do not fall within the Development Types contained in this Table will be determined by Council.

ITEM 5 (continued)

ATTACHMENT 2

Section 94 Development Contributions Plan - 2007- Interim Update (2014)

g. The contribution for a development that comprises more than one Development Type will be based upon the predominant Development Type.

h. Summary of Development Types (Refer to Ryde LEP Dictionary for further detail)

Residential	<ol style="list-style-type: none"> 1. Attached dwellings 2. Boarding houses 3. Dual occupancies 4. Dwelling houses 5. Exhibition home (for the purpose of this Plan) 6. Group Homes <ol style="list-style-type: none"> a. Permanent b. Transitional 7. Hostels 8. Multi dwelling houses 9. Residential flat buildings 10. Rural workers' dwellings 11. Secondary dwellings 12. Semi-detached dwellings 13. Seniors housing <ol style="list-style-type: none"> a. Residential care facility b. Hostel (SEPP 2004) c. Group of self-contained dwellings 14. Shop top housing
Commercial, including -	<ol style="list-style-type: none"> 1. Business premises, e.g. <ol style="list-style-type: none"> a. Banks b. Betting Agencies c. Post offices d. Hairdressers e. Dry Cleaners f. Travel Agencies g. Internet Access Facilities h. Funeral home 2. Office premises
Tourist and Visitor Accommodation,	<ol style="list-style-type: none"> 1. Bed and breakfast accommodation 2. Backpackers' accommodation 3. Hotel or motel accommodation 4. Serviced apartment
Storage Premises,	Self-storage units
Warehouse or Distribution Centre,	Warehouse or distribution centre
Retail	<ol style="list-style-type: none"> 1. Bulky goods premises 2. Food and drink premises <ol style="list-style-type: none"> a. Cafe b. Pub c. Restaurant d. Small bar e. Take away food and drink premises 3. Garden centres 4. Hardware and building supplies 5. Kiosks 6. Landscaping material supplies 7. Markets 8. Plant nurseries 9. Roadside stalls 10. Rural supplies

ITEM 5 (continued)

ATTACHMENT 2

Section 94 Development Contributions Plan - 2007- Interim Update (2014)

	<ul style="list-style-type: none"> 11. Service Station (for the purpose of this Plan) 12. Shops 13. Timber yards 14. Vehicle sales or hire premises
Industrial	<ul style="list-style-type: none"> 1. General industry 2. Heavy industry <ul style="list-style-type: none"> a. Hazardous industry b. Offensive industry 3. Light industry <ul style="list-style-type: none"> a. High technology industry b. Home industry 4. Depot (for the purpose of this plan)
Other Designated Uses	<ul style="list-style-type: none"> 1. Amusement centre 2. Boat building and repair facility 3. Entertainment facility 4. Function centre 5. Vehicle body repair workshop 6. Vehicle repair station 7. Veterinary hospital

ITEM 5 (continued)

ATTACHMENT 2

| Section 94 Development Contributions Plan – 2007- Interim Update (2014)

those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources.

2.7 When is the contribution payable?

A contribution must be paid to the council at the time specified in the condition that imposes the contribution. If no such time is specified, the contribution must be paid prior to the issue of a Part 4A certificate.

2.8 Construction certificates and the obligation of accredited certifiers

In accordance with section 94EC of the EPA Act and clause 146 of the EPA Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides receipts confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the EPA Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, or dedication of land has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.9 Can the contribution be settled in kind or by a material public benefit

The council may accept an offer by the applicant to provide an in-kind contribution (ie the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives where all of the following circumstances are applicable:

- The value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan.
- The standard of the works is to council's full satisfaction.
- The provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, the applicant will pay for all costs and expenses borne by the council in determining the value of the works or land.

2.10 Exemptions

Council may exempt developments, or components of developments, from the requirement for a contribution that include:

ITEM 5 (continued)

ATTACHMENT 2

| Section 94 Development Contributions Plan – 2007- Interim Update (2014)

adoption of this plan, which is 3.3935.

Note: In the event that the current CGIR is less than the previous CGIR, the current CGIR shall be taken as not less than the previous CGIR.

For changes in salary costs and changes in the costs for studies and other activities associated with the plan, council will publish at least on an annual basis the revised indices that are to be used to change the base costs of salaries and the costs of studies and associated activities in administering the plan.

Note: This clause does not cover the adjustment of a contribution between the time of consent and the time payment is made. This is covered by clause 2.13.

2.12 How are contributions adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the section 94 contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

$$\$C_P = \frac{\$C_{DC} + [\$C_{DC} \times (\$C_a - \$C_c)]}{\$C_c}$$

Where:

$\$C_P$ is the amount of the contribution calculated at the time of payment

$\$C_{DC}$ is the amount of the original contribution as set out in the development consent

$\$C_a$ is the contribution rate applicable at the time of payment

$\$C_c$ is the contribution rate applicable at the time of the original consent

The current contributions are published by council and are available on the Council's website or by contacting Council. Should the council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter.

ITEM 5 (continued)

ATTACHMENT 2

| Section 94 Development Contributions Plan – 2007- Interim Update (2014)

2.13 Are there allowances for existing development?

An amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed new development will be allowed for in the calculation of contributions.

Where an existing development does not fall within any of the types noted in Table 1.2, the Council would determine the credit.

2.14 Pooling of contributions

This plan expressly authorises monetary section 94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.15 Savings and transitional arrangements

A development application that has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

ITEM 5 (continued)

ATTACHMENT 2

Section 94 Development Contributions Plan – 2007- Interim Update (2014)

- To increase the share of trips made by public transport, walking and cycling and reduce the number of trips made by private vehicles.
- To provide a long-term vision for the City of Ryde and a series of citywide and centre based actions which council can implement or lobby for in order to satisfy these objectives.

Council does not wish to have a funding strategy working at odds with the long-term vision of the LGA. To this end the use of section 94 to fund a car parking program whilst also pursuing a strategy to reduce car dependence is contradictory.

Council intends to ensure that adequate provision is made for car parking at each of the commercial centres listed above. But in view of the ITLUS the adequacy of parking provision can also be addressed by the provision of alternative transport and accessibility facilities.

Council will pursue the funding of a range of measures through this plan that will not only provide additional parking where required but can also be used to improve the use of public transport and accessibility of the centres without providing additional parking.

3.7.5 Works program

The works program set out below is based on a number of the ITLUS programs proposed and although not exhaustive provides a scope of the works proposed to improve transport accessibility.

Table 3.32: Indicative works program: Transport and accessibility facilities

Proposed works	Cost estimate	Impact
Footpath paving programs: An extensive footpath-paving program will be carried out in each of the identified town centres.	\$1,250,000	The program will improve the capacity of the centre to accommodate internal pedestrian activity and reduce the reliance on cars for shorter internal trips.
Pedestrian Access Mobility Plans: PAMPS have been used to successfully identify and improve specific works required to improve the use of the local area by all pedestrians.	\$300,000	The implementation of PAMPS has the ability to further reduce vehicle dependency by improving the functionality of the existing footpath network.
Traffic signal Modifications A range of modifications is possible to a number of traffic signals, to provide better pedestrian movement, and bus prioritisations. New signals can also be provided to improve accessibility.	\$950,000	A range of modification types, and locations have been identified that can have a significant impact on the effectiveness of public transport and pedestrian access to major centres.
Public transport initiatives Council will be negotiating with Transurban, RTA, City Rail, Sydney Ferries and the State Transit Authority.	\$0	Council's objective is to improve the ability of all public transport services to improve links between Ryde and external centres to reduce trip generation.
Car Parks Council's intent is to achieve an increase of 20% over existing parking capacity when an opportunity arises to redevelop an existing Council car park. It is expected that funds received through the car parking deficiency levy would be directed towards these works	\$0	This approach will improve the capacity of public parking without requiring additional land and relieve pressure generated by developments which produce a parking demand that cannot be achieved on the development site.

Many of the actual works that will be derived from these programs have not yet been estimated in terms of cost. And many will not be the responsibility of Ryde City Council to provide. A very significant program of footpath works and signal upgrades is proposed that will be funded by this plan. This program has an estimated of \$2.5 million.

ITEM 5 (continued)

ATTACHMENT 2

| Section 94 Development Contributions Plan – 2007- Interim Update (2014)

3.7.6 Contribution rates

Contributions will be levied on a per space basis from each development application that does not provide adequate on-site parking.

A simple calculation of parking rates could be applied to each centre as set out below in Table 3.33.

Table 3.33 Contributions – car parking facilities

Location	Spaces	Contribution per space
Eastwood	576	\$25,500
West Ryde	1,068	\$11,100
Ryde	1,211	\$ 9,320
Gladesville	340	\$10,250
Putney	25	\$ 3,000

Note:
Includes incomplete works and land acquisition.

This however does not reflect future needs or directions of council with respect to transport and accessibility. The rates listed above are for the recoupment of works largely completed and reflect the priorities of past strategies. These priorities have delivered a total of 3,220 parking spaces at an average cost of \$12,854 each.

Any new parking will need to be provided as purpose built facilities on land acquired for the purpose as the past programs have already utilised all possible opportunities on existing council-owned land and optimised on-street parking. A cost estimate of a new parking space is set out below.

Table 3.34 Construction cost - new parking spaces

Cost of one parking space		
Land @ \$1000 / Sqm	20	\$20,000
Additional Circulation area	40%	\$8,000
Cost of land per parking space	28m ²	\$28,000
Construction @ \$6,300 per space plus circulation area		\$6,300
Contingency	20.0%*	\$1,260
Congestion Factor	15.0%*	\$945
Cost of Construction		\$8,505
Total cost per space		\$36,505

The factors marked * are derived from Local Infrastructure Benchmark Costs – IPART, April 2014

Multistorey Car Parks

Then base construction cost of \$34,040 per space (identified by IPART) would also attract similar additions for circulation, contingency and congestion but the associated land cost would depend upon the footprint of the multistorey facility. The number of storeys for parking may dictate the need for a lift and increases to circulation space for inter-storey ramps

ITEM 5 (continued)

ATTACHMENT 2

| Section 94 Development Contributions Plan – 2007- Interim Update (2014)

Underground Car Parks

The approach to costing these structures is that the first level underground is approximately 1.5 times the cost of a ground level parking with the multiplier of 1.5 applying to each further underground level. Additional costs would be generated by the need for a lift and contingency, which could be significantly impacted by the type of geology encountered during excavation. The cost of the land would need to be included as a factor and increased structure if the car park supports a building above it. It is not unrealistic to use a cost guide of \$50,000 for each underground car park space.

The focus of the Integrated Transport Land Use Strategy, August 2007, is a more comprehensive approach across the LGA to improve alternatives to private vehicle use for all trips. The ITLUS program will provide better transport alternatives to all residents, workers and businesses across the LGA. In view of this strategy it is necessary to consider what is required to provide adequate parking and transport in the future.

Rather than impose a contributions rate related to the cost of each car park construction required because a development has not provided sufficient on-site parking, Council will as an alternative apply a base flat rate of \$35,000. This will be applied for each car park space required where a development does not provide sufficient on-site parking. It will be subject to CPI changes as published quarterly by the Australian Bureau of Statistics.

The funds collected will be applied to the works items set out in the indicative works program in Table 3.32.

6 INVESTMENT REPORT - June 2014

Report prepared by: Chief Financial Officer
File No.: GRP/09/3/11 - BP14/841

REPORT SUMMARY

This report details Council's performance of its investment portfolio for June 2014 and compares it against key benchmarks. The report includes the estimated market valuation of Council's investment portfolio, loan liabilities, an update on Council's legal action against various parties and a commentary on significant events in global financial markets.

