

Meeting Date: Tuesday 27 October 2015
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.00pm

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 22 September 2015

Report prepared by: Governance, Risk and Audit Coordinator
File No.: CLM/15/1/4/2 - BP15/1413

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 17/15, held on 22 September 2015 be confirmed.

ATTACHMENTS

1 MINUTES - Council Meeting - 22 September 2015

ITEM 1 (continued)

ATTACHMENT 1

**Council Meeting
MINUTES OF MEETING NO. 17/15**

Meeting Date: Tuesday 22 September 2015

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

Time: 7.30pm

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

Apologies: Nil.

Leave of Absence: Councillors Chung and Salvestro-Martin.

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

PRAYER

Captain Cheryl Kistan of the Salvation Army, Ryde was present and offered prayer prior to the commencement of the meeting.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

LEAVE OF ABSENCE

The Mayor, Councillor Laxale advised the meeting that Councillor Salvestro-Martin has requested a Leave of Absence for tonight's Council Meeting, 22 September 2015.

RESOLUTION: (Moved by Councillors Maggio and Yedelian OAM)

That Council approve a Leave of Absence for Councillor Salvestro-Martin for tonight's Council Meeting, 22 September 2015.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

TABLING OF PETITIONS

No Petitions were tabled.

PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA

Name	Topic
Rebecca Lehman (representing Connect Macquarie Park + North Ryde)	Item 9 – Strengthening Ryde - Macquarie Park Staged Review of Car Parking Rates

PUBLIC PARTICIPATION ON ITEMS NOT LISTED ON THE AGENDA

No requests to address Council were received.

ORDER OF BUSINESS

RESOLUTION: (Moved by Councillors Pendleton and Yedelian OAM)

That Council now consider the following Items, the time being 7.42pm:

- Item 9 – Strengthening Ryde - Macquarie Park Staged Review of Car Parking Rates.

Record of Voting:

For the Motion: Unanimous

COUNCIL REPORTS

9 STRENGTHENING RYDE - MACQUARIE PARK STAGED REVIEW OF CAR PARKING RATES

Note: Rebecca Lehman (representing Connect Macquarie Park + North Ryde) addressed the meeting in relation to this Item.

Note: Documentation was tabled by Rebecca Lehman in relation to this item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Simon and Pendleton)

- (a) That Council prepare a Planning Proposal to amend Ryde Local Environmental Plan 2014, including amending Clause 4.5B Macquarie Park Corridor and the Macquarie Park Corridor Parking Restrictions Maps to change the commercial car parking rate in the B4, B3 and B7 zones to 1 space / 60m² GFA in Area A, and 1 space / 100m² GFA in both Areas B and C.

ITEM 1 (continued)

ATTACHMENT 1

- (b) That Council authorise the preparation of an amending Development Control Plan to effect this change.
- (c) That officers report back to Council on the draft Planning Proposal, draft Development Control Plan amendments and proposed community consultation.
- (d) That Council endorses the removal of the 'all day' (12P) parking rate and lift the hourly rate from \$2.50 per hour to \$3.50 per hour, and that this be incorporated into the Fees and Charges schedule for 2015/2016, by advertising the new fee for 28 days from 30 September 2015, and should there be no objections, the fee to commence from 1 December 2015.

Record of Voting:

For the Motion: Unanimous

1 CONFIRMATION OF MINUTES - Council Meeting held on 8 September 2015

RESOLUTION: (Moved by Councillors Yedelian OAM and Pendleton)

That the Minutes of the Council Meeting 16/15, held on 8 September 2015 be confirmed.

Record of Voting:

For the Motion: Unanimous

2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING 13/15 held on 1 September 2015

RESOLUTION: (Moved by Councillors Yedelian OAM and Pickering)

That Council note that all Items of the Planning and Environment Committee Meeting 13/15 held on 1 September 2015 were dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 12/15
held on 1 September 2015**

RESOLUTION: (Moved by Councillors Maggio and Stott)

That Council note that all Items of the Works and Community Committee Meeting 12/15 held on 1 September 2015 were dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

**4 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
14/15 held on 15 September 2015**

RESOLUTION: (Moved by Councillors Simon and Yedelian OAM)

That Council note that all Items of the Planning and Environment Committee Meeting 14/15 held on 15 September 2015 were dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

**5 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 13/15
held on 15 September 2015**

RESOLUTION: (Moved by Councillors Perram and Stott)

That Council note that all Items of the Works and Community Committee Meeting 13/15 held on 15 September 2015 were dealt with by the Committee within its delegated powers.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

6 VOLUNTARY PLANNING AGREEMENT 113-115 CHURCH STREET RYDE & 13-15 PORTER STREET RYDE

RESOLUTION: (Moved by Councillors Maggio and Yedelian OAM)

- (a) That Council accept the written offer dated 3 September 2015 from Eastern Pearl Pty Limited to enter into a Voluntary Planning Agreement in relation to Development Application number LDA2015/70 for the construction of an additional storey to an approved residential flat development 13-15 Porter Street and 113-115 Church Street Ryde which will deliver the following contributions to Council:
- i. The transfer at no cost to Council of a strata titled unit with a minimum internal area of 51m², an associated balcony of 12m² in area, an associated secure disabled car parking space of 16m² and an associated 3m² of secure storage space for the purpose of an accessible and affordable housing unit;
 - ii. The payment to Council of a monetary contribution in the amount of \$125,000 to be utilised for the purpose of delivering public facilities within the Ryde LGA.
- (b) That Council delegate authority to the General Manager to negotiate the specific terms of the Voluntary Planning Agreement, and to subsequently exhibit a draft of the Voluntary Planning Agreement in accordance with the relevant provisions of the Environmental Planning and Assessment act 1979;
- (c) That Council delegate authority to the General Manager to:
- i. Authorise any minor changes to the draft Voluntary Planning Agreement following its public exhibition, provided that those changes do not diminish the value or nature of the public benefits to be delivered as identified in (a) above;
 - ii. Subsequently enter into the Voluntary Planning Agreement on behalf of Council; and
 - iii. Any land to be dedicated to Council under the terms of the voluntary Planning Agreement is to be classified as Operational Land in accordance with the provisions of Section 31(2) of the Local Government Act 1993.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

**7 VOLUNTARY PLANNING AGREEMENT FOR 388-392 LANE COVE ROAD
MACQUARIE PARK**

Note: A Memorandum from the Acting Group Manger – Environment and Planning dated 18 September 2015 was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Pendleton and Pickering)

That this matter be deferred for further negotiations to be undertaken with the applicant.

Record of Voting:

For the Motion: Unanimous

8 STRENGTHENING RYDE - ESTABLISHMENT OF PROGRAM 2015-2019

RESOLUTION: (Moved by Councillor Li and Pendleton)

That this matter be dealt with in seriatim.

Record of Voting:

For the Motion: Unanimous

Note: This Item was then dealt with in seriatim.

RESOLUTION: (Moved by Councillors Yedelian OAM and Pickering)

(a) (1) That Council endorse the Strengthening Ryde Initiative - Property Strategy to be explored and progressed.

Record of Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Etmekdjian, Maggio, Li, Perram, Pickering, Stott and Yedelian OAM.

Against the Motion: Councillors Pendleton and Simon

RESOLUTION: (Moved by Councillors Pickering and Maggio)

(a) (2) That Council endorse the Strengthening Ryde Initiative – Laneways to be explored and progressed.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Yedelian OAM and Pickering)

- (a) (3) That Council endorse the Strengthening Ryde Initiative – Telecommunication on Council Property to be deferred and reviewed again in 12 months.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Pickering and Pendleton)

- (a) (4) That Council endorse the Strengthening Initiative - Review of Fees and Charges to be explored and progressed.

Record of Voting:

For the Motion: Councillors Etmekdjian, Li, Perram, Pendleton, Pickering, Stott and Yedelian OAM.

Against the Motion: The Mayor, Councillor Laxale and Councillors Maggio and Simon.

RESOLUTION: (Moved by Councillors Pickering and Stott)

- (a) (5) Integrated Transport Strategy
That Council endorse the Strengthening Ryde Initiative – Parking Stations, Parking Meters and On Street Parking Fees to be deferred pending Council's adoption of the Integrated Transport Strategy.

Record of Voting:

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

Against the Motion: Councillors Li and Simon

RESOLUTION: (Moved by Councillors Pickering and Yedelian OAM)

- (a) (6) That Council endorse the Strengthening Ryde Initiative - Advertising on Council's Website to be deferred and reviewed in 12 months.

Record of Voting:

For the Motion: Unanimous

ITEM 1 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Pickering and Yedelian OAM)

- (a) (7) Outdoor Advertising - That Council note that it has endorsed this matter at its meeting on 25 August 2015.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Yedelian OAM and Simon)

- (a) (8) That Council endorse the Strengthening Ryde Initiative – Intellectual Property (IP) Development to be deferred and reviewed again in 12 months.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Maggio and Pendleton)

- (a) (9) That Council endorse the Strengthening Ryde Initiative - Opportunities in Parks and Open Space be deferred pending Council's endorsement of the Draft Sport and Recreation Strategy.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Pickering and Maggio)

- (a) (10) That Council endorse the Strengthening Ryde Initiative - Approaches by Developers be progressed in accordance with the Voluntary Planning Agreement Policy and the upcoming suite of policies and strategies that provide community benefit such as Key Worker Housing, Sport and Recreation Strategy, Road Safety Plan, etc.

Record of Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Etmekdjian, Li, Maggio, Pendleton, Pickering, Simon, Stott and Yedelian OAM.

Against the Motion: Councillor Perram

ITEM 1 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Simon and Maggio)

- (a) (11) That Council endorse the Strengthening Ryde Initiative – Centres of Excellence / Shared Services to be deferred and reviewed again in 12 months or following the outcome of the Joint Fit for the Future submission.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Simon and Maggio)

- (a) (12) That Council endorse the Strengthening Ryde Initiative – Charge Out of Specialists to be deferred and reviewed again in 12 months.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Simon and Pendleton)

- (a) (13) That Council endorse the Strengthening Ryde Initiative – Joint Tenders be progressed on a case by case basis, as is the current practice.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Maggio and Pendleton)

- (a) (14) That Council endorse the Strengthening Ryde Initiative – Best Value Reviews be progressed within the agreed schedule.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Maggio and Pendleton)

- (a) (15) That Council endorse the Strengthening Ryde Initiative – Sport and Recreation Strategy be separately reported to Council.

ITEM 1 (continued)

ATTACHMENT 1

Record of Voting:

For the Motion: Councillors Etmekdjian, Li, Maggio, Pendleton, Perram, Pickering, Stott and Yedelian OAM

Against the Motion: The Mayor, Councillor Laxale and Simon

RESOLUTION: (Moved by Councillors Pendleton and Simon)

- (b) That these priority areas be reported back to Council, through the Finance and Governance Committee.

Record of Voting:

For the Motion: Unanimous

RESOLUTION: (Moved by Councillors Pendleton and Stott)

- (c) That a quarterly update report on the overall progress of these priority areas, be included in each Quarterly Review report.

Record of Voting:

For the Motion: Unanimous

MOTION: (Moved by Councillors Pendleton and Li)

- (d) That Council defer the Loan Borrowing Policy, pending discussion at a Councillor Workshop.

AMENDMENT: (Moved by Councillors Pickering and Etmekdjian)

- (d) That Council endorse the Loan Borrowing Policy, as a policy of Council, as attached to this report.

On being put to the Meeting, the voting on the Amendment was seven (7) For and three (3) Against. The Amendment was **CARRIED** and then became the Motion.

Record of Voting:

For the Amendment: Councillors Etmekdjian, Maggio, Perram, Pickering, Simon, Stott and Yedelian OAM.

ITEM 1 (continued)

ATTACHMENT 1

Against the Amendment: The Mayor, Councillor Laxale and Councillors Li and Pendleton

RESOLUTION: (Moved by Councillors Pickering and Etmekdjian)

- (d) That Council endorse the Loan Borrowing Policy, as a policy of Council, as attached to this report.

Record of Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Etmekdjian, Li, Maggio, Perram, Pickering, Simon, Stott and Yedelian OAM.

Against the Motion: Councillor Pendleton

RESOLUTION:

- (a) (1) That Council endorse the Strengthening Ryde Initiative - Property Strategy to be explored and progressed.
- (a) (2) That Council endorse the Strengthening Ryde Initiative – Laneways to be explored and progressed.
- (a) (3) That Council endorse the Strengthening Ryde Initiative – Telecommunication on Council Property to be deferred and reviewed again in 12 months.
- (a) (4) That Council endorse the Strengthening Initiative - Review of Fees and Charges to be explored and progressed.
- (a) (5) Integrated Transport Strategy
That Council endorse the Strengthening Ryde Initiative – Parking Stations, Parking Meters and On Street Parking Fees to be deferred pending Council's adoption of the Integrated Transport Strategy.
- (a) (6) That Council endorse the Strengthening Ryde Initiative - Advertising on Council's Website to be deferred and reviewed in 12 months.
- (a) (7) Outdoor Advertising - That Council note that it has endorsed this matter at its meeting on 25 August 2015.
- (a) (8) That Council endorse the Strengthening Ryde Initiative – Intellectual Property (IP) Development to be deferred and reviewed again in 12 months.