Council's financial year to date return is 4.16%, which is 1.48% above benchmark. Income from interest on investments and proceeds from sale of investments totals \$4.14 million, \$411K above revised budget projections. The additional funds belong to Section 94 Reserve funds on hand, and do not improve Council's Working Capital position.

RECOMMENDATION:

That Council endorse the report of the Chief Financial Officer dated 3 July 2014 on Investment Report – June 2014.

ATTACHMENTS

1 P12 Investment Report June 2014 Attachment

Report Prepared By:

John Todd
Chief Financial Officer

Report Approved By:

Mei Ling Chu
Acting Group Manager – Corporate Services

ITEM 6 (continued)

Discussion

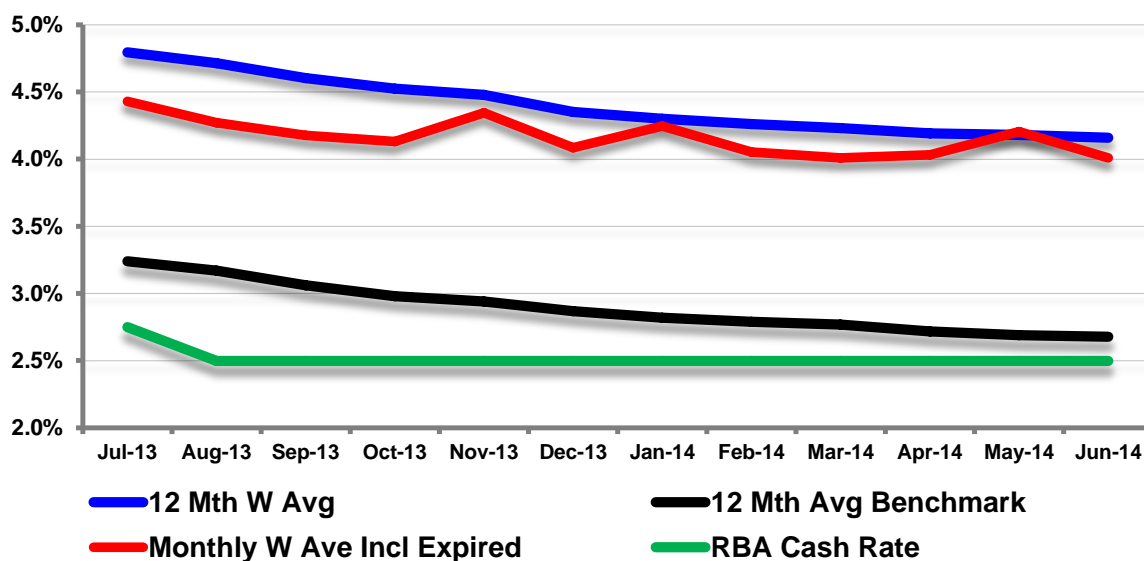
Council's Responsible Accounting Officer, is required to report monthly on Council's Investment Portfolio and certify that the Investments are held in accordance with Council's Investment Policy and Section 625 of the Local Government Act.

Investment Performance Commentary

Council's performance against the benchmark for returns of its investment portfolio for June 2014 and the past 12 months are as follows:

	Jun	12 Mth	FYTD
Council Return	4.01	4.16	4.16
Benchmark	2.71	2.68	2.68
Variance	1.30	1.48	1.48

Performance - All Investments



Council's investment portfolio as at the end of June was as follows:

Cash/Term Deposits	\$85.1M	81.0%
Floating Rate Notes	\$17.9M	17.1%
Fixed Bonds	\$2.0M	1.9%
Total Cash Investments	\$105.0m	

Council's investment properties are shown on **Attachment 1**, and this table will be updated once those properties are either revalued (those that are valued) or valued (those that currently are not valued) in accordance with the revaluation process, in compliance with the Australian Accounting Standards.

ITEM 6 (continued)

Council continues to utilise the Federal Government's current guarantee (\$250K) investing in Term Deposits with a range of Authorised Deposit Taking Institutions (ADI's) on short to medium term investments (generally 30 days to six months maturity) where more competitive rates are available.

Whilst Council has moved some of its investment portfolio out to longer terms, locking in some of the returns, there is approximately \$35.7 million of Council's funds are held in internal reserves. Should Council consider utilising its internal reserves, this will have a direct impact on the amount of investment income that will be realised and will require a reduction in the future projected investment income and will place pressure on Council to be able to maintain its current level of expenditure on Capital or Maintenance.

Council's income from investments is being revised upward, due mainly to Council having more funds on hand for Section 94 contributions, with investment income for General Revenue remaining steady.

In August 2013 Council revised its investment policy to include delegated authority for the Chief Financial Officer (CFO) to place \$2M investments and for the Group Manager Corporate Services to place \$4M investments (up from \$1M), and to disallow both foreign owned ADIs and unrated ADIs with less than \$1B in assets.

The effect of these changes has been minimal. The larger permissible investment size is more efficient, but has had no material effect on rates offered to Council. This is because Council is considered an Institutional Investor, and therefore is "sticky" in the market.

The restriction on foreign owned ADIs and smaller institutions has had a minimal impact on rates returned to council. The estimated impact has been a reduction in returns to Council of 4-8 bps (i.e. 0.04% to 0.08%)

With the appointment of Council's Investment Advisor Service, as reported to Council on 13 May 2014, the new advisors will be undertaking a review of the performance of Council's Investment portfolio as part of that appointment, which will be reported back to Council.

Financial Security Reserve (FSR)

The Financial Security Reserve has a balance of \$3.44 million as at 30 June with no movements this year. A detailed transaction history is included in the attachment **(ATTACHMENT 1)**.

Council has resolved to transfer all proceeds and interest earned on written down investments to this reserve.

ITEM 6 (continued)**Economic Commentary**

Australian cash rates remain on hold at 2.50% on the back of continuing soft economic growth as the RBA targets a rebalancing between the mining/non-mining sectors of the economy. Locally, economic growth was stronger than expected in Q1 2014 (largely driven by exports), but retail sales and home building approvals have been showing signs of softening.

The ongoing recovery in the US is continuing to show signs of strength, with leading indicators of manufacturing activity being especially strong, with all twelve areas covered by the Fed's Beige Book expanding, along with consumer spending in those same areas. The unemployment rate in May remained steady at 6.3%.

In China, the economy appears to be on track to meet the official target of 7.5% growth, but with a higher emphasis on consumer spending to drive demand, with retail sales accelerating 12.5% yoy in May, and residential property speculation decreasing.

In Europe, the unemployment rate has edged down to 11.7%, with the ECB showing it will do whatever it takes to head off the threat of deflation. On a negative note, growth across the EU as a whole is patchy although some members are doing well.

Legal Issues

As previously reported to Council, the LGFS Rembrandt CDO Investment and the Grange (Lehman Brothers) IMP Investment are currently before the Courts. Council, at its meeting on 17 July 2012, endorsed being a third party to an action against the Commonwealth Bank (CBA).

The following update is provided in respect of Council's legal action in these matters due to recent developments.

Lehman / Grange IMP

On Friday 21 September 2012, Justice Rares handed down the judgment in this matter, which was in favour of the Councils involved in this legal action. This was reported to Council in the September 2012 Investment Report.

On 25 September 2013 the Federal Court approved the calling of a meeting of Scheme Creditors of Lehman Australia to consider the proposed Insurance Only Scheme. The applicants and group members in the Lehman Australia class action are Scheme Creditors.

The Scheme is now subject to Court approval. The application was listed for hearing on 31 October 2013. The Scheme was approved by the Court on 9 December 2013, all Scheme Creditors are now bound by the Scheme irrespective of whether they have voted for it or even if they voted against it. It is expected that settlement will

ITEM 6 (continued)

occur shortly. Council has received a counter offer from Lehman Brothers Australia Limited (in Liquidation), which was \$27k less than the amount claimed. This offer has been accepted by the Acting General Manager under delegated authority.

While the above court action has been proceeding, the related investments of the Lehman / Grange IMP (Merimbula and Global Bank Note) have been finalised and paid to Council. As previously reported, Council has received \$752k for these investments representing full payment of the principal and interest.

LGFS – Rembrandt

On 5 November 2012, Federal Court Justice Jayne Jagot ruled that Councils were entitled to succeed in their claim for damages against LGFS, ABN AMRO and Standard & Poors (S&P). This result vindicates Council's Investment in this product with Justice Jayne Jagot finding that LGFS, ABN AMRO and S&P had collectively been responsible for misleading and deceptive conduct and negligent misrepresentation of this investment to Councils.

On 1 March 2013, the Federal Court of Australia awarded compensation and costs to Councils against S&P. Council was awarded \$933K principal (equivalent to the balance outstanding) and \$331K in interest. Of this, 70% is payable to IMF for their funding of the legal action, resulting in a net benefit to Council of approximately \$382K, which was paid to Council on 4 April 2013.

A teleconference was held on 4 November with the other Councils involved to discuss GST issues, should a settlement be reached.

An appeal has been lodged in relation to this matter, and commenced prior to 6 March 2014.

The Full Court handed down its judgement on the appeal on Friday 6 June 2014, where the appeal was dismissed, and all the findings of the primary judge, Justice Jagot, were upheld.

Accordingly the Full Court held that each of LGFS, ABN Amro and S&P are individually liable for 100% of Council's losses. The primary orders held them liable for 1/3 each. Council has already received payment from each of the respondents, as indicated above. Costs of the appeal will be sought, and once known Council will be advised.

CBA – Oasis and Palladin

Council has endorsed City of Ryde being a third party to an action against CBA in relation to the Oasis CDO investments for \$1 million that Council has written down to zero. A mediation session occurred with CBA on 8 October 2013. The mediation was adjourned to allow certain steps to take place and the parties are continuing to engage in without prejudice discussions, and the outcome will not be known until later in 2014.

ITEM 6 (continued)

Whilst Council had written off the Oasis investment, the investment had one further default until it completely defaulted. As previously reported, Council sold the Oasis investment at 35.7 cents in the dollar on the remaining principal of \$625k, being \$223,337. Should Council be successful in this legal action, then this will be taken into account as part of any settlement.

As part of this action, Council is also a party to action against CBA for its investment in the Palladin CDO, of which Council held \$2 million. This investment defaulted in October 2008, and was written down.