ITEM 1 (continued)

ATTACHMENT 1

- (a) (9) That Council endorse the Strengthening Ryde Initiative - Opportunities in Parks and Open Space be deferred pending Council's endorsement of the Draft Sport and Recreation Strategy.
- (a) (10) That Council endorse the Strengthening Ryde Initiative - Approaches by Developers be progressed in accordance with the Voluntary Planning Agreement Policy and the upcoming suite of policies and strategies that provide community benefit such as Key Worker Housing, Sport and Recreation Strategy, Road Safety Plan, etc.
- (a) (11) That Council endorse the Strengthening Ryde Initiative – Centres of Excellence / Shared Services to be deferred and reviewed again in 12 months or following the outcome of the Joint Fit for the Future submission.
- (a) (12) That Council endorse the Strengthening Ryde Initiative – Charge Out of Specialists to be deferred and reviewed again in 12 months.
- (a) (13) That Council endorse the Strengthening Ryde Initiative – Joint Tenders be progressed on a case by case basis, as is the current practice.
- (a) (14) That Council endorse the Strengthening Ryde Initiative – Best Value Reviews be progressed within the agreed schedule.
- (a) (15) That Council endorse the Strengthening Ryde Initiative – Sport and Recreation Strategy be separately reported to Council.
- (b) That these priority areas be reported back to Council, through the Finance and Governance Committee.
- (c) That a quarterly update report on the overall progress of these priority areas, be included in each Quarterly Review report.
- (d) That Council endorse the Loan Borrowing Policy, as a policy of Council, as attached to this report.

9 STRENGTHENING RYDE - MACQUARIE PARK STAGED REVIEW OF CAR PARKING RATES

Note: This Item was dealt with earlier in the meeting as detailed in these Minutes.

ITEM 1 (continued)

ATTACHMENT 1

10 INVESTMENT REPORT - August 2015

RESOLUTION: (Moved by Councillors Etmekdjian and Pickering)

That Council endorse the report of the Chief Financial Officer dated 2 September 2015 on Investment Report – August 2015.

Record of Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Etmekdjian, Li, Maggio, Perram, Pickering, Simon, Stott and Yedelian OAM.

Against the Motion: Councillor Pendleton

11 POLICY ON EXPENSES AND FACILITIES FOR THE MAYOR AND OTHER COUNCILLORS

Note: Councillor Simon left the meeting at 9.10pm and was not present for the consideration or voting on this Item.

RESOLUTION: (Moved by Councillors Pickering and Stott)

- (a) That Council endorse the public exhibition of the revised 'Policy on Expenses and Facilities for the Mayor and other Councillors', as **ATTACHED** for a period of at least 28 days.
- (b) That the draft policy be sent to the Office of Local Government seeking their feedback by close of the exhibition period.
- (c) That after the exhibition period a further report be provided to Council detailing any submissions received, and seeking the adoption of the draft 'Policy on Expenses and Facilities for the Mayor and other Councillors'.

Record of Voting:

For the Motion: Unanimous

12 REPORTS DUE TO COUNCIL

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

RESOLUTION: (Moved by Councillors Stott and Pickering)

That the report on Outstanding Council Reports be endorsed.

ITEM 1 (continued)

ATTACHMENT 1

Record of Voting:

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

Against the Motion: Councillor Maggio

PRECIS OF CORRESPONDENCE

1 PRECIS OF CORRESPONDENCE - FINANCIAL ASSISTANCE GRANTS TO LOCAL GOVERNMENT

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

RESOLUTION: (Moved by Councillors Pickering and Stott)

That Council endorse the Mayor, on behalf of the City of Ryde write to the Deputy Prime Minister and Minister for Infrastructure and Regional Development, the Hon Warren Truss MP, highlighting the importance of Financial Assistance Grants and seeking the Minister to support the restoration of the indexation of Financial Assistance Grants, as soon as possible.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Simon returned to the meeting at 9.12pm.

2 EXECUTION OF PLANNING AGREEMENT - NORTH RYDE STATION PRECINCT - REGIONAL ROAD UPGRADES

RESOLUTION: (Moved by Councillors Stott and Maggio)

That the correspondence be received and noted.

Record of Voting:

For the Motion: Unanimous

3 STRATEGIC INVESTIGATION OF MACQUARIE PARK

RESOLUTION: (Moved by Councillors Maggio and Pickering)

(a) That the correspondence be received and noted.

ITEM 1 (continued)

ATTACHMENT 1

- (b) That Council accept the invitation to partner with the NSW Department of Planning and Environment to undertake a strategic investigation of Macquarie Park.

Record of Voting:

For the Motion: Unanimous

4 STREET LIGHT REFORM - PRIVATISATION OF AUSGRID

RESOLUTION: (Moved by Councillors Maggio and Pickering)

That the correspondence be received and noted.

Record of Voting:

For the Motion: Unanimous

LATE PRECIS OF CORRESPONDENCE

5 PROPOSED PARK - 45-61 WATERLOO ROAD, MACQUARIE PARK

RESOLUTION: (Moved by Councillors Yedelian OAM and Etmekdjian)

- (a) That the correspondence be received and noted.
- (b) That the General Manager's actions and progress on this matter be noted.

Record of Voting:

For the Motion: Unanimous

CLOSED SESSION

ITEM 13 - 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 1 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Pickering and Stott)

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

Record of Voting:

For the Motion: Unanimous

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

13 ADVICE ON COURT ACTIONS

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Simon)

That the report of the General Counsel be received.

Record of Voting:

For the Motion: Unanimous

OPEN SESSION

RESOLUTION: (Moved by Councillors Yedelian OAM and Stott)

That Council resolve itself into open Council.

Record of Voting:

For the Motion: Unanimous

Note: Open Council resumed at 9.27pm.

RESOLUTION: (Moved by Councillors Simon and Yedelian OAM)

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

ITEM 1 (continued)

ATTACHMENT 1

NATIONAL ANTHEM

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

The meeting closed at 9.27pm.

CONFIRMED THIS 27TH DAY OF OCTOBER 2015

Chairperson

2 CONFIRMATION OF MINUTES - Extraordinary Council Meeting held on 20 October 2015

Report prepared by: Section Manager - Governance
File No.: CLM/15/1/4/2 - BP15/1569

REPORT SUMMARY

The Minutes of the Extraordinary Council Meeting 18/15 held on 20 October 2015 are to be circulated on Thursday, 22 October 2015 after the meeting has been conducted.

**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING
14/15 held on 20 October 2015**

Report prepared by: Section Manager - Governance
File No.: CLM/15/1/4/2 - BP15/1480

REPORT SUMMARY

The Minutes of the Works and Community Committee Meeting 14/15 held on 20 October 2015 are to be circulated on Thursday, 22 October 2015 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, 22 October 2015.

**4 REPORT OF THE FINANCE AND GOVERNANCE COMMITTEE MEETING
1/15 held on 20 October 2015**

Report prepared by: Section Manager - Governance
File No.: CLM/15/1/8/2 - BP15/1482

REPORT SUMMARY

The Minutes of the Finance and Governance Committee Meeting 1/15 held on 20 October 2015 are to be circulated on Thursday, 22 October 2015 after the meeting has been conducted. The Minutes will be listed for confirmation at the next Finance and Governance Committee Meeting.

In accordance with the delegations set out in the Code of Meeting Practice relating to Charters, functions and powers of Committees, a report detailing the Committee recommendations will be circulated at the same time as the Minutes on Thursday, 22 October 2015.

**5 REPORT OF THE RYDE CIVIC HUB COMMITTEE MEETING 4/15 held on
20 October 2015**

Report prepared by: Section Manager - Governance
File No.: CLM/15/1/7/2 - BP15/1481

REPORT SUMMARY

The Minutes of the Ryde Civic Hub Committee Meeting 4/15 held on 20 October 2015 are to be circulated on Thursday, 22 October 2015 after the meeting has been conducted. The Minutes will be listed for confirmation at the next Ryde Civic Hub Committee Meeting.

In accordance with the delegations set out in the Code of Meeting Practice relating to Charters, functions and powers of Committees, a report detailing the Committee recommendations will be circulated at the same time as the Minutes on Thursday, 22 October 2015.

6 VOLUNTARY PLANNING AGREEMENT FOR 388-392 LANE COVE ROAD MACQUARIE PARK

Report prepared by: Development Contributions Coordinator
File No.: LEP2014/9/1 - BP15/1486

REPORT SUMMARY

A Voluntary Planning Agreement (VPA) offer from Shri Ganesh Capital Pty Limited ATF Macquarie Business Centre Unit Trust (the Applicant) was considered by Council at its meeting of 22 September 2015.

At that meeting Council resolved to defer the matter to allow further negotiation.

Council staff subsequently met with the Applicant on 29 September 2015 and received a revised letter of offer, dated 2 October 2015.

The revised offer includes an increase in monetary contributions by \$200,000 over and above the previous offer to be paid under the proposed VPA.

The revised offer is outlined in the following table:

Contribution	Quantum	Contributions Rates Adopted by Council	Amount Offered
FSR Uplift	2,477m ²	\$262.61 (Published Uplift Rate per sqm)	\$650,484.97
Floor Area of Whole Building including Uplift	7431m ²	\$129.67 (S94 Contribution per sqm for Commercial Floor Space)	\$963,577.77
Additional Monetary Contribution Offered by Applicant towards Public Facilities	\$200,000.00	N/A	\$200,000.00
Subtotal 1			\$1,814,062.74
Offsets			
Dedication of Land	276.30m ²	\$262.61	\$72,599.14
Works to Embellish Land	139.00m ²	\$399.17	\$55,484.24
Existing Structures on site	2 Dwellings	\$20,000.00	\$40,000.00
Subtotal 2			\$168,043.38
Net TOTAL (Subtotal 1 minus Subtotal 2)			\$1,646,019.36

The proposed VPA accompanies Development Application LDA2015/484, being a 154 unit serviced apartment development, which is a form of tourist and visitor accommodation that only allows temporary and short-term accommodation. There is no residential component proposed and under the current controls the apartments cannot be strata subdivided.

ITEM 6 (continued)

See report considered by Council at its meeting 22 September 2015 (**COPY ATTACHED**) for specific details of the development to which this VPA relates to and should be read in conjunction with this report.

The final VPA offer, including standard Section 94 contributions and after relevant offsets, has a total value of \$1,646,019.36 in public benefit.

In the discussion with staff, the Applicant indicated that they would not be willing to enter into further negotiations and are seeking Council to determine the offer as now proposed.

It is recommended that Council accept the current offer to enter into the VPA with Applicant, which has a total public benefit of \$1,646,019.36, should development application LDA2015/484 be subsequently approved by Council.

RECOMMENDATION:

- (a) That Council accept the revised letter offer of 2 October 2015 from Shri Ganesh Capital Pty Limited ATF Macquarie Business Centre Unit Trust to enter into a Voluntary Planning Agreement in relation to the Development Application 2015/484 for 388-392 Lane Cove Road Macquarie Park. The Voluntary Planning Agreement will require the Applicant to pay a cash contribution and dedicate land and undertake embellishment works as described below:
 - (i) Dedicate 276.30m² of land in order to widen Hyundai Drive by 5.8m;
 - (ii) Undertake the embellishment works for 139m² of the road in accordance with the Macquarie Park DCP 2014;
 - (iii) Pay a monetary contribution of \$850,484.97 to the City of Ryde.
- (b) That Council delegate authority to the General Manager to negotiate the specific terms of the Voluntary Planning Agreement, and to subsequently exhibit a draft of the Voluntary Planning Agreement in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979;
- (c) That Council delegate authority to the General Manager to:
 - (i) Authorise any minor changes to the draft Voluntary Planning Agreement, following its public exhibition, provided that those changes do not diminish the value or nature of the public benefits to be delivered as identified in (a) above;
 - (ii) Subsequently enter into the Voluntary Planning Agreement on behalf of Council; and

ITEM 6 (continued)

- (iii) Any land to be dedicated to Council under the terms of the Voluntary Planning Agreement is to be classified as Operational Land in accordance with the provisions of Section 31(2) of the Local Government Act 1993.

ATTACHMENTS

- 1 388 Lane Cove Road - VPA - Revised letter of offer dated 2 October 2015 - Shri Ganesh Capital Pty Ltd
- 2 Previous Council Report (from Council Meeting 22 September 2015) - Voluntary Planning Agreement For 388-392 Lane Cove Road, Macquarie Park

Report Prepared By:

David Matthews
Development Contributions Coordinator

Report Approved By:

Dyalan Govender
Acting Manager - Urban Planning

Sam Cappelli
Acting Group Manager - Environment and Planning



ITEM 6 (continued)

History

At its Ordinary Meeting of 22 September 2015 Council previously considered an offer to enter into a Voluntary Planning Agreement for the subject development and resolved:

'That this matter be deferred for further negotiations to be undertaken with the applicant'.

The proposed Voluntary Planning Agreement is associated with development application LDA2015/484 for a Serviced Apartment development as follows:

388 – 392 Lane Cove Road, Macquarie Park	
Existing Land Use	Two single storey brick cottages separated by a hardstand area Currently used as a plant hire office and storage of heavy earthworks equipment 
Proposed Land Use	Serviced apartment development containing:- <ul style="list-style-type: none"> • 154 serviced apartments/120 car spaces • Ground floor café and lobby • 1st floor roof garden • Roof level recreation area containing lap pool, café, gym and bar facilities 
Proposed Building Heights	Increase in building height from 37m to 65m (18 storeys over 3 basement parking levels)
Proposed Floor Space Ratio	Increase in FSR from 2:1 to 3:1

ITEM 6 (continued)

The previous letter of offer to enter into a Voluntary Planning Agreement by the Applicant, (Shri Ganesh Capital Pty Limited ATF Macquarie Business Centre Unit Trust), involved the following:

Contribution	Quantum	Contributions Rates Adopted by Council	Amount
FSR Uplift	2,477m ²	\$262.61	\$650,484.97
Floor Area of Whole Building including Uplift	7431m ²	\$129.67	\$963,577.77
Subtotal 1			\$1,614,062.74
Offsets			
Dedication of Land	276.30m ²	\$262.61	\$72,599.14
Works to Embellish Land	139.00m ²	\$399.17	\$55,484.24
Existing Structures on site	2 Dwellings	\$20,000.00	\$40,000.00
Subtotal 2			\$168,043.38
Net TOTAL (Subtotal 1 minus Subtotal 2)			\$1,446,019.36

Following negotiations held with the applicant on 29 September 2015, the monetary contribution for this VPA was raised by \$200,000 cash contribution.

This now means that the Applicant proposes to provide an additional \$850,484.97 in monetary contributions over and above the standard Section 94 contributions payable for the proposed commercial development in Macquarie Park.

Discussion

A revised letter of offer to enter into a Voluntary Planning Agreement dated 2 October 2015 (**COPY ATTACHED**) following negotiations with the applicant has been received.

The revised offer by the Applicant is considered a significant improvement on the initial offer given the nature of the development proposed and exceeds the requirements of Clause 6.9 of RLEP, Council's adopted Fees and Charges Policy and the Section 94 Plan as follows:

ITEM 6 (continued)

Contribution	Quantum	Contributions Rates Adopted by Council	Amount
FSR Uplift	2,477m ²	\$262.61 (Council's Adopted Uplift Rate per sqm)	\$650,484.97
Floor Area of Whole Building including Uplift	7431m ²	\$129.67 (S94 Contribution per sqm for Commercial Floor Space)	\$963,577.77
Additional Monetary Contribution Offered by Applicant towards Public Facilities	\$200,000.00	N/A	\$200,000.00
Subtotal 1			\$1,814,062.74
Offsets			
Dedication of Land	276.30m ²	\$262.61	\$72,599.14
Works to Embellish Land	139.00m ²	\$399.17	\$55,484.24
Existing Structures on site	2 Dwellings	\$20,000.00	\$40,000.00
Subtotal 2			\$168,043.38
Net TOTAL (Subtotal 1 minus Subtotal 2)			\$1,646,019.36

The revised offer is being supported because the viability of the development is of a different order to other commercial or residential developments where the yield is more closely associated with the on-sale of the developed property.

In this case, the development proposed will be primarily providing overnight to short term accommodation for persons visiting and/or conducting business in the locality.

The development proposal seeks an uplift in Floor Space Ratio (FSR) and Height in accordance with Clause 6.9 of Ryde Local Environmental Plan 2014 (RLEP); the VPA offer provides the dedication of land for the fine grain road network proposed for Macquarie Park and additional monetary contributions to the value of \$850,484.97 to satisfy the provisions of Clause 6.9 of RLEP.

It should be noted that if the Applicant did not wish to utilise Clause 6.9 and seek an uplift, the scale of the development would be reduced, land dedication for the road network would not be offered, and the monetary contributions would only total \$642,385.18, which is less than half the current value offered by the Applicant under the proposed VPA.

ITEM 6 (continued)

The revised proposal differs from the proposal previously considered by Council with the inclusion of a \$200,000 monetary contribution towards public facilities.

As provided in the above table, the Applicant meets the provisions of Clause 6.9 of RLEP by agreeing to pay in accordance with Council's published rate \$650,484.97 for 2,477m² of additional floor area over and above the standard Section 94 Contributions. With the additional \$200,000.00 contribution for Public Facilities the current offer includes \$850,484.97 of monetary contributions above the standard Section 94 rates.

The additional contributions represent an 88% increase in contributions, minus credits for the land dedication, existing development and embellishment works.

The uplift the developer is seeking represents an additional 33.3% increase in developable floor area.

It should be noted that under the proposal the uplift will be providing serviced apartments and not residential apartments. Under Ryde Local Environmental Plan 2014 '*serviced apartments*' are a form of '*tourist and visitor accommodation*' which are defined as follows:

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments...

And

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

The proposed development is a fully commercial operation within Macquarie Park and will provide overnight to short term accommodation for persons visiting and/or conducting business in the locality. As such, the development is not a form of '*residential accommodation*' and cannot accommodate permanent residents.

ITEM 6 (continued)

Significantly, Clause 4.5B(5) of Ryde Local Environmental Plan (RLEP) restricts the serviced apartments to being contained on one lot, thus preventing Strata Subdivision and individual sale of the 154 units to property investors. As such the commercial viability of the development is substantially different to an equivalent sized residential development in a different zone.

Further, the proposed development is designed to meet the provisions of Clause 6.9 of RLEP, which was adopted by Council and subsequently added to the LEP under Amendment 1 on 11 September 2015.

A key consideration in the development of these controls was the need for a strategic approach to ensure the road network required for the sustainable operation of Macquarie Park could be achieved. Clause 6.9 is reproduced as follows:

6.9 Development in Macquarie Park Corridor

- (1) The objective of this clause is to encourage additional commercial development in Macquarie Park Corridor co-ordinated with an adequate access network and recreation areas.
- (2) This clause applies to land in Macquarie Park Corridor, identified as “Precinct 01—Macquarie Park” on the Macquarie Park Corridor Precinct Map.
- (3) The consent authority may approve development with a height and floor space ratio that does not exceed the increased building height and floor space ratio identified on the Macquarie Park Corridor Precinct Incentive Height of Buildings Map and the Macquarie Park Corridor Precinct Incentive Floor Space Ratio Map, but only if the consent authority is satisfied that:
 - (a) there will be adequate provision for recreation areas and an access network, and
 - (b) the configuration and location of the recreation areas will be appropriate for the recreational purposes of the precinct, and
 - (c) the configuration and location of the access network will allow a suitable level of connectivity within the precinct.

Clause 6.9 is an incentive clause to encourage developers to make adequate arrangements with Council to ensure the provision of recreation areas and access network (roads and pedestrian links) are provided for with development in Macquarie Park via either or all of the following options:

- the payment of monetary contribution over and above the standard suite of Section 94 contributions at a rate specified by Council (published in Council’s fee and charges and/or another agreed upon amount);
- the dedication of land; and
- the embellishment of land for public space; and/or works in kind for road works.

ITEM 6 (continued)

In return the incentive clause enables the developer to request via a development application, subject to Council consent, to increase the floor space ratio and height of the development. The incentive height and FSR are contained in the RLEP as:

- Macquarie Park Corridor Precinct Incentive Height of Buildings Map; and
- Macquarie Park Corridor Precinct Incentive Floor Space Ratio Map

The VPA proposes a road widening and embellishment that will contribute to Macquarie Park's road network above and beyond the operation of the site itself. In addition the proponent is offering a significant monetary contribution that Council can use to deliver further public benefit.

The proposed VPA offer by the Applicant has significant merit in the circumstances of the case and is recommended to be accepted by Council.

Financial Implications

Adoption of the recommendation will see Council receive a monetary contribution of \$850,484.97 providing a total net benefit of \$1,646,019.36 as outlined above, should the associated Development Application LDA2015/484 be approved (subject to final assessment).

Should Council decline the VPA offer and the Development Application LDA2015/484 be subsequently approved (subject to final assessment), there is the risk that Council may forego the 88% increase in monetary contributions (\$850,484.97), over and above the standard suite of Section 94 contributions.

Options

That Council resolves to support the finalisation and execution of the Planning Agreement

It is recommended that Council accept the written offer of 2 October 2015 from Shri Ganesh Capital Pty Limited ATF Macquarie Business Centre Unit Trust to enter into a Voluntary Planning Agreement in relation to LDA2015/484 for 154 Serviced Apartments development at 388-392 Lane Cove Road, Macquarie Park.

In this case Council receives an 88% increase in monetary contributions (\$850,484.97) and the dedication of land toward recreation areas and access ways in Macquarie Park in accordance with adopted funding model.

That Council resolves not accept the Planning Agreement offer

This is not recommended as Council would forego \$850,484.97 in monetary contributions should development application LDA2015/484 be approved without a Voluntary Planning Agreement in place.

ITEM 6 (continued)

ATTACHMENT 1



2 October 2015

The General Manager
The Council of the City of Ryde
1 Devlin Street,
Ryde, NSW 2112

ATTENTION: Mr. Dyalan Govender, Business Support Coordinator

Dear Mr Dyalan

Regarding: Revised and Final VPA pursuant to the Resolution of Council meeting (Agenda Item 7) of Tuesday 22 September 2015 and the follow up meeting held with Council on 29 September 2015.

Development: 388-392 Lane Cove Road, Macquarie Park - offer to enter into Voluntary Planning Agreement.

We refer to our previous VPA letter dated 18/09/2015, 1/10/2015 and as further requested, we submit our revised VPA letter.

The Applicant will agree to pay an additional sum of \$200,000 to the previous VPA of \$1,614,062.74.

It is worth stressing that the amount of \$1,614,062.74 and the offset of \$168,043.38 was calculated and determined based on Council Published Rates as proposed by the Council. .

The VPA now stands at:

This final VPA amount is now \$1,614,062.74 plus \$200,000 = \$1,814,062.74 with an Offset of \$168,043.38 for dedication of land to Council and embellishment works.

It is stated that it is a final offer and not open for further negotiation it is only valid for submission at the next Council meeting currently to be held on 27 September 2015. We sincerely hope that this new VPA will be accepted at the Council's next meeting on 27 October 2015, otherwise applicant will be forced to explore other alternatives, including a legal challenge to the Council's position.

ITEM 6 (continued)

ATTACHMENT 1



Additional Benefits to the Community

The Applicant has significantly contributed to the welfare to the community by working closely and cooperatively with its application to achieve the best outcome as per the Council guidelines and the intent of the Act, including;

- An architectural competition was undertaken to achieve design and planning excellence to bring Macquarie Park in forefront of the business centre as a major corporate business CBD.
- This development is a form of tourist and visitor accommodation and will create permanent employment of approximately 120 people and indirect employment for approximately 300 people.
- This will enable employees of the corporate business to live close to the businesses they are visiting.
- It provides the land dedication and embellishment works identified by Council for the site to improve the access network in Macquarie Park.
- The development provides for public access through the site along Lane Cove Road which will enhance pedestrian amenity for workers moving between the Station and wider precinct.
- The restaurants and short stay accommodation will provide an amenity to the other business operating in Macquarie Park, making the centre more attractive to new tenants and assist with retaining existing ones.
- The development will bring life to the Macquarie Park outside of traditional business hours through retail at ground level.
- The design quality sets a benchmark for future development seeking to utilise the floor space incentives in Macquarie Park

To summarise this development will significantly contribute the growth and development of Macquarie Park.

Cooperation with the Council

Applicant has fully cooperated with the Council processes so far, including;

- The Council Published Rates for contribution were accepted without any objection.
- The lodgement of the application was delayed to align with gazetting of Amendment 1, 2013 LEP.
- A separate Planning Proposal was initially submitted at the direction of Council because delays to Amendment 1; which was an unnecessary cost to the Applicant.
- The road and traffic was redesigned after finalisation as per RMS and Council's suggestions (or objections?).
- The previous VPA was developed and agreed with the Council officers.
- This development fully complies and is contributing towards the intent of the Amendment 1 LEP.
- We acknowledge that managers and officers of the Ryde City Council have been very professional, cooperative and customer focussed. Our experience in dealing with the managers and the officers have been very good.

The Land

The land comprising lots 44, 45 and 46 in Deposited Plan 1111722, being the whole of the land in Certificate of Title Folio Identifiers 44/1111722, 45/1111722 and 46/1111722, known as 388-392 Lane Cove Road, Macquarie Park 2113 (**the Land**), on which it intends to carry out the development.

The Development and Development Application

Applicant is proposing to demolish existing houses, erect a building for the purpose of serviced apartments and carry out landscaping, and ancillary road works. In addition, it offers to carry out Contribution Works and the dedication of Contribution Land (**the Development**). This will be the subject of a development application which will be lodged in near future.

ITEM 6 (continued)

ATTACHMENT 1



Details of the Offer

The Applicant's offers to enter into a voluntary planning agreement with the Council on the following terms.

1. Details of the offer

It is proposed the floor space ratio (FSR) and height controls in the LEP. Specifically, the proposal is to increase:

- the height for building to 65m; and
- the FSR to 3:1

2. Details of the Development

The Development will comprise the demolition of existing houses on the subject land, construction and use of a building, landscaping, and ancillary works for the purpose of serviced apartments, together with the carrying out of the Contribution Works and dedication of Contribution Land.