Loan Liability

Council's loan liability as at 30 June 2014 was \$5.61 million which represents the balance of:

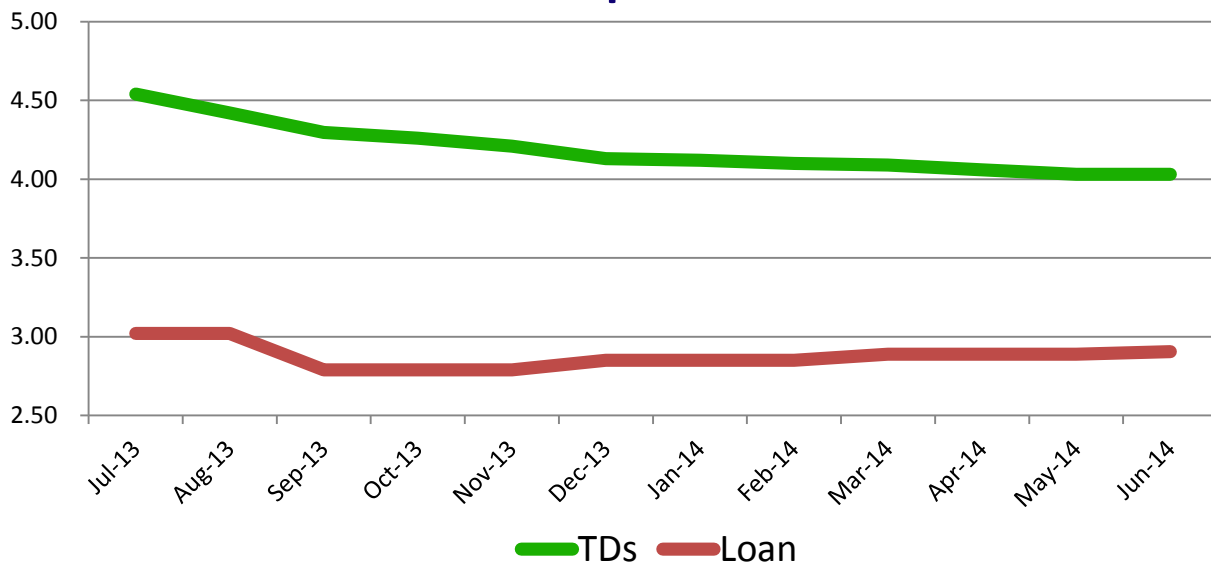
1. \$6.8M 15 year loan drawn down in 2004 at 90 Day BBSW + 20 basis points for the Civic Centre Redevelopment and refinancing the West Ryde Tunnel. The interest rate for this loan is reset every quarter
2. \$1.5M 10 year loan drawn down 31 January 2014 at 180 day BBSW +175 basis points for the Children's Play Implementation Plan, which was approved for an LIRS subsidy in Round 2. The interest rate for this loan is reset every six months
3. \$1.2M 7 year loan drawn down 31 January 2014 at 5.24% for construction of the Surf Attraction at the RALC

There is no advantage to Council in changing the arrangements or repaying loan 1 above earlier than planned. Council is receiving a better rate of return on its investments than it is paying on loan 1 above. The following graph shows the gap between the average interest rate earned on Council's term deposits (top line) compared to the interest rate applying to loan 1 above (bottom line).

In the 2014-2018 Draft Delivery Plan, Council has budgeted to drawdown another \$1.5M in loans for Phase 2 of the Children's Play Implementation Plan, which is also subject of an application under LIRS – Round 3. It is anticipated that this loan will be drawn down in July 2014.

ITEM 6 (continued)

Term Deposits/Loan Interest Rate Comparison



NB: This graph only compares the 2004 NAB loan.

Debt Service Ratio

It should be noted that whilst Council's debt service ratio is low, all of Council's funds are committed to operational costs and projects of a capital and non-capital nature. This means that Council does not have the capacity to take on any additional debt without a new dedicated revenue stream to fund the loan repayments, or cutting services or capital expenditure.

Debt Service Ratio		
Category 3 Councils	2010/11 ⁽¹⁾	2.87%
City of Ryde	2012/13	0.68%

(1) Comparative data for 2011/12 was released by the Division of Local Government (DLG) in October 2013, but it did not include Debt Service Ratio.

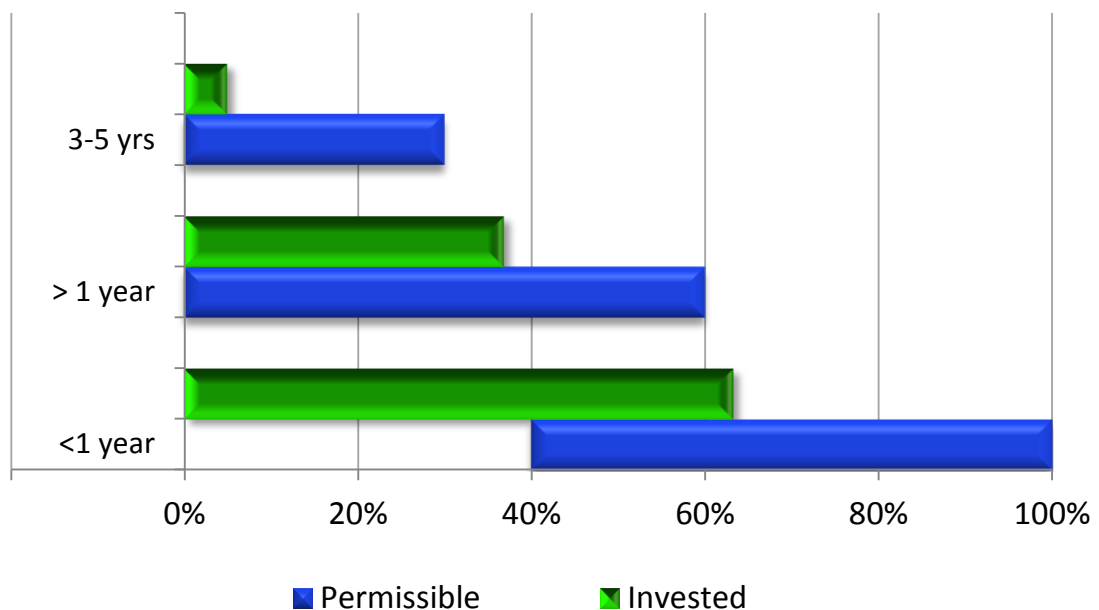
ITEM 6 (continued)

Policy Limits

The following graph shows the limits, as a percentage of total cash investments, of the amounts by period, as allowed under Council's policy, and comparing them to the amounts actually invested, as a percentage of total cash investments.

It shows that the funds invested are within the limits set in the policy.

Policy Limits on Maturities



ITEM 6 (continued)

INVESTMENT SUMMARY AS AT 30 JUNE 2014

Issuer	Investment Name	Investment Rating	Invested at 30-Jun-14 \$000's	Annualised Period Return (%)	12 Month Average Return on Current Investment	Return since 01 July 2014	% of Total Invested	Indicative Market Value ** \$000's	% Market Value
Westpac	1. Westpac At Call	AA-	4,165	2.54	2.49	2.49	3.97	4,165	100.00%
Bank of Queensland	2. Bank of Queensland TD	A-	750	3.60	3.86	3.86	0.71	750	100.00%
CBA	3. Bankwest Term Deposit	AA-	2,000	3.60	3.51	3.51	1.90	2,000	100.00%
NAB	4. NAB Term Deposit	AA-	1,000	3.80	3.91	3.91	0.95	1,000	100.00%
Westpac	5. Westpac Term Deposit	AA-	1,000	4.35	4.35	4.35	0.95	1,000	100.00%
Westpac	6. Westpac Term Deposit	AA-	500	4.95	4.95	4.95	0.48	500	100.00%
NAB	7. NAB Term Deposit	AA-	1,000	4.08	5.97	5.97	0.95	1,000	100.00%
AMP	8. AMP TD	A	1,000	4.00	4.02	4.02	0.95	1,000	100.00%
MyState CU	9. MyState CU TD	BBB	1,000	3.84	3.84	3.84	0.95	1,000	100.00%
NAB	10. NAB Term Deposit	AA-	2,000	4.10	4.00	4.00	1.90	2,000	100.00%
P&N Bank	11. P&N Bank	Unrated	500	3.59	3.97	3.97	0.48	500	100.00%
CBA	12. Bankwest Term Deposit	AA-	2,000	3.53	3.52	3.52	1.90	2,000	100.00%
CBA	13. Bankwest TD	AA-	2,000	3.60	3.55	3.55	1.90	2,000	100.00%
CBA	14. Bankwest TD	AA-	2,000	3.45	3.50	3.50	1.90	2,000	100.00%
CBA	15. Bankwest Term Deposit	AA-	1,500	3.55	3.57	3.57	1.43	1,500	100.00%
NAB	16. NAB Term Deposit	AA-	2,000	3.97	4.11	4.11	1.90	2,000	100.00%
Defence Bank	17. Defence Bank TD	BBB+	1,000	3.60	3.89	3.89	0.95	1,000	100.00%
Beyond Bank	18. Beyond Bank TD	BBB+	500	3.81	3.88	3.88	0.48	500	100.00%
Bendigo and Adelaide Bank	19. Bendigo Bank TD	A-	1,000	3.44	4.05	4.05	0.95	1,000	100.00%
Hunter United Credit Union	20. Hunter United Credit Union TD	Unrated	500	3.90	3.93	3.93	0.48	500	100.00%
CUA	21. Credit Union Australia TD	BBB+	500	3.85	4.27	4.27	0.48	500	100.00%
Peoples Choice CU	22. Peoples Choice CU	BBB+	500	3.65	3.78	3.78	0.48	500	100.00%
Rural Bank	23. Rural Bank	A-	1,000	6.48	6.48	6.48	0.95	1,000	100.00%
Banana Coast CU	24. Bananacoast CU TD	Unrated	500	4.25	4.25	4.25	0.48	500	100.00%
B&E Ltd	25. B & E Building Soc TD	Unrated	500	3.90	3.93	3.93	0.48	500	100.00%
CBA	26. CBA TD	AA-	2,000	5.76	5.76	5.76	1.90	2,000	100.00%
Me Bank	27. ME Bank TD	BBB+	1,000	3.78	4.15	4.15	0.95	1,000	100.00%
Macquarie Bank	28. Macquarie Bank Term Deposit	A	500	4.15	4.17	4.17	0.48	500	100.00%
CBA	29. Bankwest Term Deposit	AA-	1,000	7.00	7.00	7.00	0.95	1,000	100.00%
IMB	30. IMB TD	BBB	2,000	3.55	3.63	3.63	1.90	2,000	100.00%
Summerland CU	31. Summerland CU TD	Unrated	250	5.05	5.05	5.05	0.24	250	100.00%
Wide Bay CU	32. Wide Bay CU TD	BBB	500	3.78	3.99	3.99	0.48	500	100.00%
Heritage Bank	33. Heritage Bank	A-	1,000	3.80	3.84	3.84	0.95	1,000	100.00%
AMP	34. AMP Business Saver	A	999	3.40	3.47	3.47	0.95	999	100.00%
CBA	35. CBA Term Deposit	AA-	1,000	4.55	4.55	4.55	0.95	1,000	100.00%
Newcastle Perm Bldg Soc	36. Newcastle Perm Bldg Soc	BBB+	1,000	3.55	3.75	3.75	0.95	1,000	100.00%
Greater Bldg Soc	37. Greater Bldg Soc TD	BBB	1,000	3.68	4.06	4.06	0.95	1,000	100.00%
The Rock Bldg Soc	38. The Rock Bldg Soc TD	BBB	1,000	3.84	3.84	3.84	0.95	1,000	100.00%
AMP	39. AMP TD	A	1,000	7.14	7.14	7.14	0.95	1,000	100.00%
CBA	40. CBA TD	AA-	2,000	3.44	3.44	3.44	1.90	2,000	100.00%
Rabobank	41. Rabodirect At-call	AA	5	3.05	3.08	3.08	0.00	5	100.00%
Me Bank	42. ME Bank At Call Account	BBB	1,677	3.15	3.18	3.18	1.60	1,677	100.00%
NAB	43. NAB FRN	AA-	999	3.99	3.98	3.98	0.95	1,014	101.43%
CBA	44. CBA FRN	AA-	1,000	3.93	3.89	3.89	0.95	1,015	101.51%
Westpac	45. Westpac FRN	AA-	998	3.96	3.92	3.92	0.95	1,013	101.35%
CBA	46. CBA FRN	AA-	999	3.98	3.94	3.94	0.95	1,015	101.51%
NAB	47. NAB FRN	AA-	996	4.16	4.16	4.16	0.95	1,014	101.43%
NAB	48. NAB FRN	AA-	996	4.15	4.14	4.14	0.95	1,014	101.43%
CBA	49. CBA FRN	AA-	996	4.15	4.11	4.11	0.95	1,015	101.51%
ANZ	50. ANZ FRN	AA-	995	4.18	4.13	4.13	0.95	1,013	101.35%
NAB	51. NAB Fixed MTN	AA-	996	6.30	6.26	6.26	0.95	1,068	106.78%
Westpac	52. Westpac Fixed MTN	AA-	998	6.21	6.22	6.22	0.95	1,068	106.82%
Macquarie Bank	53. Macquarie Bank TD	A	500	6.50	6.50	6.50	0.48	500	100.00%
CBA	54. CBA Retail Bond	AA-	963	4.43	4.40	4.40	0.92	971	100.14%
Bendigo and Adelaide Bank	55. Delphi Bank TD	Unrated	250	6.05	6.05	6.05	0.24	250	100.00%