3. Details of the land the subject of the planning agreement

The Land the subject of the VPA comprises lots 44, 45 and 46 in Deposited Plan 1111722, being the whole of the land in Certificate of Title Folio Identifiers 44/1111722, 45/1111722 and 46/1111722, and known as 388-392 Lane Cove Road, Macquarie Park, NSW 2113

4. A full list of proposed parties to the voluntary planning agreement

The VPA is to be between the Council and Developer.

The details for the Developer are as follows:

Shri Ganesh Capital Pty Limited ATF Macquarie Business Centre Unit Trust
ACN 719 265 512
Level 18, Gold Fields House, 1 Alfred Street, Sydney, NSW 2000

Developer Representative:
Michael Row
Associate, JBA Urban
Level 7, 77 Berry Street
North Sydney NSW 2060
Direct: 9409 4921
Main: 9955 6962
Mobile: 0403 043 345
email: mrowe@jbaurban.com.au

5. Details of the level and nature of contributions

Developer offers the following contributions:

- (a) the dedication of part of the Land, being an area of approximately 276.3 square metres, for the purpose of road widening on part of Hyundai Drive (**Contribution Land**); and
- (b) carrying out road and footpath construction (including road surfacing, paving, kerb re-alignment, drainage works, service requirements, street lighting, traffic control and associated infrastructure) (**Contribution Works**); and

ITEM 6 (continued)

ATTACHMENT 1



- (c) a monetary contribution, which comprises the sum value of:
- (i) the value of the FSR uplift; and
 - (ii) the amount of the applicable section 94 contribution for the Development;
less:
 - (iii) the area of the Contribution Land (per square metre) x \$262.61; and
 - (iv) the cost of the Contribution Works.

If the sum of (iii) and (iv) are greater than (i) and (ii), no monetary contribution will be payable.

6. Timeframes and milestones for the contributions to be provided

The contributions are proposed to be provided prior to the issue of the construction certificate for any part of the Development, and prior to the occupation of any part of the Development.

7. The provision of security and means of enforcement

The Developer proposes that a bond be provided to Council in relation to the Contribution Works in order to ensure that Council has suitable means to enforce the VPA.

In addition, the Developer agrees to allow Council to register the VPA on the title of the Land, and do all things necessary to allow Council to register the VPA on title, until the Applicant has complied with its obligations in relation to the Contribution Land, Contribution Works and payment of the Contribution Amount.

8. Exclusion of sections 94, 94A and 94EF

The contribution which would ordinarily be imposed under Council's section 94 plan is proposed instead to be included as part of the monetary contribution to be provided under the VPA. Therefore, as all contributions, including the amount ordinarily imposed by way of section 94 contribution, will be imposed under the VPA, it is necessary to exclude the operation of sections 94 and section 94A of the Act. The VPA will not exclude section and 94EF of the Act.

9. Copies of relevant documents

The VPA is attached to this letter for Council's review and execution.

10. Written confirmation of legal fees and associated costs

We confirm that Developer will pay the Council's reasonable legal fees and associated costs of preparing, and notifying, the VPA.

Should Council may require any further information kindly contact Michael Row our representative or Anurag Thukral at anurag@starin.com.au.

Yours Faithfully



Anurag Thukral
CEO
STARIN (Shri Ganesh Capital Pty Ltd)
Shri Ganesh Capital Pty Limited ATF Macquarie Business Centre Unit Trust

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

**7 VOLUNTARY PLANNING AGREEMENT FOR 388-392 LANE
COVE ROAD MACQUARIE PARK**

Report prepared by: Development Contributions Coordinator
File No.: LEP2014/9/1 - BP15/1225

REPORT SUMMARY

The Applicant (Shri Ganesh Capital Pty Limited ATF Macquarie Business Centre Unit Trust) proposes to construct a serviced apartment development at 388 -392 Lane Cove Road and has offered to enter into a Planning Agreement with Council in relation to the proposed development. This offer has a substantial benefit to the City of Ryde and the community.

The offer comprises:

Contribution	Quantum	Council published current rate	
FSR Uplift	2,477.00	\$262.61	\$650,484.97
S94 whole building (1)	7,431.00	\$129.67	\$963,577.77
		Subtotal	\$1,614,062.74
Offset			
Dedicated Land*	276.30	\$262.61	\$72,599.14
Works to Embellish Land (2)*	139.00	\$399.17	\$55,484.24
Existing structures on site (3)	2.00	\$20,000.00	\$40,000.00
		Subtotal	\$168,043.38
		Net Total	\$1,446,019.36

The Applicant proposes to construct a serviced apartment development, in accordance with the Planning Proposal which was reported to Council on 10 March 2015. Council resolved to support the Planning Proposal and then forward it for a gateway determination.

The Planning Proposal seeks access to floor space (from 2:1 to 3:1 and height (from 37m to 65m) in line with the LEP 2014 Amendment 1 incentives. The FSR uplift totals 2,477m². To provide this uplift, LEP 2014 Amendment 1 requires that the fine grain road, Hyundai Lane, be widened to 16 m to implement the access network.

The Planning Proposal will be exhibited once a satisfactory VPA with Council has been negotiated; the two documents will then be exhibited concurrently.

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

RECOMMENDATION:

- A. That Council accept the written offer of 21 August 2015 from Shri Ganesh Capital Pty Limited ATF Macquarie Business Centre Unit Trust to enter into a Voluntary Planning Agreement in relation to the Planning Proposal for 388-392 Lane Cove Road Macquarie Park. The Voluntary Planning Agreement will require the Applicant to pay a cash contribution and dedicate land and undertake embellishment works as described below:
- i. Dedicate 276.30m² of land in order to widen Hyundai Drive by 5.8m;
 - ii. Undertake the embellishment works for 139m² of the road in accordance with the Macquarie Park DCP 2014;
 - iii. Pay a monetary contribution of \$650,484.97 to the City of Ryde.
- B. That Council delegate authority to the General Manager to negotiate the specific terms of the Voluntary Planning Agreement, and to subsequently exhibit a draft of the Voluntary Planning Agreement in accordance with the relevant provisions of the Environmental Planning and Assessment act 1979;
- C. That Council delegate authority to the General Manager to:
- i. Authorise any minor changes to the draft Voluntary Planning Agreement, following its public exhibition, provided that those changes do not diminish the value or nature of the public benefits to be delivered as identified in (a) above;
 - ii. Subsequently enter into the Voluntary Planning Agreement on behalf of Council; and
 - iii. Any land to be dedicated to Council under the terms of the voluntary Planning Agreement is to be classified as Operational Land in accordance with the provisions of Section 31(2) of the Local Government Act 1993.

ATTACHMENTS

1 Letter of offer 388 Lane Cove Road_ 21082015

Report Prepared By:
Simeon McGovern
Development Contributions Coordinator

Report Approved By:
John Brown
Acting Manager - Urban Planning

Sam Cappelli
Acting Group Manager - Environment and Planning

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

Discussion

To support growth in Macquarie Park, Council identified that the area requires substantial new infrastructure, including new roads and open space. This infrastructure is required to meet the needs of the existing and future residents and workers of the precinct.

Council has had a planning incentives scheme in place in the Macquarie Park Corridor since 2006. In 2008 refinements were made to strengthen the incentive planning controls; these were included in a draft LEP Amendment known as DLEP Amendment 1.

In 2011 Council undertook a further review of the Macquarie Park DCP and the DLEP Amendment 1. The recommendations of the review were to allow additional height and FSR as a planning incentive mechanism to fund and deliver local roads and open space.

The incentive developments standards recommended were:

- Increase the maximum height limit from 37m to 65m
- Increase the maximum FSR from 2:1 to 3:1

DLEP Amendment 1 was adopted by Council on 22 October 2013 and this instrument is currently with the Department of Planning and Environment awaiting gazettal.

Background

Council considered on 10 March 2015 a Planning Proposal (PP) to amend controls within LEP 2014 as they apply to 388 – 392 Lane Cove Road, Macquarie Park being LOTS 44 – 46 in DP1111722 (known as the “the site”).

The Planning Proposal seeks to review the height and floor space controls that apply to the site to facilitate the development of the site for a serviced apartment development containing 154 serviced apartments and approximately 120 car parking spaces.



The site is currently zoned B3 Commercial Core (B3) and serviced apartments are a permitted use in the B3 zone with Council consent.

A Proposed Concept Masterplan for the site was submitted with the PP. The table below indicates the proposed development within that Masterplan.

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

SUMMARY OF PROPOSED AND EXISTING DEVELOPMENT

388 – 392 Lane Cove Road, Macquarie Park	
Existing Land Use	Two single storey brick cottages separated by a hardstand area Currently used as a plant hire office and storage of heavy earthworks equipment 
Proposed Land Use	Serviced apartment development containing:- <ul style="list-style-type: none"> • 154 serviced apartments/120 car spaces • Ground floor café and lobby • 1st floor roof garden • Roof level recreation area containing lap pool, café, gym and bar facilities 
Proposed Building Heights	Increase in building height from 37m to 65m (18 storeys over 3 basement parking levels)
Proposed Floor Space Ratio	Increase in FSR from 2:1 to 3:1

Under Amendment 1 the site has a maximum FSR of 3:1 and a maximum height of 65m. The additional FSR and height is subject to the provision of a Voluntary Planning Agreement being entered into with Council which includes the dedication of a strip of land to increase the width of the adjacent Hyundai Drive from 10m to 16m as indicated on the Open Space Network Strategy Plan.

The proposed increases in the PP to FSR and height on the site are in accordance with those permitted under Amendment 1. The master plan for the site was reviewed by the Urban Design Review Panel (URDP) on the 12 November 2014. UDRP advised that the panel supported the overall direction and architectural treatment of the proposal.

As the development proposed for the site complies with the zoning of the land under Ryde LEP 2014 and the floor space and height controls in the PP comply with those in Draft Ryde LEP 2014 (Amendment 1) it was recommended that the proposal at 388-392 Lane Cove Rd be supported and that a Voluntary Planning Agreement be prepared.

Context

Planning Agreements are voluntary agreements that allow Development Contributions such as the dedication of land at no cost to Council, monetary contributions, any other material public benefit or any combination of these for a public purpose.

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

Planning Agreements form one part of Council's developer contribution system. This developer contribution system includes Council's Section 94 or Section 94A contribution plans (as the case may be) that have been adopted in accordance with the relevant provisions of the Act.

Any offer to enter into a Planning Agreement with Council is to be initialised in writing to the Council by the Developer.

The written offer is to contain adequate information for Council to properly consider whether or not to accept the offer. In this regard, the offer should include as much information as possible including but not limited to the following matters:

- (a) The Land to which the Planning Agreement relates, including its legal description;
- (b) The Development Application or Planning Proposal that relates to the Planning Agreement;
- (c) The Developer's details;
- (d) If the Developer is not the owner of the subject land, then the land owner's details and whether the land owner intends to enter into the Planning Agreement as well (if so, a written offer will also be required from the relevant land owner(s));
- (e) The Public Benefits being offered under the terms of the Planning Agreement; and
- (f) The nature of the security to be provided for the Public Benefits.

Planning Agreements are separate from, but complement Council's Section 94 or Section 94A (as the case may be) contribution plans. Planning Agreements provide an efficient means of increasing and broadening the range of community infrastructure in conjunction with redevelopment. Planning Agreements may arise through either a Development Application or a request for an Instrument Change. The acceptance of an offer to enter into a Planning Agreement is at the absolute discretion of Council.

Council will not accept any component of a public benefit under the terms of a Planning Agreement if that component is already required to be provided by virtue of a condition of a development consent with the exception where the Planning Agreement proposes any off sets to contributions under Section 94 or Section 94A (as the case may be) of the Act.

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

In determining whether to accept an offer to enter into a Planning Agreement, the Council is required to take into consideration a number of matters including the nature and value of the public benefit being offered in proportion to the nature and value of the exceedance of the planning controls sought by the Applicant in the case of a Development Application or any Instrument Change.

Consideration of this Voluntary Planning Agreement

Environmental Planning and Assessment Act 1979 Clause 93F		
Clause 93F	Proposal	Complies?
<p><i>(1) A planning agreement is a voluntary agreement or other arrangement under this Division between a planning authority (or 2 or more planning authorities) and a person (the developer):</i></p> <p><i>(a) who has sought a change to an environmental planning instrument, or</i></p> <p><i>(b) who has made, or proposes to make, a development application, or</i></p> <p><i>(c) who has entered into an agreement with, or is otherwise associated with, a person to whom paragraph (a) or (b) applies,</i></p> <p><i>under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.</i></p>	<p>The proponents are seeking to provide:</p> <ul style="list-style-type: none"> • Dedication of land for the widening of Hyundai Lane • Monetary contribution to the City of Ryde for an uplift in FSR <p>The provisions of the above constitute material public benefits which shall be used and applied towards a public purpose.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><i>(2) A public purpose includes (without limitation) any of the following:</i></p> <p><i>(a) the provision of (or the recoupment of the cost of providing) public amenities or public services,</i></p>	<p>All matters included within the VPA constitute public amenity.</p>	<p>Yes</p>

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

Environmental Planning and Assessment Act 1979 Clause 93F		
Clause 93F	Proposal	Complies?
<p><i>(b) the provision of (or the recoupment of the cost of providing) affordable housing,</i></p> <p><i>(c) the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land,</i></p> <p><i>(d) the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure,</i></p> <p><i>(e) the monitoring of the planning impacts of development,</i></p> <p><i>(f) the conservation or enhancement of the natural environment.</i></p>	<p>The proposal does not include any maintenance provision.</p> <p>No monitoring of planning impacts is provided.</p> <p>No conservation or enhancement of the natural environment is provided.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>
<p><i>(3) A planning agreement must provide for the following:</i></p> <p><i>(a) a description of the land to which the agreement applies,</i></p> <p><i>(b) a description of:</i> <i>the change to the environmental planning instrument to which the agreement applies, or</i> <i>(ii) the development to which the agreement applies,</i></p>	<p>It is considered that the VPA adequately satisfies the requirement of this part.</p>	<p>Yes</p>

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

Environmental Planning and Assessment Act 1979 Clause 93F		
Clause 93F	Proposal	Complies?
<p><i>(c) the nature and extent of the provision to be made by the developer under the agreement, the time or times by which the provision is to be made and the manner by which the provision is to be made,</i></p> <p><i>(d) in the case of development, whether the agreement excludes (wholly or in part) or does not exclude the application of section 94, 94A or 94EF to the development,</i></p> <p><i>(e) if the agreement does not exclude the application of section 94 to the development, whether benefits under the agreement are or are not to be taken into consideration in determining a development contribution under section 94,</i></p> <p><i>(f) a mechanism for the resolution of disputes under the agreement,</i></p> <p><i>(g) the enforcement of the agreement by a suitable means, such as the provision of a bond or guarantee, in the event of a breach of the agreement by the developer.</i></p>		
<p><i>(3A) A planning agreement cannot exclude the application of section 94 or 94A in respect of development unless the</i></p>	<p>The VPA does not exclude the operation of Section 94 on the proposed development.</p>	<p>Yes</p>

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

Environmental Planning and Assessment Act 1979 Clause 93F		
Clause 93F	Proposal	Complies?
<i>consent authority for the development or the Minister is a party to the agreement.</i>		
<p><i>(5A) A planning authority, other than the Minister, is not to enter into a planning agreement excluding the application of section 94EF without the approval of:</i></p> <p><i>(a) the Minister, or</i></p> <p><i>(b) a development corporation designated by the Minister to give approvals under this subsection.</i></p>	Section 94EF does not apply to the proposal.	N/A
<i>(6) If a planning agreement excludes benefits under a planning agreement from being taken into consideration under section 94 in its application to development, section 94 (6) does not apply to any such benefit.</i>	The VPA does not seek such exclusions.	N/A
<i>(7) Any Minister, public authority or other person approved by the Minister is entitled to be an additional party to a planning agreement and to receive a benefit under the agreement on behalf of the State.</i>	No additional parties are proposed.	N/A

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

Environmental Planning and Assessment Act 1979 Clause 93F		
Clause 93F	Proposal	Complies?
<i>(8) A council is not precluded from entering into a joint planning agreement with another council or other planning authority merely because it applies to any land not within, or any purposes not related to, the area of the council.</i>	No joint planning agreement with another council or planning authority is proposed.	N/A
<i>(9) A planning agreement cannot impose an obligation on a planning authority:</i> <i>(a) to grant development consent, or</i> <i>(b) to exercise any function under this Act in relation to a change to an environmental planning instrument.</i>	The planning agreement does not impose an obligation to grant development consent or change an environmental planning instrument. Whilst the VPA forms part of the Development Application, support of the VPA does not grant approval to the Development Application.	Yes
<i>(10) A planning agreement is void to the extent, if any, to which it requires or allows anything to be done that, when done, would breach this section or any other provision of this Act, or would breach the provisions of an environmental planning instrument or a development consent applying to the relevant land.</i>	The benefit of the increased FSR and widening of Hyundai Lane is in accordance with the provisions of Amendment 1 Schedule G	Yes

As identified above, the proposed Voluntary Planning Agreement satisfies the principles underlying the use of Planning Agreements and is in line with works that Council will consider as part of a VPA.

This VPA provides the mechanism by which the developer and Council can work together to deliver a significant public benefit – the expansion of the fine grain road network.

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

Consultation with relevant external bodies

The Department of Planning and Environment on the 9 April 2015 issued a Gateway determination to allow the Planning Proposal (PP) for 388 – 392 Lane Cove Rd Macquarie Park to be exhibited subject to a number of conditions one of which related to consultation occurring prior to exhibition of the PP with Transport NSW and the Roads and Maritime Service. As a result of that consultation, changes have been required to be made to the PP with respect to traffic movements along the proposed widened Hyundai Drive, the widening of the roadway itself occurring as result of the subject VPA. An amended traffic report was also required to be provided. The submissions received from Transport NSW and the RMS will be exhibited with all amended documentation.

Financial Implications

The VPA is structured so that the Applicant will provide to Council a cash contribution, land dedication to widen Hyundai Lane (which forms part of the fine grain road network), as well as road embellishments to improve local amenity. The total value to Council is estimated to be \$1,446,019.36.

Contribution	Quantum	Council published current rate	
FSR Uplift	2,477.00	\$262.61	\$650,484.97
S94 whole building (1)	7,431.00	\$129.67	\$963,577.77
		Subtotal	\$1,614,062.74
Offset			
Dedicated Land*	276.30	\$262.61	\$72,599.14
Works to Embellish Land (2)*	139.00	\$399.17	\$55,484.24
Existing structures on site (3)	2.00	\$20,000.00	\$40,000.00
		Subtotal	\$168,043.38
		Net Total	\$1,446,019.36

* The land dedication as part of this Agreement will contribute to the expansion of the fine grain road network and enhance connectivity and traffic management within the precinct.

As noted above, this calculation includes the S94 development contribution fees in addition to the public benefits under offer.

ITEM 6 (continued)

PREVIOUS COUNCIL REPORT - ATTACHMENT 2

Options

There are three options available to Council when considering the merits of this VPA:

- 1) Endorse the draft VPA as recommended by this report. In this case, both the City of Ryde and the community will benefit by receiving the monetary contribution of \$650,484.97 and obtaining the dedication and embellishment of land for the widening of Hyundai Lane. In addition, the proposed development will provide after-hours activation along Lane Cove Road which will benefit the broader community. The total financial benefit to the City of Ryde is \$1,446,019.36.
- 2) Refuse the draft VPA. In this case the Council of City of Ryde and the local community will receive no benefit and no expansion of the fine grain road network.
- 3) Seek amendments to the VPA as deemed appropriate by Council.

PRECIS OF CORRESPONDENCE

1 2015 SISTER CITIES AUSTRALIA NATIONAL CONFERENCE

Report prepared by: Section Manager - Governance
File No.: COR2008/411 - BP15/1431

CORRESPONDENCE:

Submitting correspondence from Blacktown City Council dated 16 September 2015, together with a brochure regarding the 2015 Sister Cities Australia National Conference.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

1 2015 Sister Cities Australia National Conference

Report Prepared By:

Amanda Janvrin
Section Manager - Governance

Report Approved By:

Gail Connolly
General Manager

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1

From: Events Team <Events.Team@blacktown.nsw.gov.au>
Sent: Wednesday, 16 September 2015 2:27 PM
To: Events Team
Subject: FW: 2015 Sister Cities Australia National Conference
Attachments: AS Sister Cities Conference Small.pdf



Dear Colleague,

You may recall previous advice that Blacktown City Council will host the 2015 *Sister Cities Australia National Conference*, the first to be held in Sydney since 1992 .

This year's theme is *Diversity, Culture and Friendship* and a warm invitation is extended to you and your organisation to be part of this experience.

The adult conference will be held at the Rooty Hill RSL Club, while the youth component for delegates aged 16-21 will be held concurrently at Wet n Wild- Sydney's newest and latest theme park. Youth will also attend selected sessions at the Rooty Hill RSL Club as well as Featherdale Wildlife Park.

Key note speaker is the Hon. Bob Carr, former Federal Minister for Foreign Affairs and the longest continuously serving Premier in New South Wales history.

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1

Other presenters include well respected columnist Peter Fitzsimons AM and Jessica Watson OAM- the youngest person ever to sail solo, non-stop, and unassisted around the world.

A detailed conference program has been attached for your convenience.

PLEASE NOTE: Registrations are open and will close 26 October 2015!

Book now, don't miss out!

For more details and to make your booking go to
http://www.blacktown.nsw.gov.au/Discover/Blacktown/Sister_Cities/2015_National_Sister_Cities_Australia_Conference

Blacktown City, the place to be from 8th -11th November, 2015!

Events & Sister Cities Team

Blacktown City Council

PO Box 63, BLACKTOWN NSW 2148

T: 02 9839 6000 F: 9839 6389

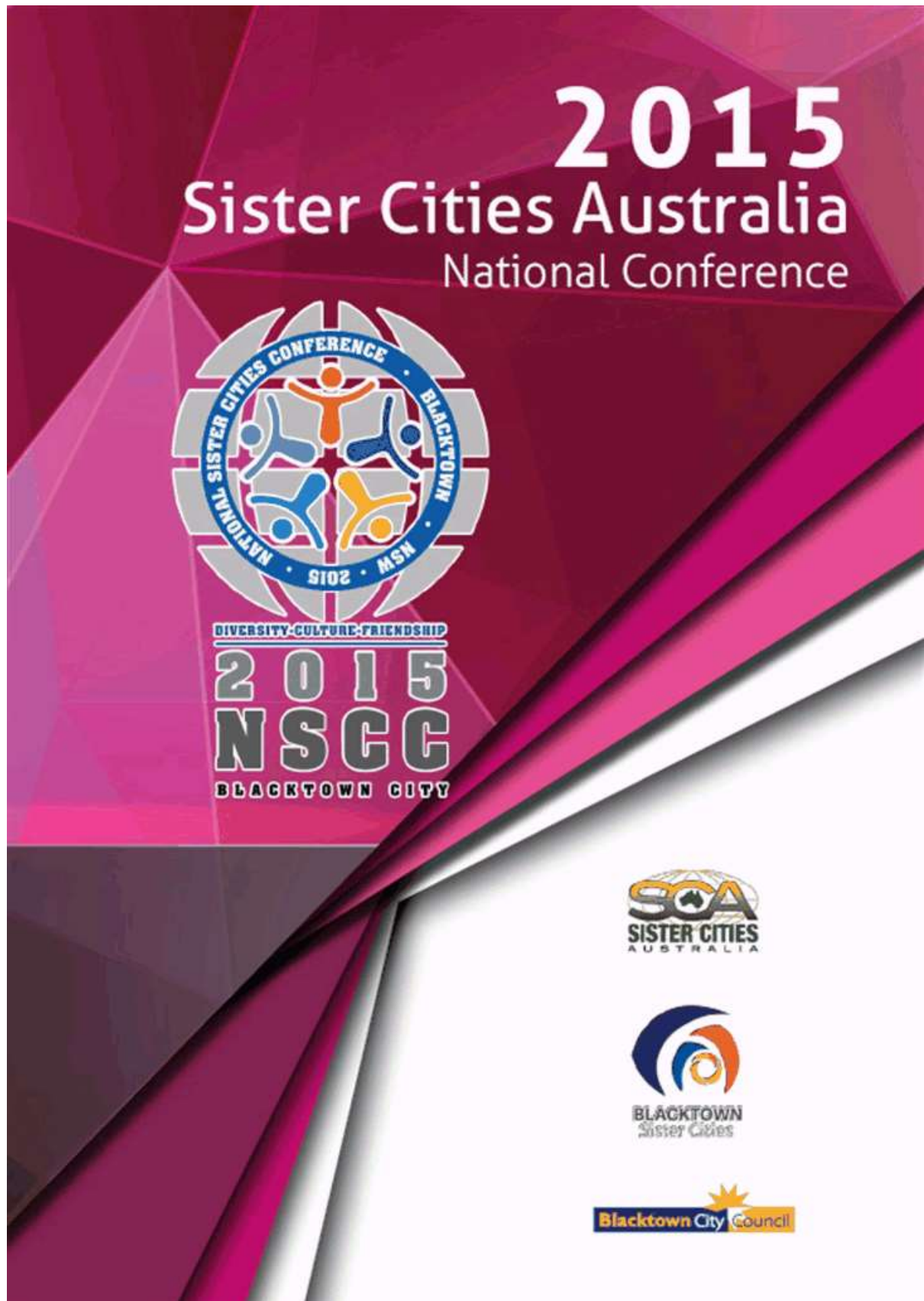
E: events.team@blacktown.nsw.gov.au W: www.blacktown.nsw.gov.au

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PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



Message from the Mayor

Blacktown is waiting for you

A warm invitation is extended to you to attend the 2015 Sister Cities conference, which will be held in the City of Blacktown – the capital of Western Sydney.

Our theme is "Diversity, Culture and Friendship" and Blacktown is a working example of how this can be achieved across Australia's most multicultural communities.

There are 176 nationalities represented in the Blacktown City Council area and over 169 different languages are spoken by members of our community.

Our Council welcomes the way in which each of the collection of cultures, nationalities and beliefs in Blacktown City contributes to the success of our City, enhancing our social and cultural well – being. By communicating and understanding we hold this fabric of differences together.

This is what Dwight Eisenhower envisaged in 1956 when he proposed a network that would be a champion for peace and prosperity by fostering bonds between people from different communities around the world.