ITEM 6 (continued)

Issuer	Investment Name	Investment Rating	Invested at 30-Jun-14 \$000's	Annualised Period Return (%)	12 Month Average Return on Current Investment	Return since 01 July 201	% of Total Investe	Indicative Market Value ** \$000's	% Market Value
Me Bank	56. ME Bank TD	BBB+	1,000	3.83	3.92	3.92	0.95	1,000	100.00%
CBA	57. CBA Retail Bonds	AA-	495	4.64	4.61	4.61	0.47	501	100.14%
CBA	58. CBA Retail Bonds	AA-	495	4.67	4.64	4.64	0.47	501	100.14%
Bank of Queensland	59. Bank of Queensland TD	A-	1,000	5.15	4.94	4.94	0.95	1,000	100.00%
Bank of Queensland	60. Bank of Queensland TD	A-	2,000	4.10	4.03	4.03	1.90	2,000	100.00%
Investec	61. Investec TD	BBB-	250	6.15	6.15	6.15	0.24	250	100.00%
IMB	62. IMB TD	BBB	1,000	3.55	3.54	3.54	0.95	1,000	100.00%
CBA	63. CBA Retail Bond	AA-	495	4.58	4.57	4.57	0.47	501	100.14%
Westpac	64. St George TD	AA-	1,000	4.05	4.07	4.07	0.95	1,000	100.00%
CBA	65. CBA Retail Bond	AA-	495	4.57	4.54	4.54	0.47	501	100.14%
Rural Bank	66. Rural Bank TD	A-	1,000	3.58	3.71	3.71	0.95	1,000	100.00%
ING	67. ING Floating Rate TD	A-	1,000	5.08	5.04	5.04	0.95	1,000	100.00%
Westpac	68. St George TD	AA+	1,000	4.05	4.05	4.05	0.95	1,000	100.00%
Bank of Queensland	69. Bank of Queensland TD	A-	1,000	3.75	3.93	3.93	0.95	1,000	100.00%
NAB	70. NAB TD	AA-	1,000	4.80	4.80	4.80	0.95	1,000	100.00%
Me Bank	71. ME Bank TD	BBB+	1,000	3.75	4.10	4.10	0.95	1,000	100.00%
Bank of Queensland	72. Bank of Queensland FRN	A-	2,000	4.34	4.32	4.32	1.90	2,027	101.37%
Bendigo and Adelaide Bank	73. Bendigo Bank TD	A-	1,000	3.70	3.75	3.75	0.95	1,000	100.00%
Bendigo and Adelaide Bank	74. Bendigo & Adelaide Bank FRN	A-	1,000	3.94	3.89	3.89	0.95	1,007	100.73%
CBA	75. CBA TD	AA-	1,000	3.58	3.62	3.62	0.95	1,000	100.00%
NAB	76. NAB TD	AA-	1,000	3.80	3.87	3.87	0.95	1,000	100.00%
NAB	77. NAB Term Deposit	AA-	1,000	4.15	4.15	4.15	0.95	1,000	100.00%
NAB	78. NAB Term Deposit	AA-	1,000	4.27	4.27	4.27	0.95	1,000	100.00%
Macquarie Bank	79. Macquarie Bank TD	A	750	3.90	3.87	3.87	0.71	750	100.00%
AMP	80. AMP Term Deposit	A+	2,000	3.92	3.90	3.90	1.90	2,000	100.00%
Bank of Queensland	81. Bank of Queensland TD	A-	2,000	3.75	3.79	3.79	1.90	2,000	100.00%
NAB	82. NAB TD	AA-	2,000	3.83	3.83	3.83	1.90	2,000	100.00%
Bendigo and Adelaide Bank	83. Bendigo and Adelaide Bank FRN	A-	2,000	4.04	3.96	3.96	1.90	2,016	100.80%
Rural Bank	84. Rural Bank TD	A-	2,000	3.68	3.71	3.71	1.90	2,000	100.00%
Wide Bay CU	85. Wide Bay CU TD	BBB	1,000	3.68	3.71	3.71	0.95	1,000	100.00%
Newcastle Perm Bldg Soc	86. Newcastle Perm Bldg Soc								
		BBB+	1,000	3.55	3.59	3.59	0.95	1,000	100.00%
Westpac	87. WBC Floating TD	AA-	1,000	3.68	3.65	3.65	0.95	1,000	100.00%
CUA	88. CUA FRN	BBB+	1,000	4.03	4.02	4.02	0.95	1,002	100.23%
Beyond Bank	89. Beyond Bank TD	BBB+	1,000	3.65	3.57	3.57	0.95	1,000	100.00%
Peoples Choice CU	90. Peoples Choice CU TD	BBB+	1,000	3.72	3.72	3.72	0.95	1,000	100.00%
CUA	91. CUA TD	BBB+	1,000	3.75	3.75	3.75	0.95	1,000	100.00%
NAB	92. NAB Flexi TD 2	AA-	1,000	3.75	3.75	3.75	0.95	1,000	100.00%
Banana Coast CU	93. Bananacoast CU TD	Unrated	1,000	3.90	3.90	3.90	0.95	1,000	100.00%
Bank of Queensland	94. Bankwest TD	AA-	1,000	3.45	3.45	3.45	0.95	1,000	100.00%
Bank of Queensland	95. Bank of Queensland FRN	A-	1,000	3.75	3.75	3.75	0.95	1,000	100.00%
AMP	96. AMP Notice Account	A+	1,000	3.56	3.56	3.56	0.95	1,000	100.00%
			105,012	4.01	4.07	4.07	100	105,375	

*Monthly returns when annualised can appear to exaggerate performance

**Market valuations are indicative prices only, and do not necessarily reflect the price at which a transaction could be entered into.

Return including Matured/Traded Investments

Weighted Average Return

Benchmark Return: UBSA 1 Year Bank Bill Index (%)

Variance From Benchmark (%)

	Jun	12 Mth	FYTD
Weighted Average Return	4.01	4.16	4.16
Benchmark Return: UBSA 1 Year Bank Bill Index (%)	2.71	2.68	2.68
Variance From Benchmark (%)	1.30	1.48	1.48

Investment Income

	\$000's
This Period	345
Financial Year To Date	4,141
Budget Profile	3,730
Variance from Budget - \$	411

ITEM 6 (continued)

Certificate of the Chief Financial Officer (Responsible Accounting Officer)

I certify that as at the date of this report, the investments listed have been made and are held in compliance with Council's Investment Policy and applicable legislation.



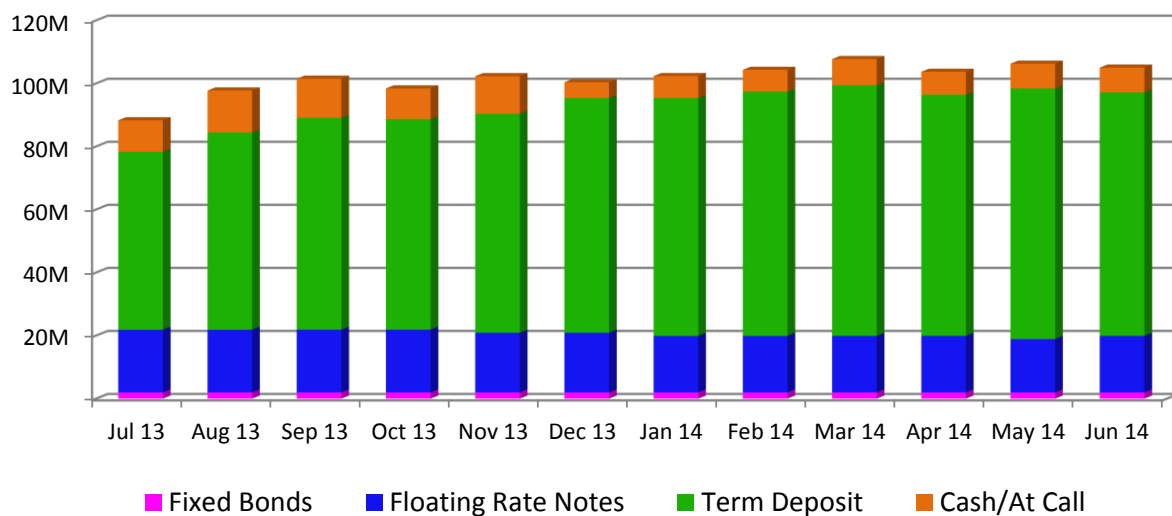
John Todd Date: 3/7/2014

Analysis of investments

The following graphs show analysis of the total cash investments by:

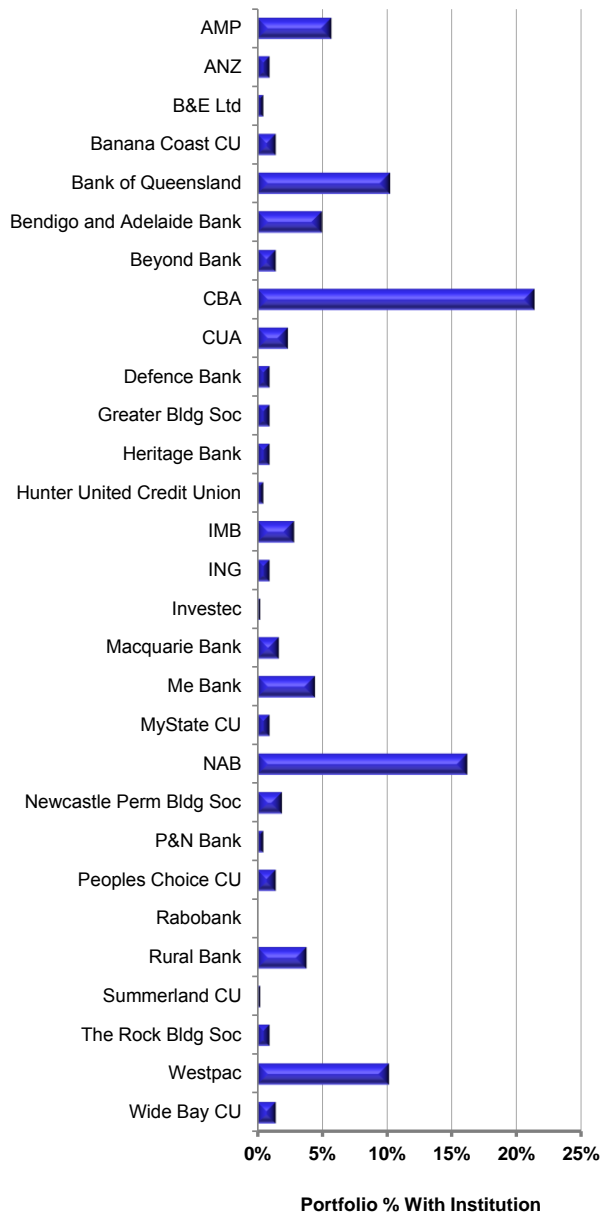
- Type of investment
- Institution
- Duration
- Rating

Total Funds Invested



ITEM 6 (continued)

Active Investment by Institution

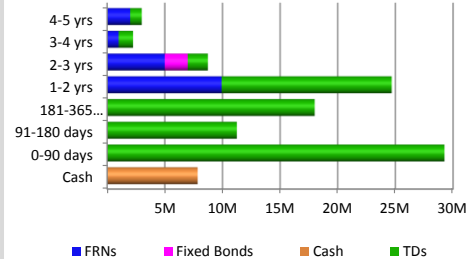


Summary by Investment Type

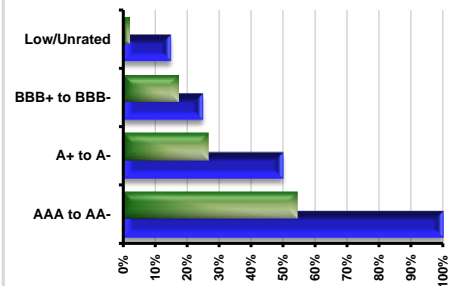


At Call Account Term Deposit
Floating Rate Notes Fixed Bonds

Summary by Duration



Investment Summary by Rating



Actual Permitted
Portion of deposits covered by Federal Guarantee
are rated 'AAA'

	>365 days	<365 days
Cash/TDs	\$18.8M	\$66.3M
FRNs	\$17.9M	\$0.0M
Fixed Bonds	\$2.0M	\$0.0M
	\$38.7M	\$66.3M

ITEM 6 (continued)**Context**

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

Financial Implications

Income from interest on investments and proceeds from sales of investments totals \$4.14 million, being \$411K above revised budget projections. The additional funds belong to Section 94 Reserve funds on hand and do not improve Council's Working Capital.

The Financial Security Reserve has a current balance of \$3.44 million.

ITEM 6 (continued)**ATTACHMENT 1****Council's Property Investment Portfolio**

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

2 Dickson Avenue, West Ryde
1A Station Road, West Ryde
8 Chatham Road, West Ryde
202 Rowe Street, Eastwood
226 Victoria Road, Gladesville
7 Anthony Road, West Ryde Car Park site, West Ryde
Herring Road Air Space Rights
7 Coulter Street, Coulter St Car Park, Gladesville
6-12 Glen Street, Glen Street Car Park, Eastwood
2 Pittwater Road, John Wilson Car Park, Gladesville
150 Coxs Road, Cox Rd Car Park, North Ryde
33-35 Blaxland Road, Argyle Centre, Ryde
19-21 Church Street and 16 Devlin Street, Ryde
1 Constitution Road, Operations Centre, Ryde
741-747 Victoria Road, Ryde
53-71 Rowe Street, Eastwood
6 Reserve Street, West Ryde

Benchmark

The Australian UBS Bank Bill index is constructed as a benchmark to represent the performance of a passively managed short-term money market portfolio. It comprises thirteen Bank Bills of equal face value, each with a maturity seven days apart. The average term to maturity is approximately 45 days. A Bank Bill is a non-interest bearing security issued by a bank whereby the bank takes on an obligation to pay an investor a fixed amount (face value) at a fixed future date. It is sold to an investor at a discount to the face value. Bank Bills are short-term money market investments with maturities usually between 30 days and 180 days.

Types of Investments

The following are the types of investments held by Council:

At Call refers to funds held at a financial institution, and can be recalled by Council either same day or on an overnight basis.

A Floating Rate Note (FRN) is a debt security issued by a company with a variable interest rate. This can either be issued as Certificates of Deposit (CD) or as Medium Term Notes (MTN). The interest rate can be either fixed or floating, where the adjustments to the interest rate are usually made quarterly and are tied to a certain money market index such as the Bank Bill Swap Rate.

ITEM 6 (continued)**ATTACHMENT 1**

A Fixed Rate Bond is a debt security issued by a company with a fixed interest rate over the term of the bond.

Credit Rating Information

Credit ratings are generally a statement as to an institution's credit quality. Ratings ranging from AAA to BBB- (long term) are considered investment grade.

A general guide as to the meaning of each credit rating is as follows:

AAA: the best quality companies, reliable and stable

AA: quality companies, a bit higher risk than AAA

A: economic situation can affect finance

BBB: medium class companies, which are satisfactory at the moment

BB: more prone to changes in the economy

B: financial situation varies noticeably

CCC: currently vulnerable and dependent on favourable economic conditions to meet its commitments

CC: highly vulnerable, very speculative bonds

C: highly vulnerable, perhaps in bankruptcy or in arrears but still continuing to pay out on obligations

D: has defaulted on obligations and it is believed that it will generally default on most or all obligations

Note: Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

Council's Investment Powers

Council's investment powers are regulated by Section 625 of the Local Government Act, which states:

- (1) A council may invest money that is not, for the time being, required by the council for any other purpose.
- (2) Money may be invested only in a form of investment notified by order of the Minister published in the Gazette.
- (3) An order of the Minister notifying a form of investment for the purposes of this section must not be made without the approval of the Treasurer.
- (4) The acquisition, in accordance with section 358, of a controlling interest in a corporation or an entity within the meaning of that section is not an investment for the purposes of this section.

ITEM 6 (continued)**ATTACHMENT 1**

Council's investment policy requires that all investments are to be made in accordance with:

Local Government Act 1993 - Section 625

Local Government Act 1993 - Order (of the Minister) dated 12 January 2011

The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) & (2)

Local Government (Financial Management) Regulation 1993

Investment Guidelines issued by the Department of Local Government

ITEM 6 (continued)
ATTACHMENT 1
Financial Security Reserve Transactional History

Starting Balance	8,000,000.00	10 Oct 2008
Write off Constellation	(1,000,000.00)	10 Oct 2008
Write off Rembrandt	(1,000,000.00)	10 Oct 2008
Write off Palladin	(2,000,000.00)	10 Oct 2008
Write off Alpha	(1,000,000.00)	10 Oct 2008
Write off Covent Garden	(2,000,000.00)	10 Oct 2008
Write off Oasis	(1,000,000.00)	10 Oct 2008
FY2009 and FY2010		
Interest Payments		
Default of Constellation - Residual	21,615.62	10 Oct 2008
Default of Palladin - Residual	-	28 Oct 2008
Default of Rembrandt - Residual	68,393.78	27 Oct 2008
FY2010		
Interest Payments	50,334.01	
FY2011		
Starting balance 1 July 2010	140,343.41	
Sale of Flinders	301,000.00	12 Aug 2010
Quartz Maturity	209,626.75	20 Oct 2010
Sale of Glenelg	160,000.00	29 Dec 2010
Interest on Grange IMP Sept	31,561.37	
Interest on Grange IMP Dec	24,731.75	
Interest on Grange IMP Mar	10,310.63	
Interest on Grange IMP June	16,092.08	
Interest on Oasis	81,758.10	
Interest on Alpha	12,534.80	
Interest on Covent Garden	16,521.58	
Default of Covent Garden	-	29 Mar 2011
Closing balance FY 2011	1,004,480.47	
FY2012		
Interest on Oasis	42,942.41	
Interest on Alpha	4,837.56	
Interest on Grange IMP Sept	9,862.09	
Interest on Grange IMP Dec	129.02	
Maturity of Alpha	1,001,974.90	20 Mar 2012
Interest on Grange IMP March	123.38	
Closing Balance FY 2012	2,064,349.83	
FY2013		
Interest on Oasis FY2013	20,215.91	
Sale of Oasis	219,266.42	23 Jan 2013
Grange Settlement -Beryl	559,966.39	25 Feb 2013
Grange Settlement -Zircon	192,383.73	25 Feb 2013
Rembrandt Settlement	381,695.85	04 Apr 2013
Closing Balance FY 2013	3,437,878.13	

ITEM 6 (continued)**ATTACHMENT 1****Overview of Investments**

An overview of all investments held by the City of Ryde as at 30 June is provided below:

1. **Westpac at Call Account (AA-):** This investment is an at call account, paying the short term money market rate. These funds are used for operational purposes.
2. **Bank of Queensland TD (BBB):** This investment is a 182 day term deposit, paying 3.55% (3.60% annualised), and matures on 29 July 2014.
3. **Bankwest Term Deposit (AA-):** This investment is a one year term deposit paying 3.60% (3.60% annualised), and matures 22 April 2015.
4. **NAB Term Deposit (AA-):** This investment is a one year term deposit, paying 3.80% p.a. (3.80% annualised), and matures 3 October 2014.
5. **Westpac Term Deposit (AA-):** This investment is a two year term deposit, paying 4.35% (4.35% annualised), and matures 29 May 2015.
6. **Westpac Term Deposit (AA-):** This investment is a three year term deposit, paying 4.95% pa, and matures 21 September 2015.
7. **NAB Term Deposit (AA-):** This investment is a 2 year term deposit, paying 4.05% p.a., and matures 4 April 2016.
8. **AMP Term Deposit (A+):** This investment is a 365 day term deposit, paying 4.00% p.a. (4.00% annualised), and matures 1 August 2014.
9. **MyState Credit Union Term Deposit (BBB):** This investment is a 183 day term deposit, paying 3.80% (3.84% annualised), and matures 21 August 2014.
10. **NAB Term Deposit (AA-):** This investment is a two year term deposit, paying 4.10% p.a., and matures 11 March 2016.
11. **P&N Bank (Unrated):** This investment is a 182 day term deposit, paying 3.56% (3.59% annualised) and matures on 26 August 2014.
12. **Bankwest Term Deposit (AA-):** This investment is a 182 day term deposit, paying 3.50% p.a. (3.53% annualised), and matures 23 October 2014.
13. **Bankwest Term Deposit (AA-):** This investment is a one year term deposit, paying 3.60% p.a. (3.60% annualised), and matures 8 May 2015.
14. **Bankwest Term Deposit (AA-):** This investment is a 63 day term deposit, paying 3.40% p.a. (3.45% annualised), and matures 3 July 2014.

ITEM 6 (continued)**ATTACHMENT 1**

- 15. Bankwest Term Deposit (AA-):** This investment is a 121 day term deposit, paying 3.51% p.a. (3.55% annualised), and matures 24 July 2014.
- 16. NAB Term Deposit (AA-):** This investment is a two year term deposit, paying 4.05% p.a., and matures 25 February 2016.
- 17. Defence Bank Term Deposit (BBB+):** This investment is a 63 day term deposit paying 3.81% (3.81% annualised) and matures on 18 August 2014.
- 18. Beyond Bank Term Deposit (BBB+):** This investment is a 370 day term deposit paying 3.81% (3.81% annualised) and matures on 16 October 2014.
- 19. Bendigo Bank TD (A-):** This investment is a 91 day term deposit paying 3.40% and matures on 11 September 2014.
- 20. Hunter United Credit Union (Unrated):** This investment is a 365 day term deposit paying 3.90% (3.90% annualised) and matures on 12 August 2014.
- 21. Credit Union Australia Term Deposit (BBB+):** This investment is a one year term deposit, paying 3.85% (3.85% annualised), and matures on 7 May 2015.
- 22. Peoples Choice CU Term Deposit (Unrated):** This investment is a one year term deposit, paying 3.65% p.a., and matures on 6 February 2015.
- 23. Rural Bank Term Deposit (A-):** This investment is a five year term deposit, paying 6.48% p.a., and matures on 21 March 2017.
- 24. Bananacoast CU Term Deposit (Unrated):** This investment is a one year term deposit paying 4.25% (4.25% annualised) and matures on 1 July 2014.
- 25. B & E Ltd Building Society Term Deposit (Unrated):** This investment is a 365 day term deposit paying 3.90% (3.90% annualised) and matures on 5 August 2014.
- 26. CBA Term Deposit (AA-):** This investment is a three year term deposit paying 5.76% p.a. and matures on 8 December 2014.
- 27. ME Bank Term Deposit (BBB+):** This investment is a 366 day term deposit paying 3.78% (3.78% annualised) and matures on 5 March 2015.
- 28. Macquarie Bank Term Deposit (A):** This investment is a 365 day term deposit paying 4.15% (4.15% annualised) and matures on 1 August 2014.
- 29. Bankwest TD (AA-):** This investment is a four year term deposit paying 7.00% (7.00% annualised) and matures on 13 February 2015.