By forming these relationships, President Eisenhower reasoned that people from different cultures could understand, appreciate, and celebrate their differences while building partnerships that would lessen the chance of new conflicts.

To quote President John F Kennedy: "No impersonal representation of a culture can fully communicate its reality to others who have never known its living substance."

"Through personal relations – our curiosity can be fulfilled by a sense of knowledge, cynicism can give way to trust, and the warmth of human friendship to be kindled."

Blacktown 2015 is an opportunity to explore our vibrant city and share reactions.

The Adult Conference will be held at the Rooty Hill RSL Club. This small social club of the early 1960s is now the largest RSL Club in Australia and a club that ranks in the top 10 of all registered clubs of any format. From a club that was constructed on two suburban building blocks, the RSL Club & Resort now covers an area of about nine hectares (20 acres).

The concurrent Youth Conference will be held at Wet 'n' Wild, Prospect, Sydney's newest unique venue which officially opened in 2013.

The Hon. Bob Carr, former Minister for Foreign Affairs and NSW Premier, will conduct the official opening ceremony and keynote address.

Renowned journalist, author and former rugby union international Peter FitzSimons AM will officiate at the official Remembrance Day ceremony for delegates.

I look forward to welcoming you to this conference and know that you will be entertained, informed and enlivened.




Cr Stephen Dale
MAYOR
Blacktown City



Adult Conference Venue

Rooty Hill RSL has been selected as the conference venue for 2015. Rooty Hill RSL Club is one of the largest clubs in NSW with over 45,000 members.



Rooty Hill RSL
55 Sherbrooke Street,
ROOTY HILL NSW 2766

www.rootyhillrsl.com.au

Phone: (02) 9625 5500

Youth Conference Venue

Wet'n'Wild Sydney is a water park in Prospect, New South Wales, Australia, that opened on 12 December 2013.



Wet 'n' Wild
427 Reservoir Rd,
PROSPECT NSW 2148

www.wetnwildsydney.com.au

Phone: (02) 13 33 86

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1

Keynote Speakers

The Hon Bob Carr

Robert John "Bob" Carr served in the government of Australia as Minister for Foreign Affairs from March 2012 to September 2013, while also serving in the Australian Senate as a Senator for New South Wales. He was the Premier of New South Wales between 1993 and 2005, making him the longest continuously serving Premier of the state. After his resignation he accepted the position of Director, Australia-China Relations Institute, University of Technology, Sydney and a Professorial Fellowship with the University of Sydney Southeast Asia Centre.



Jessica Watson OAM

Jessica Watson started sailing when she was eight years old and still afraid of the water. In 2009, she departed Sydney, aiming to achieve her dream and become the youngest ever to sail solo, non-stop, and unassisted around the world. Nearly seven months later, on 15 May 2010, Jessica witnessed a sight she will remember for the rest of her life when she was greeted by 1,600 support boats and over 100,000 adoring fans on the Sydney Harbour foreshores waiting for her to cross the finish line. Jessica is currently studying Media and Communications at university and is actively involved in the United Nation's World Food Program as their Global Youth Ambassador.



Nakkiah Lui

Nakkiah is a writer and Gamilaraay and Torres Strait Islander woman. She has been an artist in residence at Griffin Theatre Company since 2013 and was playwright in residence at Belvoir from 2012 - 2014. Nakkiah is also a young leader in the Australian Aboriginal community. In 2012, Nakkiah was the first recipient of The Dreaming Award from The Aboriginal and Torres Strait Island Arts Board of the Australia Council. The same year, Nakkiah was also the inaugural recipient of the Balnaves Foundation Indigenous Playwright award. In 2014, Nakkiah was the recipient of the Malcolm Robertson Prize. She also received a Green Room Award for the Sisters Grimm production 'The Sovereign Wife'.



Ross Humphreys

Ross is the Chair of the Brisbane City Council and Lord Mayors Sister City Steering Committee. This committee comprises of representatives of Brisbane's nine Sister Cities. The focus of this committee is moving these relationships to another level and towards more business outcomes.



Kerry Robinson

Kerry Robinson is the General Manager of Blacktown City Council. He has held senior roles in corporates such as Raine & Horne Commercial, Delfin Property Group, and Land Lease. Whilst General Manager with Landcom and UrbanGrowth NSW he was responsible for the delivery of more than \$1.5B of real estate, including master planned communities such as The Ponds in Blacktown and Vantage in Port Stephens. Kerry is the Deputy Chairman of Blacktown Venue Management Limited, a Board Member of Westpool and United Pools insurance companies and Chair of the Western Sydney Regional Organisation of Councils General Manager's Forum.



Grahame Murphy

Grahame is a well-regarded executive coach and management consultant. He combines lessons learnt in corporate business with experiences from extreme physical endeavours. From this base, the principles have been forged that underpin high performance in teams, relationships and individuals. He is passionate about realising human potential and fervently believes that valued results in any context depend on healthy relationships combined with effective personal leadership.



William O'Toole

William (Bill) is recognised as a key person in the creation of the event sector around the world. Bill has been creating and organising events for more than 25 years. He is a sought-after presenter and teacher in event management in Australia, New Zealand, South Africa, Taiwan, UK, USA and the Middle East. In 2013 Prince Sultan Bin Salman announced that Tourism events and festivals in Saudi Arabia from 2004 had increased from 5 to over 450. He related this worth over 3 billion US dollars to the Saudi economy and created over 50,000 new jobs. Bill was the person who developed this program.



Peter FitzSimons AM

Former Australian Rugby player Peter FitzSimons is a well-respected columnist for The Sydney Morning Herald and Sun-Herald. He is the biographer not only of World Cup winning Wallaby captains, Nick Farr-Jones and John Eales, but also former Opposition Leader Kim Beazley. In 2002 he was Australia's biggest selling non-fiction author, and duplicated that feat in 2004, with his book on Ruksola and in November 2013 released his current best-seller on Ned Kelly.



PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



Workshop Sessions and Presentations

Workshops and Presentations:

- Media Workshop: - Case studies**
Industry Media experts to analyse actual scenarios in consultation provided by Local Government Councils within NSW.
- Korean Performance Group**
A local performance group from Blacktown Council's, Sister City in Daegu City, Suesong Gu Province, South Korea will showcase their traditional cultures.
- SCA Awards Entrant Presentations**
Nominated Councils will make presentations about their 2015 award submission.
- Ross Humphreys – Brisbane Sister Cities Committee**
Building Business relationships out of Sister Cities.
- Bill O'Toole - Event Management Workshop**
Councils will learn how to develop, attract and create events and festivals to maximise their return on investment.
- International Projects by Blacktown City Service Clubs**
This session will highlight international projects undertaken by various service clubs within Blacktown City with reciprocal benefits.
- Blacktown Sister Schools Program**
This session will highlight the partnerships established by Mitchell High School, Blacktown Girls' High School and Chifley College Shalvey with schools in our Sister Cities.

Doing Business with Asia:

- Hear from leading industry and government experts about the latest trends, issues and opportunities relating to trade in China and South Korea.

Youth Workshops & Activities:

- Race into the Wild – Presented by Blacktown City Council Youth Ambassadors**
This activity will consist of team building activities, including a treasure hunt around Wet 'n' Wild which will include questions relating to the Sister Cities program, and topical trivia. Delegates will be joined by representatives from high schools within Blacktown LGA.
- Pushing Past the Challenges- Presented by Jessica Watson**
In this session youth delegates will get an opportunity to speak with Jessica Watson. She will talk about pushing past the challenges that youth place on themselves and the expectations that others place on them in order to achieve their personal best.
- Developing Youth Programs – Presented by Ex Youth Ambassadors**
This workshop will explore ways you can get the youth to become more involved in activities and programs in your local council.
- Exploring Technology and Social Media – Presented by Blacktown City Council**
This workshop will look at ways to develop Sister Cities programs through technology and social media.
- Historical Ghost Tour – Hosted by Friends of St Bartholomew's Church**
This activity will take you on a journey through one of Blacktown's most historic buildings, with a ghost tour of the church and cemetery. Delegates will be able to visit the graveyards of world known Australian Pioneers such as William Lawson and other early settlers.



Travel arrangements

Location

Blacktown is located 34 kilometres west of Sydney, NSW. Delegates can fly into Sydney Airport on most airlines. Blacktown is approximately 45 minutes' drive from Sydney Airport. There are a number of coach services and airport transfers available.



Car Rental

There are numerous car hire options available should delegates wish to arrange for their own travel. Car rental companies with offices in Sydney include Budget, Hertz, Avis and Thrifty.

Sydney Trains

Trains depart Sydney Airport regularly. You will need to change to the Western Line Trains, at Central Station which depart from platform 18. You will exit the train at Rooty Hill Station, which is only a short walk to Novotel Rooty Hill, or use the Taxi service.

Weather

You will be visiting Blacktown during spring, where there is an average minimum temperature at night of 18° Celsius and an average maximum temperature of 28° Celsius. Please ensure you bring appropriate clothing for spring conditions.



Accommodation

Novotel Rooty Hill

33 Railway Street,
ROOTY HILL

www.novotelrootyhill.com.au
Phone: (02) 9832 3888

Twin Share - \$168.00
Inc buffet breakfast

Twin Share - \$130.00



Alpha Hotel

Cnr Brabham & Peter Brock
Drive

EASTERN CREEK

www.alphahotelseasterncreek.com.au
Phone: (02)8889 7700

Twin Share - \$186.00
Inc buffet breakfast

Single Room - \$146.00
buffet breakfast - \$20.00



Travelodge Blacktown

170 Reservoir Road,
BLACKTOWN

www.blacktown@travelodge.com.au
Phone: (02) 8822 2000

Twin Share - \$155.00
Inc buffet breakfast

Single Room - \$130.00
buffet breakfast - \$15.00



Atura Blacktown

32 Cricketers Arms Road,
PROSPECT

www.aturablacktown.com.au
Phone: (02) 9421 0000

Twin Share - \$199.00
Inc buffet breakfast

Single Room - \$159.00
Inc buffet breakfast



PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1

Social functions program

Enjoy and celebrate the delights that Blacktown has to offer. The social program reflects the conference themes, embracing the Diversity, Culture and Friendship of Blacktown City.

<p>Sunday 8 November 10.00 am - 4.00 pm Magical Historical Tour (Adult Delegates)</p> <p>Adult delegates are invited to join a tour of historical sites around Blacktown LGA.</p>	<p>Sunday 8 November 6.00 pm Colebee Function Centre, Nurragingy Reserve Welcome Reception Dress: Smart Casual (Adult & Youth Delegates)</p> <p>The Colebee Centre is located in the picturesque Nurragingy Reserve, Doonside on a 90 hectare passive recreation area nestled in Blacktown's green space precinct. You will be able to explore and admire the authentic Chinese Garden, and the Pou Pou Ceremonial Gateway Garden which was officially opened in 2014 as part of the Sister Cities agreement between Blacktown City Council and Porirua City Council, New Zealand.</p>
<p>Sunday 8 November 4.00 pm - 6.00 pm Special movie Screening (Youth Delegates)</p> <p>Youth delegates are invited to Hoyts Cinema, Blacktown for a special movie screening.</p>	<p>Monday 9 November 7.00 pm West Tradles Mt Druitt Dress: Smart Casual (Adult Delegates)</p> <p>Celebrate and experience the cultural diversity Blacktown has to offer with special performances from a number of local multi-cultural groups.</p>
<p>Monday 9 November 7.00 pm St Bartholomews Church Ghost Tour Dress: Casual / Enclosed shoes (Youth Delegates)</p> <p>Come along and visit one of the most historical buildings within Blacktown City. St Bartholomews Church is the oldest building in Blacktown, built in 1841 and refurbished in 2000. Local historian Hazel McGann OAM will take you on a tour of the Church and Cemetery.</p>	<p>Tuesday 10 November 7.00 am Featherdale Wildlife Park Wake Up with the Wildlife Breakfast Dress: Casual (Adult & Youth Delegates)</p> <p>You can hand feed a kangaroo, wallaby, emu or enjoy a face to face encounter with one of the friendly koalas, while sitting back and having a traditional Australian breakfast.</p> <p>Featherdale Wildlife Park has one of Australia's largest private collections of Australian native animals and bird life.</p>
<p>Tuesday 10 November 7.00 pm Warrah Room Rooty Hill RSL Sister Cities Gala Dinner Dress: Semi-Formal (Adult & Youth Delegates)</p> <p>The Gala Dinner is the main social event of the conference. Put on your best outfit and celebrate the Sister Cities experience. During the dinner, Sister Cities Australia will announce the winners of the various category awards and then guests will be entertained by one of Australia's best comedians, Mr Darren Carr, and be sure to bring along your dancing shoes as V-Tribe will have you dancing to all of the current and past hits.</p>	