ITEM 6 (continued)**ATTACHMENT 1**

- 30. IMB Term Deposit (BBB):** This investment is a 93 day term deposit paying 3.50% (3.55% annualised) and matures on 24 July 2014.
- 31. Summerland CU Term Deposit (Unrated):** This investment is a three year term deposit paying 5.05% pa and matures on 21 September 2015.
- 32. Wide Bay CU Term Deposit (BBB):** This investment is a 215 day term deposit paying 3.75% (3.78% annualised) and matures on 12 August 2014.
- 33. Heritage Bank (A-):** This investment is a 364 day term deposit paying 3.80% (3.80% annualised) and matures on 12 March 2015.
- 34. AMP Business Saver at call account (A+):** This investment is an at-call account earning 3.35%. No fees are payable by Council on this investment.
- 35. CBA Term Deposit (AA-):** This investment is a three year term deposit paying 4.55% annually and matures on 16 May 2016.
- 36. Newcastle Permanent Building Society (BBB+):** This investment is a 91 day term deposit, paying 3.50% (3.55% annualised), and matures on 18 September 2014.
- 37. Greater Building Society Term Deposit (BBB):** This investment is a 182 day term deposit, paying 3.65% (3.68% annualised), and matures on 7 August 2014.
- 38. The Rock Building Society Term Deposit (BBB):** This investment is a 183 day term deposit paying 3.80% p.a. (3.84% annualised), and matures 21 August 2014.
- 39. AMP Term Deposit (A+):** This investment is a four year term deposit paying 7.14% which matures on 16 February 2015.
- 40. CBA Term Deposit (AA-):** This investment is a 76 day term deposit paying 3.39% (3.44% annualised), and matures on 14 August 2014.
- 41. Rabodirect At-Call (AA):** This investment is an at call account, paying the short term money market rate. These funds are used for operational purposes.
- 42. Members Equity Bank At-Call Account (BBB):** This investment is an at call account, paying the short term money market rate. These funds are used for operational purposes.
- 43. National Australia Bank Floating Rate Note (AA-):** This investment is a senior, unsecured floating rate note paying 125 above BBSW. This investment matures 21 June 2016.

ITEM 6 (continued)**ATTACHMENT 1**

- 44. CBA FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 120 above BBSW. This investment matures 2 August 2016.
- 45. Westpac Floating Rate Note (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 123 above BBSW. This investment matures 9 May 2016.
- 46. CBA FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 125 above BBSW. This investment matures 2 August 2016.
- 47. National Australia Bank FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 142 above BBSW. This investment matures 21 June 2016.
- 48. National Australia Bank FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 140 above BBSW. This investment matures 21 June 2016.
- 49. CBA FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 140 above BBSW. This investment matures 2 August 2016.
- 50. ANZ FRN (AA-):** This investment is a senior, unsecured floating rate note purchased at a yield of 142 above BBSW. This investment matures 9 May 2016.
- 51. NAB Fixed MTN (AA-):** This is a fixed rate bond paying 6.18% (6.30% annualised) and matures 15 February 2017.
- 52. Westpac Fixed MTN (AA-):** This is a fixed rate bond paying 6.00% (6.14% annualised) and matures 20 February 2017.
- 53. Macquarie Bank Term Deposit (A):** This is a five year term deposit paying 6.50% (6.50% annualised) and matures 3 April 2017.
- 54. CBA Retail Bond (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 160 above BBSW. This investment matures 24 December 2015.
- 55. Delphi Bank Term Deposit (Unrated):** This investment is a five year term deposit paying 6.05% p.a. and matures on 15 May 2017.
- 56. ME Bank Term Deposit (BBB+):** This investment is a 366 day term deposit paying 4.33% p.a. (4.33% annualised) and matures on 5 March 2015.

ITEM 6 (continued)**ATTACHMENT 1**

- 57. CBA Retail Bonds (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 182 above BBSW. This investment matures 24 December 2015.
- 58. CBA Retail Bonds (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 184 above BBSW. This investment matures 24 December 2015.
- 59. Bank of Queensland Term Deposit (A-):** This investment is a five year term deposit paying 5.15% (5.15% annualised) and matures 20 November 2018.
- 60. Bank of Queensland Term Deposit (A-):** This investment is a two year term deposit paying 4.10% (4.10% annualised) and matures 3 March 2016.
- 61. Investec Bank Term Deposit (BBB-):** This investment is a five year term deposit paying 6.95% on maturity (6.15% annualised) and matures 15 August 2017.
- 62. IMB Term Deposit (BBB):** This investment is a 91 day term deposit paying 3.50% on maturity (3.55% annualised) and matures 10 July 2014.
- 63. CBA Retail Bonds (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 175 above BBSW. This investment matures 24 December 2015.
- 64. St George Term Deposit (AA-):** This investment is a two year term deposit paying 4.05% (4.05% annualised and matures on 27 August 2015.
- 65. CBA Retail Bonds (AA-):** This is a senior, unsecured floating rate note purchased at a yield of 174 above BBSW. This investment matures 24 December 2015.
- 66. Rural Bank Term Deposit (A-):** This investment is a 189 day term deposit, paying 3.55% (3.58% annualised), and matures on 7 August 2014.
- 67. ING Floating Rate Term Deposit (A):** This is a five year floating rate term deposit paying 2.30% above 90 day BBSW, and matures 4 September 2017.
- 68. St George Term Deposit (AA-):** This is a two year term deposit paying 4.05% (4.05% annualised), and matures 13 August 2015.
- 69. Bank of Queensland Term Deposit (BBB+):** This is a one year term deposit paying 3.75% (3.75% annualised) and matures 14 May 2015.
- 70. NAB Term Deposit (AA-):** This is a 2.25 year term deposit paying 4.80% pa and matures 18 December 2014.

ITEM 6 (continued)**ATTACHMENT 1**

- 71. Members Equity Bank Term Deposit (BBB):** This is a one year term deposit paying 3.75% (3.75% annualised) and matures 19 February 2015.
- 72. Bank of Queensland FRN (BBB+):** This is a senior, unsecured floating rate note purchased at a yield of 160 above BBSW. This investment matures 7 December 2015.
- 73. Bendigo Bank Term Deposit (A-):** This investment is a one year term deposit paying 3.70% annually and matures 22 May 2015.
- 74. Bendigo Bank FRN (A-):** This is a senior, unsecured floating rate note purchased at a yield of 120 above BBSW. This investment matures 17 May 2017.
- 75. CBA Term Deposit (AA-):** This investment is a 183 day term deposit paying 3.55% (3.58% annualised) and matures 20 November 2014.
- 76. NAB Term Deposit (AA-):** This investment is a one year term deposit paying 3.80% (3.80% annualised) and matures 6 November 2014.
- 77. NAB Term Deposit (AA-):** This investment is a two year term deposit paying 4.15% (4.15% annualised) and matures 13 August 2015.
- 78. NAB Term Deposit (AA-):** This investment is a two year term deposit paying 4.27% (4.27% annualised) and matures 25 August 2015.
- 79. Macquarie Bank Term Deposit (A):** This investment is a one year term deposit paying 3.90% (3.90% annualised) and matures 17 December 2014.
- 80. AMP Term Deposit (A+):** This investment is a 276 day term deposit paying 3.90 (3.92% annualised), and matures 11 September 2014.
- 81. Bank of Queensland TD (A-):** This is a one year term deposit paying 3.75 p.a., and matures 12 February 2015.
- 82. NAB Term Deposit (AA-):** This investment is a one year term deposit paying 3.83% and matures 9 October 2014.
- 83. Bendigo Bank FRN (A-):** This is a senior, unsecured floating rate note purchased at a yield of 127 above BBSW. This investment matures 14 November 2018.
- 84. Rural Bank Term Deposit (A-):** This investment is a 181 day term deposit, paying 3.65% (3.68% annualised), and matures on 24 September 2014.
- 85. Wide Bay CU Term Deposit (BBB):** This investment is a 180 day term deposit paying 3.65% (3.68% annualised) and matures on 9 September 2014.

ITEM 6 (continued)**ATTACHMENT 1**

- 86. Newcastle Permanent Building Society (BBB+):** This investment is a 91 day term deposit, paying 3.50% (3.55% annualised), and matures on 4 September 2014.
- 87. Westpac Floating Rate Term Deposit (AA-):** This investment is a 25 month floating rate term deposit paying 90d BBSW + 95 and matures 9 February 2016.
- 88. Credit Union Australia Floating Rate Note (BBB+):** This is a senior, unsecured floating rate note purchased at a yield of 130 above BBSW. This investment matures 20 March 2017.
- 89. Beyond Bank Term Deposit (BBB+):** This investment is a 90 day term deposit paying 3.60% (3.65% annualised) and matures on 24 September 2014.
- 90. Peoples Choice CU Term Deposit (BBB+):** This investment is a 182 day term deposit paying 3.69% (3.72% annualised) and matures on 18 September 2014.
- 91. Credit Union Australia Term Deposit (BBB+):** This investment is a 364 day term deposit paying 3.75% (3.75% annualised) and matures on 26 March 2015.
- 92. NAB Floating Rate Term Deposit (AA-):** This investment is a two year floating rate term deposit paying 90d BBSW + 100 and matures 16 May 2016.
- 93. Bananacoast Credit Union Term Deposit (Unrated):** This investment is a one year term deposit paying 3.90%, and matures 22 May 2015.
- 94. Bankwest Term Deposit (AA-):** This investment is a 55 day term deposit paying 3.40 (3.45% annualised), and matures 17 July 2014.
- 95. Bank of Queensland FRN (AA-):** This investment is a four year floating rate term deposit paying 90d BBSW + 100 and matures 12 June 2018.
- 96. AMP 31 Day Notice Account (A+):** This investment is an account which pays +100 over the cash rate.

7 2014 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE - Coffs Harbour - 19 to 21 October 2014

Report prepared by: Section Manager - Governance
File No.: CLR/07/8/89/1 - BP14/87

REPORT SUMMARY

This report is presented to Council for its consideration of Councillor attendance at the 2014 Local Government NSW Annual Conference and endorsement of the City of Ryde motions for inclusion on the Conference business paper.

RECOMMENDATION:

- (a) That Council nominate seven (7) Councillors to attend the 2014 Local Government NSW Annual Conference as voting delegates, noting that Councillor Pickering will also attend the Conference in his capacity as a board member of Local Government NSW.
- (b) That Council note that the Acting General Manager will select staff to attend the Conference as appropriate.
- (c) That Council endorse the Motions for inclusion on the 2014 Local Government NSW Annual Conference business paper as set out in Attachment 2 of the Report.

ATTACHMENTS

- 1** Local Government NSW Annual Conference 2014 - Draft Program
- 2** Local Government Conference Motions submitted by Councillor Pickering
- 3** Councillor Attendance at Conferences - Guidelines

Report Prepared By:

Amanda Janvrin
Section Manager - Governance

Report Approved By:

Dominic Johnson
Acting General Manager

ITEM 7 (continued)**Discussion**Conference

The 2014 Local Government NSW Annual Conference will be held in Coffs Harbour from Sunday, 19 October to Tuesday, 21 October 2014. The conference is hosted by Coffs Harbour City Council and will be held at the C.ex Coffs (formerly ExServices Club) in Vernon Street, Coffs Harbour. A copy of the Draft Program is **ATTACHED** (Attachment 1).

The Conference is an opportunity for NSW Councils to meet, discuss and determine policy positions for improvement in Local Government administration; in particular, the Local Government Reform. It allows Councils to make recommendations on future challenges and opportunities that local government is experiencing.

Council is entitled to send seven (7) Councillors to the Conference as voting delegates, noting that Councillor Pickering will also be in attendance in his capacity as a board member of Local Government NSW. In 2013, Council appointed the Mayor, Councillor Maggio and Councillors Chung, Etmekdjian, Petch, Pickering, Simon and Yedelian OAM to attend as voting delegates.

Councillors are advised that due to the Mayoral Election held on 9 September 2014, a further report will be provided to Councillors to re-confirm Councillor delegates to the Conference.

Motions

Local Government NSW has requested input from Councils to guide the content of business sessions at the conference and is requesting Councils to identify the most important issues which they believe are causing concern to the Council and/or the local community.

Councils should identify issues or motions relating to the following overall categories:

1. Industrial relations and employment
2. Economic
3. Environmental
4. Governance/Civic leadership
5. Social policy

In addition to identifying an issue, Councils are encouraged to suggest an appropriate solution by either including a motion which could be considered by the Conference or notes which might guide delegates to an agreed position.

ITEM 7 (continued)

The Association will review and assess all responses received and then identify the top issues as identified overall by member Councils. These issues will then be put to the Conference for debate and deliberation as part of the business sessions. Issues identified by Councils which fall outside the issues will be considered by the Board prior to the Conference.

All Motions must be adopted by Council before submission to the Association.

A notice was placed on the Councillors Information Bulletin dated 12 June 2014 advising Council to submit proposed motions and/or notes by 1 August 2014. Councillors were requested to submit proposed Motions for Council's consideration to the Councillors' Help Desk by 5.00pm, Tuesday, 1 July 2014. Motions were received from Councillor Pickering.

A copy of the Motions is **ATTACHED** (Attachment 2) and listed below:

- *Employment Protection for Whistle-Blowers*
- *Declaration of Legal Engagement at Council Cost*
- *Abuse of Process Conflict under the Code of Meeting Conduct Provisions*

Travel Arrangements to Conference

Accommodation for nine people has been booked at the Pacific Marina Luxury Apartments. This includes accommodation for seven Councillor Voting Delegates and two staff members. Councillor Pickering has arranged his own accommodation with Local Government NSW in his capacity as a board member.

Critical Dates

The following deadlines are required to be met:

- Conference Motions to be submitted to the Local Government NSW by 5.00pm, Friday, 1 August 2014.
- Early bird registrations close on Monday, 8 September 2014, however should Council endorse attendance, staff will register for attendance with delegate details to be provided at a later date.
- Councillor delegates are to be reconfirmed following the Mayoral Election held on Tuesday, 9 September 2014.
- Voting Delegates are to be confirmed to the Association by Friday, 26 September 2014.

ITEM 7 (continued)**Financial Impact**

Early-bird registration cost for the Conference is \$880 per person. Accommodation for four nights has been secured at Pacific Marina Luxury Apartments for nine people (seven Councillors and two staff members) at a cost of \$640 per person.

Council will meet the cost of Councillors travel to and from the Conference. The distance from Ryde to the venue is approximately 520km (6 hours). Councillors are entitled to receive an allowance covering the distance per kilometre travelled to and from the conference should they wish to drive, otherwise flights will be arranged. Return flights from Sydney to Coffs Harbour and return are approximately \$300 per person.

Total cost for attending the conference will be approximately \$1,820 per person.

Currently there is an allocation of \$30,000 in the 2014-2015 budget for Conferences.

Policy Implications

The City of Ryde has regularly participated in the annual Local Government Association Conference. Funding is allocated in the annual budget for delegates to attend the Conference. The Policy on the Payment of Expenses and Provision of Facilities for the Mayor and Other Councillors sets out the entitlements for Councillors attending such Conferences.

ATTACHED (Attachment 3) is the Guidelines for Councillor Attendance at Conferences. The Guidelines provide that in addition to the Local Government Association Conference and the Australian Local Government Conference, every Councillor is entitled to attend a conference in NSW, Canberra, metropolitan Brisbane or metropolitan Melbourne.

ITEM 7 (continued)

ATTACHMENT 1

Local Government NSW Annual Conference 2014

DRAFT PROGRAM 19 - 21 October, 2014 (as of 2 July 2014)

Main conference venue is C.ex Coffs, 1 Vernon Street, Coffs Harbour

Sunday 19 October

- | | |
|-----------------|---|
| 3.00pm – 7.00pm | Registration opens, Upstairs Auditorium Lobby (off Blue Room) |
| 5.00pm – 7.00pm | President's Welcome Reception at C.ex Coffs
Welcome To Country (Performance)
Welcome from Cr Denise Knight, Mayor of Coffs Harbour City Council
Welcome from Cr Keith Rhoades AFSM, President, LGNSW |

Monday 20 October

Business Session Day 1 - chaired by Cr Keith Rhoades AFSM, C.ex Coffs

- | | |
|-------------------|--|
| 8.00am – 5.00pm | Registration opens in Trade Expo. Distribution of voting materials and electronic handsets |
| 8.30am – 9.00am | Address from The Hon Mike Baird MP, Premier of New South Wales |
| 9.00am – 11.00am | Address from Cr Keith Rhoades AFSM, President LGNSW . Opening of the Business session, Adoption of Standing Orders and Consideration of Motions chaired by the President (includes discussion about future conference format) |
| 11.00am – 11.30am | Morning tea in Trade Exhibition sponsored by Local Government Super |
| 11.30am – 11.35am | Message from Local Government Super |
| 11.35am – 1.00pm | Consideration of Conference business continued chaired by the President

Concurrent session for General Managers: Briefing on new 2014 <i>Local Government (State) Award</i> . Blue Room off auditorium |
| 1.00pm – 1.50pm | Lunch in Trade Exhibition sponsored by Local Government Super |
| 1.50pm - 2.00pm | Message from sponsor |
| 2.00pm – 2.05pm | Short address from the Mining Related Councils |
| 2.05pm - 3.00pm | Consideration of Government's response to the Local Government Review Panel's <i>Revitalising Local Government</i> |
| 3.00pm – 4.00pm | Consideration of Conference Business continued, chaired by the President

Collection of all electronic handsets and voting cards |
| 4.00pm – 5.00pm | Happy hour in Trade Exhibition |
| 5.00pm – 5.30pm | Delegate transfers back to accommodation for dinner |
| 7.00pm – 7.30pm | Transfers for delegates arriving at Dinner |

ITEM 7 (continued)

ATTACHMENT 1

Conference Dinner, Bonville Golf Resort, North Bonville Road, Bonville

7.30pm	Arrival drinks and canapés Entertainment with Soulman O'Gaia
8.15pm	Delegates seated and main course served Welcome from the President Introduction of Major Sponsor Statewide Mutual Presentation of Outstanding Service Awards
8.30pm	Entertainment with Lisa Hunt
9.30pm	Dessert served
10.00pm	First transfers offered
11.00pm	Function finishes, final transfer buses

Tuesday 21 October Business Session Day 2, C.ex Coffs

8.00am – 5.00pm	Registration opens in Trade Expo
9.00am – 9.10am	Introduction by Master of Ceremony, Ellen Fanning
9.10am – 9.15am	Address on Association Business from Cr Keith Rhoades AFSM, President, LGNSW
9.15am – 9.25am	Treasurers Report
9.25am – 9.40am	Address from Mr Les Turner, Chief Executive Officer, NSWALC
9.40am – 10.00am	Address from The Hon Paul Toole MP, Minister for Local Government
10.00am – 10.15am	Facilitated Q and A with the Minister for Local Government
10.15am – 10.30am	Presentation of the AR Bluett Awards
10.30am – 11.15am	Claire Madden, Research Director, McCrindle Forecasts , Demographic Change, Emerging Generations and the Future
11.15am – 11.35am	Morning tea in Trade Exhibition sponsored by NSW EPA
11.40am – 11.45am	Message from NSW EPA
11.45am – 12.30pm	Paul Clitheroe AM, Director Ipac Securities, Chairman Financial Literacy Foundation, Chairman Money Magazine on Economic Trends in Australia
12.30pm – 1.00pm	Address from The Hon Duncan Gay MLC, Minister for Roads and Freight (invited)
1.00pm - 2.00pm	Address from keynote speaker on planning issues (to be confirmed). Planning Panel facilitated by MC, Ellen Fanning, on 'How to make informed decisions about Planning'
2.00pm – 2.15pm	Close of Conference
2.15pm – 3.00pm	Lunch sponsored by NSW EPA (Conference closing)

This program is correct at the time of printing; speakers and program details may have changed due to unforeseen circumstances.

ITEM 7 (continued)**ATTACHMENT 2****MOTIONS TO THE LOCAL GOVERNMENT CONFERENCE (COFFS HARBOUR)****1. EMPLOYMENT PROTECTION FOR WHISTLE-BLOWERS**

That the Minister for Local Government and his office strengthen the legislative provisions covering the employment protections provided to council staff who act as 'whistle-blowers' against corruption in local authorities. In particular, any revised provisions should specifically relate to the following:

- a. Where a General Manager or council officer has disclosed a matter of potential corruption leading to a corruption hearing, the provisions should enforce 'non-retribution' measures by corruption-affected councillors and individuals or associated parties.
- b. Where work environments become untenable for a General Manager or council officer, the provisions should allow the General Manager or council officer to seek alternative temporary employment for the duration of the corruption hearings and until findings are brought down.
- c. Subject to the relevant provisions of the Local Government Act 1993 being reviewed concurrently, employment positions for these whistle-blowers should not be filled permanently in their absence, and be guaranteed to them should they wish to return to their substantive position if allegations they made result in findings of corruption.

2. DECLARATION OF LEGAL ENGAGEMENT AT COUNCIL COST

That the Minister for Local Government and his office introduce a regulation under the Local Government Act that requires any Mayor or councillor, who is delegated by their Council to engage external legal advisors or legal counsel at a cost to ratepayers following a majority vote of Council to delegate such authority, to report such appointment back to Council and in advance of any costs being incurred. This should include, but not be restricted to:

- a. Matters where said Mayor or councillor is subject to court injunctions requiring representation, and
- b. Matters relating to any actions being taken against any internal council staff members or other councillor, and
- c. Matters related to allegations of corruption or hearings against corruption.

ITEM 7 (continued)**ATTACHMENT 2****3. ABUSE OF PROCESS CONFLICT UNDER THE CODE OF MEETING CONDUCT PROVISIONS**

That the Minister for Local Government and his office, introduce a new regulation that allows Councillors to have an appeal mechanism to the Division of Local Government in the Department of Premier and Cabinet, on matters where, a Mayor or Chairperson of a Council meeting, has wrongfully exercised their authority at a meeting, including the removal of a councillor from the meetings.

The appeal should consider whether an abuse of process has taken place in regard to:

- a. Deliberately shutting down (gagging) debate when concerns regarding possible corruption are raised that impact on the Mayor (as chair of the council meeting) and/or his associated councillors, to deny public awareness of a situation, and
- b. Preventing specific questions being asked on financial or legal matters that are not protected by confidentiality provisions, but may impact on the transparency of actions taken by the Mayor and/or other councillors, and
- c. Require (if the appeal is upheld) the Mayor (or councillor if this person is no longer Mayor) to publicly apologise in a Council Meeting, for wrongfully exercising his or her authority to evict a councillor from chambers. The public apology is to include a written apology in each local newspaper.