Blacktown City Council | SOA SISTER CITIES AUSTRALIA | 2015 NSGG CONFERENCE

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1

Sunday 8 November	Monday 9 November	Tuesday 10 November	Wednesday 11 November
<p>ADULT PROGRAM</p>  <p>Rooty Hill RSL</p> <p>10.00am - 4.30pm Bus departs Novotel Rooty Hill for the Magical Historical Tour.</p> <p>6.00pm - 9.00pm Welcome to Blacktown City Colebee Function Centre, Nurragingy Reserve, Doonside</p>  <p>Colebee Function Centre</p> 	<p>7.30am Registrations Open</p> <p>9.00am - 9.30am Official Opening Mayor's address/President SCA</p> <p>9.30am Key note address - The Hon Bob Carr</p> <p>10.15am Morning tea</p> <p>10.30am Doing Business with China - Workshop</p> <p>10.30am Jessica Watson OAM - Presentation</p> <p>11.15am Media workshop - Case studies</p> <p>12.30pm Lunch</p> <p>1.30pm Doing Business with Korea - Workshop</p> <p>1.30pm Nakkiah Lui - Presentation</p> <p>2.30pm Kerry Robinson, General Manager, Blacktown City Council</p> <p>3.15pm Afternoon tea and Korean performance group</p> <p>3.45pm Showcase Session SCA Awards presentations</p> <p>6.30pm Bus departs Novotel, Rooty Hill to West Tradles Club</p> <p>7.00pm Social function: West Tradles</p> <p>9.30pm Bus departs West Tradles to Novotel, Rooty Hill</p>  	<p>6.45am Bus departs Novotel Rooty Hill to Featherdale Wildlife Park</p> <p>7.00am Breakfast at Featherdale Wildlife Park</p>  <p>Featherdale Wildlife Park</p> <p>9.30am Bus departs Featherdale Wildlife Park to Rooty Hill RSL</p> <p>10.00am Grahame Murphy</p> <p>11.00am Morning tea</p> <p>11.15am Ross Humphreys - Business Relationship from Sister Cities</p> <p>12.30pm Lunch</p> <p>12.50pm Event Management Strategy Presented by Bill O'Toole</p> <p>1.30pm Bill O'Toole - Event Management Workshop</p> <p>2.30pm International Projects by Local Service Clubs</p> <p>3.15pm Afternoon tea</p> <p>3.30pm SCA AGM</p> <p>6.30pm Official Conference Dinner Waratah Room</p>	<p>8.45am Showcase Session by Sister Schools</p>  <p>9.45am Korean performance group</p> <p>10.00am Peter FitzSimons AM</p>  <p>Peter FitzSimons</p> <p>10.50am Remembrance Day Ceremony and closing remarks by Peter FitzSimons AM</p> <p>11.20am Youth Presentation</p> <p>12.30pm Open Forum</p> <p>1.00pm Close, lunch and departure</p>  <p>Waratah Room - Rooty Hill RSL</p>

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



2015
Sister Cities Australia National
Conference
PARTNERS



PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1

Sunday 8 November	Monday 9 November	Tuesday 10 November	Wednesday 11 November
<p>YOUTH PROGRAM</p> <p>3.30pm Bus transfer from Valentine Sports Park to Hoyts Cinema, Blacktown</p> <p>4.00pm Special movie screening at Hoyts Cinema</p> <p>6.00pm - 9.00pm Welcome to Blacktown City Colebee Function Centre Nurragingy Reserve, Doonside</p> <p>9.00pm Bus transfer from Nurragingy Reserve to Valentine Sports Park</p>  <p>Colebee Function Centre</p>  <p>Jessica Watson</p>  <p>Wet'n Wild</p> 	<p>8.00am Bus departs Valentine Sports Park to Rooty Hill RSL</p> <p>9.00am - 9.30am Official Opening</p> <p>9.30am Key note address The Hon Bob Carr</p> <p>10.15am Morning tea</p> <p>10.30am Jessica Watson OAM</p> <p>11.15am Breakout Session with Jessica Watson OAM "Pushing past the Challenges"</p> <p>12.15pm Bus departs Rooty Hill RSL to Wet'n'Wild, Prospect</p> <p>12.30pm Lunch</p> <p>1.15pm Official Welcome by Olivia Sargent and Rachelle Rativo, Blacktown City Council Youth Ambassadors</p> <p>1.45pm Preparation for Race into the Wild</p> <p>2.15pm Motivational Speaker, Youth off the Streets</p> <p>2.45pm Youth Advisory Sub-Committee (YASC) Case Study: Youth Week in Blacktown and how you can get involved with local Youth Networks</p> <p>3.15pm Afternoon Tea</p> <p>3.30pm Panel discussion: Exploring ways you can get the youth to become more involved in activities and functions in your local councils</p> <p>4.15pm Bus departs Wet'n'Wild to Valentine Sports Park</p> <p>6.30pm Bus transfer from Valentine Sports Park to St Bartholomews Church Social Evening – Ghost Tour</p> <p>9.30pm Bus transfer from St Bartholomews Church to Valentine Sports Park</p>  	<p>6.45am Bus departs Valentine Sports Park to Featherdale Wildlife Park</p> <p>7.00am - 9.30am Breakfast at Featherdale Wildlife Park</p>  <p>Featherdale Wildlife Park</p> <p>9.30am Bus departs Featherdale Wildlife Park to Wet'n'Wild, Prospect</p> <p>10.00am Race into the Wild - Team Building Activity</p> <p>1.00pm Lunch</p> <p>1.45pm Social Media Experts - Developing Sister Cities programs through Social Media</p> <p>2.45pm Afternoon Tea</p> <p>3.00pm Youth Presentation Review - Using Technology in creative ways</p> <p>4.00pm Bus departs Wet'n'Wild, Prospect to Valentine Sports Park</p> <p>6.00pm Bus departs Valentine Sports Park to Rooty Hill RSL</p> <p>6.30pm Official Conference Dinner, Waratah Room</p> <p>10.00pm Bus departs Rooty Hill RSL to Valentine Sports Park</p>	<p>8.00am Bus departs Valentine Sports Park to Rooty Hill RSL</p>  <p>8.45am Showcase Session by Sister Schools</p> <p>9.45am Korean performance group</p> <p>10.00am Presentation: Peter FitzSimons AM</p>  <p>Peter FitzSimons</p> <p>10.50am Remembrance Day Ceremony and closing remarks by Peter FitzSimons AM</p> <p>11.20am Youth Presentation</p> <p>12.30pm Open Forum</p> <p>1.00pm Close, lunch and departure</p> <p>1.45pm Bus departs Rooty Hill RSL to Valentine Sports Park</p>  <p>Waratah Room - Rooty Hill RSL</p>

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



How to Register

Please visit www.blacktown.nsw.gov/sistercities

Registrations close Monday, 26 October 2015

Sister Cities Australia 2015 – Registration Fees (all prices include GST)

	SCA Member	Non Member
Adult Delegate Includes: Welcome Reception, all conference sessions and associated materials, morning tea, lunch, afternoon tea, Business Breakfast, Social evening and Gala Dinner	\$800.00	\$900.00
Youth Delegate Includes: Welcome evening, various conference sessions and associated materials, morning tea, lunch, afternoon tea, Ghost Tour evening, Business Breakfast and Gala Dinner, 3 nights accommodation at Valentine Sports Park (Sunday, Monday and Tuesday)	\$380.00	\$450.00
Accompanying person registration Includes: Welcome Reception, Featherdale Wildlife Breakfast and Gala Dinner	\$200.00	\$200.00
Day Registration – Conference Day 1	\$250.00	\$280.00
Day Registration – Conference Day 2	\$250.00	\$250.00
Day Registration – Conference Day 3	\$200.00	\$200.00
Welcome Reception at Colebee Centre	\$70.00	\$70.00
Social Evening @ West Tradies	\$60.00	\$60.00
Gala Conference Dinner	\$110.00	\$110.00



Terms and Conditions of Registration

Please read the Terms and Conditions below and sign the declaration on the registration page of this Registration document.

General

- Each delegate must register individually to participate in the 2015 Sister Cities Australia Conference in Blacktown City.
- Registrations will not be processed unless the application form is completed and signed.
- Full Adult Registration includes all conference sessions and social functions.
- Accommodation prices listed are current at the time of publishing and are a guide only and are subject to change at any time without notice.
- Accommodation for Youth delegates is covered by the registration fee, however alternative accommodation arrangements will be required for the accompanying Adult delegate.
- Adult delegates accompanying Youth delegates will be required to attend all functions with the Youth delegate.
- In registering for this conference, delegates grant permission to Blacktown City Council and Sister Cities Australia to take and have full and free use of video/photographs containing their image/likeness. These images may be used for the purposes of the Conference or for promotional, news or educational purposes by Blacktown City Council or Sister Cities Australia. Delegates release, discharge and hold harmless Blacktown City Council and Sister Cities Australia for any claims, demands, or liabilities.
- Activities may be cancelled or suspended due to weather conditions or other matters beyond the control of Blacktown City Council.
- Blacktown City Council is not responsible for any loss or damage incurred by a delegate as a result of participation in any optional after-conference tour.
- Delegates agree to:
 - abide by directions given by Blacktown City Council representatives and conference officials
 - not do anything which will put themselves or others at risk
 - dress appropriately for the activities.
- Delegates attend the conference at their own risk and acknowledge that they have read the conference program, and accept any risks involved in connection with the activities involved in the conference.
- Except as expressly required by law, delegates agree to release the Blacktown City Council and its employees from any liability whatsoever for any bodily injury, loss or damage which may be sustained by the delegate as a result of participation in the 2015 Sister Cities Australia Annual Conference in Blacktown, except to the extent that such bodily injury, loss or damage is caused by the negligence of Blacktown City Council.

Payment

Registration payments can be made by EFT, cheque or credit card before 26 October, 2015. Registration will not be complete until payment is received.

Registration Cancellations and Refunds

- All requests for cancellations must be in writing to the General Manager, Blacktown City Council by no later than Friday 16 September, 2015. Refunds will not be granted after this date. Refunds will be paid by cheque to the person/organisation responsible for the registration payment.
- No partial refunds will be paid should you decide not to attend a certain section / function of the conference.
- Registration substitutions can be made by notifying Blacktown City Council in writing by Friday 16 September, 2015. After this date, changes must be made on-site.


Privacy

The handling of your personal information is regulated by the Information Privacy Act 2009. Any personal information you have supplied or is otherwise collected by Blacktown City Council will only be stored and processed by Council for lawful purposes directly related with the 2015 Sister Cities Australia Annual Conference.

This may include providing your personal information to Sister Cities Australia, and venue and accommodation providers to assist in organising the Conference. Unless you agree otherwise, any personal information supplied to the Blacktown City Council will only be disclosed to a third party for a lawful purpose related to the Conference and for no other purpose.

Youth Consent Form

This form is intended to ensure that the Youth Delegate, their parent or guardian and the accompanying Adult Delegate provide informed consent for participation in the activities organised by Blacktown City Council, in relation to the 2015 Sister Cities Australia National Conference, based on the terms and conditions set out in this form.



Youth Delegate Details		
Title	First Name	Surname
Date of Birth	/ /	Mobile
Allergies		
Health Issues		
Current Medication		
Emergency Contact Number/s		Relationship to Youth Delegate
Name of Accompanying Adult Delegate		
Title	First Name	Surname

Acknowledgement and Consent

Youth Delegate

I, _____ have read, understood and agree to the following terms and conditions of my participation in the 2015 Sister Cities National Conference in Blacktown.

- I will attend the conference drug, tobacco and alcohol free. I agree to refrain from consuming illegal drugs, tobacco and alcohol for the entire duration of the conference including, but not limited to, during travel between venues, at the accommodation centres, the conference venue and any of the organised social functions (i.e. dinners, lunches, etc).
- I understand that I am only permitted to leave the accommodation or conference venue:
 - For attending organised activities as part of the conference; or
 - If I have a legitimate purpose for leaving.
- I understand that I am not permitted to engage in sexual activity of any kind with other Delegates. I understand that as a Youth Delegate, I am not permitted to enter rooms/sleeping quarters of other Delegates, or facilities (eg bathrooms) of the opposite sex, unless accompanied by my accompanying Adult Delegate.
- I agree to:
 - Abide by the directions given to me by Blacktown City Council representatives and conference officials.
 - Not do anything which will put myself or others at risk.
 - Dress appropriately for the weather conditions and activities.
- I understand that if I exhibit behaviour which is deemed by a Blacktown City Council representative (in his or her absolute discretion) to be lewd, offensive or inappropriate, or in breach of any of the above terms and conditions, I may be excluded immediately from participation in the conference, and at the discretion of Blacktown City Council representatives may be required to return home. I acknowledge that the decision of a Blacktown City Council representative to exclude a Youth Delegate is final and will not be the subject of review. No refunds will be paid however unused conference items will be available in this circumstance.

Signature of Youth Delegate _____ Date _____
(Parent/Guardian signature required if Youth Delegate is under the age of 18)

Parent/Guardian

I, _____ have read, understood and agree to the following terms and conditions for the participation of _____ in the 2015 Sister Cities National Conference in Blacktown.