ITEM 7 (continued)
ATTACHMENT 3


Councillor Attendance at Conferences Guideline

Related Policy

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

Guidelines

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

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

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

PRECIS OF CORRESPONDENCE

1 31-33 WATERLOO ROAD, MACQUARIE PARK - RESPONSE FROM DEPARTMENT OF PLANNING & ENVIRONMENT

Report prepared by: Business Support Co-ordinator
File No.: GRP/09/6/5 - BP14/781

CORRESPONDENCE:

Submitting correspondence from the Department of Planning and Environment, dated 4 June 2014, regarding the meeting arranged by the then Department of Planning on behalf of lobbyists acting for the proponents of 31-33 Waterloo Road, Macquarie Park.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1 Response from Department of Planning and Environment - 31-33 Waterloo Road lobbyist meeting

Report Prepared By:

Dyalan Govender
Business Support Co-ordinator

Report Approved By:

Dominic Johnson
Group Manager - Environment & Planning

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



**Planning &
Environment**

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



14/06871

Dear Mr Newsome

Thank you for your recent letter to the former Minister for Planning and Infrastructure concerning 31-33 Waterloo Road, Macquarie Park, requesting an explanation as to why the former Department of Planning and Infrastructure arranged a meeting on 20 November 2012 with City of Ryde Council, and a registered lobbyist and consultants, both acting on behalf of the landowner. I have been asked to respond to your representations.

I am advised the lobbyist requested a meeting to discuss the redevelopment of the site. I am also advised a meeting with a proponent, Council and the Department is not unusual as the Department is often asked to facilitate meetings between Councils and land owners, including their representatives. The Department will continue to provide opportunities for all stakeholders in the planning process to discuss issues in an open and transparent manner.

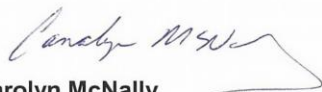
The NSW Government has established the Lobbyist Code of Conduct to ensure contact between Lobbyists and Government Representatives is conducted in accordance with public expectations of transparency, integrity and honesty. A record of the meeting to which you refer, and indeed any meeting held with a registered lobbyist, is placed on the Department's website.

On 12 June 2012, Council resolved to write to the landowner requesting the preparation of a draft master plan for the site. At the above mentioned meeting, the registered lobbyist and consultants provided a summary of the draft master plan.

The Department advised that any decision to rezone the site is a decision for Council and the Department has no involvement in the master plan process. The proponent was also advised the draft Metropolitan strategy reinforces the Macquarie Park corridor as a commercial centre and the proponent would need to provide evidence and a clear justification as to the need for residential land uses in a specialist employment centre.

Should you have any further enquiries about this matter, I have arranged for Mr Neil McGaffin, at the Department of Planning and Environment, to assist. Mr McGaffin can be contacted on (02) 9228 6565.

Yours sincerely



**Carolyn McNally
Acting Secretary**

4.6.14

**2 DEPARTMENT OF PLANNING AND ENVIRONMENT - TENNIS WORLD
SITE ZONING**

Report prepared by: Executive Assistant to Group Manager**File No.:** EPG/09/16/8/1 - BP14/803

CORRESPONDENCE:

Submitting correspondence from the Department of Planning and Environment, dated 17 June 2014, regarding the zoning of the Tennis World site at 16-18 Epping Road, North Ryde in the draft Ryde Local Environment Plan 2014.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1** 13-16 Epping Road, North Ryde. The future of Tennis World site is currently a deferred matter under Ryde Local Environmental plan (LEP) 2010. Stephen McIntyre
- 2** 16-18 Epping Road North Ryde - Tennis World Site - Future and Intended Use - DOPI - S Macintyre

Report Prepared By:

Sandra Warbrick
Executive Assistant to Group Manager

Report Approved By:

Dominic Johnson
Group Manager - Environment & Planning

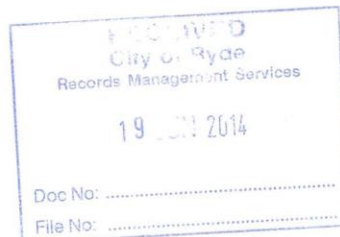
PRECIS OF CORRESPONDENCE 2 (continued)

ATTACHMENT 1



**Planning &
Environment**

Mr Dominic Johnson
Group Manager, Environment and Planning
City of Ryde Council
Locked Bag 2069
NORTH RYDE NSW 1670



Dear Mr Johnson

Thank you for your letter of 18 March 2014 concerning the future of the 'Tennis World' site at 13-16 Epping Road, North Ryde, which is currently a 'deferred matter' under Ryde Local Environmental Plan (LEP) 2010.

As you are aware, on 30 August 2013 the then Minister for Planning & Infrastructure announced removal of the site from the North Ryde Station Precinct in response to Council and community concerns. The North Ryde Station Precinct was subsequently rezoned on 23 September 2013.

The Department is recommending application of a RE2 Private Recreation zone to the 'Tennis World' site in the making of draft Ryde Local Environmental Plan 2014. I am informed that the proposed zoning has been discussed with Council officers, and that this zoning is consistent with the Council's preference to maintain active recreation uses on the site.


I can also advise that in recognition of the Tennis World site's current uses and the decision to remove the site from the North Ryde Station Precinct, the Office of Strategic Lands entered into a 15 year lease agreement with the existing site's occupants, which commenced in March 2014.

This will ensure the continued use of the Tennis World operation and provide certainty to the tenant to encourage capital upgrades of the facility to be undertaken.

Should you have any questions about the North Ryde Station precinct, I invite you to contact Sera Taschner, Housing & Infrastructure at the Department on 02 9228 6267 or email sera.taschner@planning.nsw.gov.au.

Should you have any further enquiries about the site's proposed zoning under Ryde's draft Local Environmental Plan 2014, please contact Sandy Shewell, Growth Planning on 02 8575 4115 or email sandy.shewell@planning.nsw.gov.au.

Yours sincerely



17/6/14

Stephen McIntyre
Deputy Secretary, Housing & Infrastructure

PRECIS OF CORRESPONDENCE 2 (continued)

ATTACHMENT 2



Lifestyle and opportunity @ your doorstep

S. Macintyre
Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

18 March 2014

Our ref: D14/20843

Dear Mr. Macintyre,

16-18 Epping Road, North Ryde – Future and intended use

I refer the above site which is also known as the 'Tennis World Site' and the North Ryde Station Urban Activation Precinct which was finalised at the end of last year. It is noted that the site was excised from the precinct following extensive concerns being raised by Council and the community. I thank you on behalf of Council.

However, Council is concerned that the future of this site still remains unclear and may be revisited for rezoning by the State Government sometime in the future. Accordingly, can you please confirm whether there are any future plans for this site currently being considered by the State Government for this site. In the event that there are plans being considered, what are these plans and when will Council and the community be consulted?

As expressed in Council's previous submissions on the North Ryde Station Precinct, Council strongly urges the State Government to leave this site as active open space which is heavily utilised by the community.

Please be advised that the above was raised by Council at the meeting held 11 February 2014 and that any response will be forwarded to Councillors for consideration and clarification.

Yours Sincerely



Dominic Johnson
Group Manager, Environment and Planning

3 PARRAMATTA RIVER FORESHORE

Report prepared by: Executive Assistant to Group Manager
File No.: EPG/09/16/8/4/1 - BP14/827

CORRESPONDENCE:

Submitting correspondence from the Honourable Gladys Berejiklian MP – Minister for Transport, dated 26 June 2014, regarding the Parramatta River foreshore and City of Ryde's concerns regarding erosion heavily influenced by the RiverCats.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1 Response letter regarding the Parramatta River Foreshore and the information provided by council shows no evidence to support this statement. Gladys Berejiklian MP
- 2 Letter to Minister for Transport - Erosion from Parramatta River Cat

Report Prepared By:

Sandra Warbrick
Executive Assistant to Group Manager

Report Approved By:

Dominic Johnson
Group Manager - Environment & Planning

PRECIS OF CORRESPONDENCE 3 (continued)

ATTACHMENT 1



The Hon Gladys Berejiklian MP
Minister for Transport

Your ref: PK/07/104/1
ML14/04123

Mr Dominic Johnson
Group Manager
Environment and Planning Group
City of Ryde
Locked Bag 2069
North Ryde NSW 1670

Dear Mr Johnson,

Thank you for your further letter of 31 March 2014, regarding the Parramatta River foreshore. I apologise for the delay in responding.

I note your comments regarding the Parramatta River Coastal Zone Management Plan, I understand this document claims RiverCats are the primary source of erosion. However, the information provided shows no evidence to support this statement.

The NSW Government shares the community's concerns about foreshore erosion.

You may be interested to know that Roads and Maritime Services recently employed 18 new Boating Education Officers throughout NSW to educate the public in relation to minimising the effect of wash on foreshores.

Thank you for taking the time to write to me.

Yours faithfully,



19 JUN 2014

Gladys Berejiklian MP
Minister for Transport



PRECIS OF CORRESPONDENCE 3 (continued)

ATTACHMENT 2



Lifestyle and opportunity @ your doorstep

The Hon Gladys Berejiklian MP
Minister for Transport
Level 35, Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

31 March 2014
PK/07/104/1

File:

Subject: Erosion from Parramatta River Cat Ferry Service

Dear Minister,

Thank you for your response to Council dated 10 February 2014 regarding the Parramatta River foreshore RiverCat Ferry Service, the contents of which have been noted.

Council met on 11 March 2014 concerning your response and resolved 'That Council write to the Department of Transport seeking further information about the impacts of the River Cat Ferry Service on the foreshore'.

In this regard, the Council is not convinced that the River Cat Ferry Service is not having a detrimental environmental impact on the foreshores of the Parramatta River system and respectfully requests further information to support the RMS viewpoint that impact of wash from the River Cat is considered minimal compared to natural causes such as wind and wave action, and tidal fluctuations.

The Council's concerns are supported by most of the other catchment Councils along the Parramatta River system and it is worth noting that the recently completed Parramatta River Coastal Zone Management Plan (PRCZMP) 2013 by the Parramatta River Estuary Management Committee did identify significant foreshore erosion problems along the Parramatta River. The PRCZMP also expressed a high level of concern that the RiverCat service was having a detrimental affect on the estuary citing a high number of trips each year, the speed of service and size of the boats will inevitably result in a level of damage to the natural foreshore.

To enable Council to sufficiently respond to local community and to demonstrate that the River Cat is not having a detrimental environmental impact, any supporting information to allay the Council's concerns will be appreciated as a matter of priority.

Should you wish to discuss any aspect of this letter, please do not hesitate to contact Council's Manager Environment and Acting Manager, Environmental Health and Building Mr Sam Cappelli on ph 99528182 during normal Council business hours.

Kind Regards



Dominic Johnson
Group Manager, Environment and Planning

CONFIDENTIAL ITEMS

8 REQUEST FOR TENDER - COR-RFT-04/14 - PROVISION OF BUSH REGENERATION SERVICES - SUPPLEMENTARY REPORT

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: Manager - Operations

File No.: PCM2014/8/4 - BP14/817

Page No.: 137

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.

Report prepared by: Section Manager - Properties

File No.: BPU/08/5/3/13 - BP14/732

Page No.: 195

10 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.

Report prepared by: Solicitor

File No.: GRP/09/5/7 - BP14/778

Page No.: 199