- I hereby give consent for the above named Youth Delegate to participate in the 2015 Sister Cities Australia Annual conference in Blacktown on 8-11 November 2015.
- I grant permission to Blacktown City Council and Sister Cities Australia to take and have full and free use of video/photographs containing the Youth Delegate's image/likeness. These images may be used for the purposes of the Conference or for promotional, news or educational purposes by Blacktown City Council or Sister Cities Australia. I release, discharge and hold harmless Blacktown City Council and Sister Cities Australia for any or all claims, demands, or liabilities I or the Youth Delegate may have by reason of anything contained in the photographs or video.
- I understand that Youth Delegates who display behaviour that is lewd, offensive or inappropriate, or in breach of the terms and conditions as outlined at items 1 - 4 above may forfeit their registration, be excluded immediately from participation in the conference and at the discretion of Blacktown City Council representatives may be required to return home at the expense of the named Youth Delegate or myself. I acknowledge that the decision of a Blacktown City Council representative to exclude a Youth Delegate is final and will not be the subject of review. No refunds will be paid however unused conference items will be available in these circumstances.
- I acknowledge that the Youth Delegate attends the conference at his or her own risk. I have read the conference program and I understand and accept, on behalf of the Youth Delegate, the risks involved in undertaking the conference activities.
- Except as expressly required by law, I agree to release the Blacktown City Council and its employees from any liability whatsoever for any bodily injury, loss or damage which may be sustained by the above named Youth Delegate as a result of participation in the 2015 Sister Cities Australia Annual Conference in Blacktown, except to the extent that such bodily injury, loss or damage is caused by the negligence of Blacktown City Council.
- I acknowledge that the above named Youth Delegate is the FULL RESPONSIBILITY of the named accompanying Adult Delegate whilst in attendance of the 2015 Sister Cities Australia National Conference, including with respect to decisions regarding medical treatment and other matters. Blacktown City Council will also provide official chaperones during the youth conference.

Signature of Parent/Guardian _____ Date _____

Accompanying Adult Delegate


I, _____ have read, understood and agree to the following terms and conditions for the participation of _____ in the 2015 Sister Cities Australia National Conference in Blacktown.

- I take FULL RESPONSIBILITY for the above named Youth Delegate, of whom I have been entrusted to care for, during their participation in the 2015 Sister Cities Australia National Conference in Blacktown. I will take responsibility for ensuring that the Youth Delegate complies with the terms and conditions of their participation in the conference as outlined above.
- I understand that Youth Delegates are only permitted to leave the Accommodation or conference venue:
 - for attending organised activities as part of the conference; or
 - if the Youth Delegate has a legitimate purpose for leaving, but only if he or she is accompanied by me.

I agree to comply with this condition.

Signature of Accompanying Adult Delegate _____ Date _____

Contact Us
Registration and Conference Program
Blacktown City Council
Gordon Allen, Sister Cities Project Officer
Phone: 9839 6050 Email: events.team@blacktown.nsw.gov.au



PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



NOTES

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NOTES

Lined area for notes, featuring a large, faint watermark of the City of Ryde logo.

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



DIVERSITY · CULTURE · FRIENDSHIP

2015

NSCC

BLACKTOWN CITY

Contact

Sister Cities Project Officer: GORDON ALLEN

Telephone: 02 9839 6050

Email: events.team@blacktown.nsw.gov.au

DISCLAIMER: All information in this program is correct at the time of printing. While every effort is taken to ensure that all information is correct, no responsibility will be taken for any late changes. This program is subject to change without notice.



**2 RHODES CENTRAL - PLANNING FOR THE FUTURE OF RHODES EAST -
CITY OF CANADA BAY**

Report prepared by: Executive Assistant to Group Manager
File No.: EPG/09/16/7/3/2 - BP15/1568

CORRESPONDENCE:

Submitting correspondence from City of Canada Bay, office of the Mayor, dated 9 October 2015, advising that the area known as Rhodes Central situated east of the railway line near Rhodes railway station, west of Concord Rd, south of the Parramatta River and north of Mary St is to be investigated for a potential Priority Precinct for an expanded area known as Rhodes East.

A fact sheet and Map of Rhodes East have been ATTACHED.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1 Planning for the future of Rhodes East. City of Canada Bay, Mayor Angelo Tsirekas

Report Prepared By:

Sandra Warbrick
Executive Assistant to Group Manager

Report Approved By:

Sam Cappelli
Acting Group Manager - Environment and Planning

PRECIS OF CORRESPONDENCE 2 (continued)

ATTACHMENT 1



Ref: ML2015/0002

09 October 2015

Ryde City Council
Locked Bag 2069
NORTH RYDE NSW 1670

Dear Sir/Madam,

Planning for the Future of Rhodes East

Council has been working with the Future Cities Collaborative of the University of Sydney over the last two years, generating ideas to inform future redevelopment in an area known as Rhodes Central. Rhodes Central included land located east of the railway line near Rhodes railway station, west of Concord Road, south of the Parramatta River and north of Mary Street.

In November 2014, Council asked the Department of Planning and Environment (DPE) to consider Rhodes Central suitable for investigation for redevelopment (a Priority Precinct). In August 2015, the DPE informed Council that it had approved the investigation of a potential Priority Precinct for an expanded area known as Rhodes East. Rhodes East includes all of Rhodes Central, and additional land to the east of Concord Road through to the Parramatta River. The DPE expanded the investigation area to include land generally within a 10 minute walk of the Rhodes railway station.

Redevelopment of the area will deliver more homes with access to public transport, services and jobs, as well as improvements to the public domain (such as parks, public squares and plazas, roads, foot and cycle paths, street furniture and lighting).

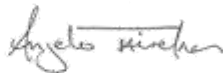
A Fact Sheet is provided with this letter which contains a map of the Rhodes East area, provides information on the project and path forward, and addresses several questions that you may have.

Community engagement will be an important part of the planning process, and the community will be kept up-to-date through letters, a website, newspaper advertisements at key milestones, and community workshops and information sessions.

I look forward to working with the community in planning for the future of Rhodes East.

Should you have any further enquiries, please contact Council's Strategic Planning team on 9911 6410.

Yours sincerely,



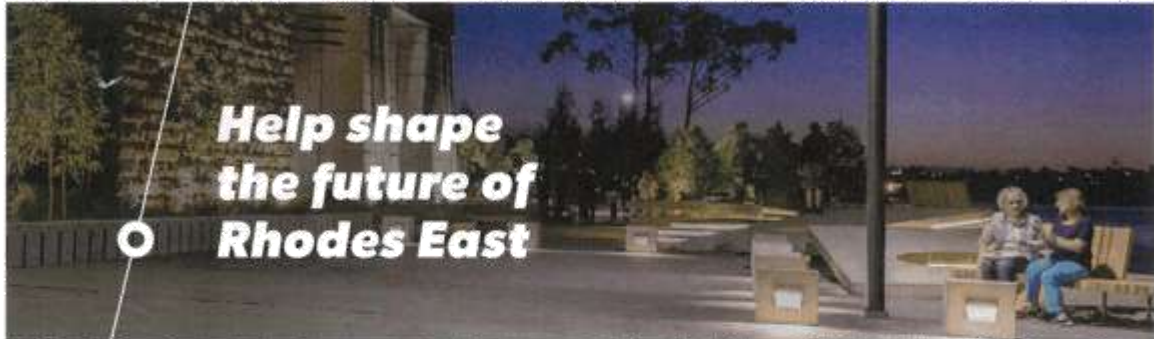
Mayor Angelo Tsirekas
Chair of the Rhodes East Steering Group

Attachment - Fact Sheet and Map of Rhodes East



PRECIS OF CORRESPONDENCE 2 (continued)

ATTACHMENT 1



The NSW Government has identified Rhodes East as an area that can benefit from new homes, services and open spaces.

Planning for the future

The Department of Planning and Environment and City of Canada Bay Council are looking at opportunities for new homes, jobs, shops and cafes, community services and open space in Rhodes East.

A key feature of any plans will be connecting people with new services, infrastructure and open spaces so that Rhodes East continues to be a great place to live.

This will include improvements to the public domain such as foreshore parks, pocket parks, well-connected footpaths and cycle paths, and street furniture.

Planning will be done by the Department of Planning and Environment in partnership with the City of Canada Bay Council and supported by the Futures Cities Collaborative, University of Sydney.

Your involvement will also be crucial to shaping plans for the future of Rhodes East.

What studies will inform the plans?

Studies will help to inform plans for the future of Rhodes East. These will examine heights and locations of buildings, traffic and transport, open space/parks, streetscapes and economic feasibility.

The types of future development will be considered as part of the investigation and through consultation with the community. Any left-over contamination from industry will be identified for future clean up.

Where is this taking place?

The City of Canada Bay identified the area between the railway line and Concord Road to the north of Mary Street as having potential for increased open space, new homes and improved connections to Rhodes railway station. The Department of Planning and Environment expanded the study area to include land to the east of Concord Road through to the foreshore. A map showing the boundary of the study area is on the back of this page.

How can you get involved?

The community will play an important role in shaping plans for the future of Rhodes East.

You can join your neighbours in giving your opinion on what you like about Rhodes East, your vision for the future and what local infrastructure, such as parks, is needed.

There are two main ways you can have your say:

1. Complete an online survey at www.planning.nsw.gov.au/rhodeseast
2. Attend community workshops and information sessions, which will occur during the planning process.

PRECIS OF CORRESPONDENCE 2 (continued)

ATTACHMENT 1



Guiding principles

City of Canada Bay Council has drafted a set of principles that we will use to guide the planning process, and we welcome community feedback on these.

The draft principles include:

- Sustainability – Reducing water and energy use
- Transport – Prioritise walking, cycling and the use of public transport over private vehicles
- Housing – A range of new homes to meet different household needs
- Affordability – Deliver affordable housing for key workers in the area

- Waterfront Access – Provide continuous public access to the Parramatta River foreshore
- Public Spaces – Provide high quality and pedestrian prioritised public spaces with passive surveillance.

Contact and further information

You can register to receive updates and invitations to community consultation events by filling in the online survey, found at www.planning.nsw.gov.au/rhodeseast

For further information, contact Council:

Email: strategicplanning@canadabay.nsw.gov.au
 Phone: 9911 6410



**3 CITY OF RYDE'S FIT FOR THE FUTURE JOINT SUBMISSION WITH
HUNTER'S HILL AND LANE COVE COUNCILS**

Report prepared by: Section Manager - Governance
File No.: CSG/14/3/14/7 - BP15/1573

CORRESPONDENCE:

Submitting correspondence from The Hon. Paul Toole MP dated 15 October 2015, thanking the City of Ryde for providing the Minister for Local Government with a copy of the *Fit for the Future* Joint Submission with Hunter's Hill and Lane Cove Councils.

RECOMMENDATION:

That the correspondence be received and noted.

ATTACHMENTS

- 1 Letter from The Hon. Paul Toole MP dated 15 October 2015 regarding the City of Ryde's Fit for the Future Joint Submission with Hunter's Hill and Lane Cove Councils

Report Prepared By:

Amanda Janvrin
Section Manager - Governance

Report Approved By:

Gail Connolly
General Manager

PRECIS OF CORRESPONDENCE 3 (continued)

ATTACHMENT 1



The Hon Paul Toole MP
Minister for Local Government

Ms Gail Connolly
General Manager
Council of the City of Ryde
Locked Bag 2069
NORTH RYDE NSW 1670

Ref:
MIN: 2015-9463
Doc ID: A439682



15 OCT 2015

Dear Ms Connolly


Thank you for your correspondence enclosing a copy of the City of Ryde's *Fit for the Future* joint submission with Hunter's Hill and Lane Cove Councils proposing an alternative collaborative model – the Joint Regional Authority. I apologise for the delay in responding.

The Independent Pricing and Regulatory Tribunal will shortly put recommendations to the NSW Government following review of *Fit for the Future* submissions from councils and communities.

No decision has been made about any individual councils or the establishment of Joint Organisations in metropolitan Sydney. The NSW Government has been consulting with councils consistently and will continue to do so as we undertake these important reforms.

I appreciate you taking the time to share your views.

Yours sincerely



Paul Toole MP
Minister



NOTICES OF MOTION

1 RYDE CIVIC HUB COMMITTEE - Councillor Bill Pickering

File Number: CLM/15/1/4/6 - BP15/1443

MOTION:

That Council endorse Councillor Pickering and Councillor Stott as members of Council's Ryde Civic Hub Committee.

2 AFFORDABLE HOUSING FOR KEY WORKERS - Councillor Sarkis Yedelian OAM

File Number: CLM/15/1/4/6 - BP15/1555

MOTION:

- (a) That on behalf of the City of Ryde, the Mayor write to the Minister for Housing, Brad Hazzard, and Member for Ryde Victor Dominello, thanking the State Government for doubling public housing that gives priority to current residents at Ivanhoe Estate, for increasing affordable housing for key workers such as police and nurses, and for introducing private housing as part of the recently announced Ivanhoe Estate redevelopment.
- (b) That the Mayor include in the correspondence, Ryde Council's view that it recognises the need for affordable housing and requests that Council be given a percentage of apartments for rental by key workers as part of the State's infrastructure contribution towards the Priority Precinct development (noting that this contribution is consistent with Council's draft policy for Key Worker Housing whereby our community also realises a financial benefit whilst addressing the Government's Fit For The Future sustainability requirements).

3 FORMER RYDE HIGH SCHOOL SITE IN SMALLS ROAD - Councillor Craig Chung

File Number: CLM/15/1/4/6 - BP15/1556

MOTION:

- (a) That the Mayor write to the Member for Ryde, the Hon Victor Dominello MP and the Minister for Education, the Hon Adrian Piccoli MP to thank them for the State Government's decision to reopen the former Ryde High School site in Smalls Road.
- (b) This letter should acknowledge the Member for Ryde for the work he has done in getting the Smalls Road site to be reopened as a school.