

Meeting Date: Tuesday 8 December 2020
Location: Online Audio Visual Meeting
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 ITEMS PUT WITHOUT DEBATE

Report prepared by: Civic Services Manager**File No.:** CLM/20/1/1/2 - BP20/1212

REPORT SUMMARY

In accordance with Council's Code of Meeting Practice, Council can determine those matters on the Agenda that can be adopted without the need for any discussion.

RECOMMENDATION:

That Council determine the Items on Council's Agenda that will be adopted without debate.

OR

That Council determine all Items on the Agenda.

2 CONFIRMATION OF MINUTES - Council Meeting held on 24 November 2020

Report prepared by: Civic Services Manager**File No.:** CLM/20/1/1/2 - BP20/1213

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 13/20, held on 24 November 2020 be confirmed.

ATTACHMENTS

- 1 MINUTES - Ordinary Council Meeting - 24 November 2020

ITEM 2 (continued)

ATTACHMENT 1

**Council Meeting
MINUTES OF MEETING NO. 13/20**

Meeting Date: Tuesday 24 November 2020
Location: Online Audio Visual Meeting
Time: 7.02pm

Councillors Present: The Mayor, Councillor Laxale and Councillors Brown, Clifton, Gordon, Kim, Lane, Maggio, Moujalli, Pedersen, Purcell, Yedelian OAM and Zhou.

Note: Councillor Maggio left the meeting at 11.02pm during discussion on Confidential Item 14 and did not return. He was not present for voting on this Item.

Apologies: Nil.

Staff Present: General Manager, Director – Customer and Community Services, Director – Corporate Services, Director – City Planning and Environment, Director – City Works, General Counsel, Chief Financial Officer, Manager – Communications and Engagement, Acting Manager – Corporate Governance, Manager – Community and Ranger Services, Manager – Operations, Manager – Strategic Property, Team Leader – Community Grants and Direct Services, Arts and Cultural Development Coordinator, Development Contributions Coordinator, System Support Officer, Civic Services Manager and Civic Support Officer.

PRAYER

Pastor Alan Au of the Captivate Presbyterian Church, North Ryde was present and offered prayer prior to the commencement of the meeting.

NATIONAL ANTHEM

The National Anthem was sung prior to the commencement of the meeting.

DISCLOSURES OF INTEREST

The Mayor, Councillor Laxale disclosed a Less than Significant Non-Pecuniary Interest in Mayoral Minute 12/20 – Denistone East Primary School Parking Arrangements for the reason that his children attend the school.

ITEM 2 (continued)

ATTACHMENT 1

Councillor Pedersen disclosed a Less than Significant Non-Pecuniary Interest in Item 13 – Request for Tender – Tender Evaluation – COR-RFT-04-20 Ryde Youth Theatre for the reason that she knows board directors, general managers and creative directors from several of the companies who submitted tenders for this Item.

Councillor Pedersen disclosed a Less than Significant Non-Pecuniary Interest in Item 3(5) – Small Grants, Allocation of Funding Round 2, 2020 for the reason that one of the applicants is from an organisation that her husband supplies marketing services to and she knows several others from unpaid work she does in the community.

TABLING OF PETITIONS

The Mayor, Councillor Laxale tabled a petition from Denistone East Primary School P&C with over 450 signatures in relation to Mayoral Minute 12/20 – Denistone East Primary School Parking Arrangements and a copy is **ON FILE**.

PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA

No written submissions were made to Council.

PUBLIC PARTICIPATION ON ITEMS NOT LISTED ON THE AGENDA

No written submissions were made to Council.

ORDER OF BUSINESS

RESOLUTION: (Moved by Councillors Brown and Yedelian OAM)

That Council now consider the following Item, the time being 7.10pm:-

- **Notice of Motion 6** – Ryde Local Housing Strategy 2020 and Multi-Dwelling Housing Planning Proposal.

Record of the Voting:

For the Motion: Unanimous

ITEM 2 (continued)

ATTACHMENT 1

NOTICE OF MOTION

6 RYDE LOCAL HOUSING STRATEGY 2020 AND MULTI DWELLING HOUSING PLANNING PROPOSAL - Councillor Trenton Brown

Note: A Memorandum from the Director – City Planning and Environment dated 23 November 2020 together with a letter regarding the Public Exhibition of the Medium Housing Density Planning Proposal and Draft Local Housing Strategy was tabled in relation to this Item and a copy is ON FILE.

MOTION: (Moved by Councillors Brown and Yedelian OAM)

That the City of Ryde Council recognise the highly controversial nature of the Ryde Local Housing Strategy planning proposal and therefore respond to the concerns expressed by our community by committing to the following actions:-

- (a) Continue the period of public community consultation until 28 February 2021.
- (b) Provide communications in multi-lingual brochures.
- (c) Develop a program of localised public hearings for residents to hear about the proposed changes to the Planning Controls in Low Density Residential Zones and to express their concerns in a Q&A style format.
- (d) Conduct those meetings in English and have dedicated Chinese and Korean language sessions for those who request a session.
- (e) Develop an online Q and A section on the City of Ryde internet site that provides information about frequently asked questions on this Planning Proposal.
- (f) Advertisements through all media channels that an extension to the public consultation has been granted.

AMENDMENT: (Moved by Councillors Purcell and Pedersen)

- (a) That Councillors note extensive consultation in regards to the medium density housing code planning proposal and the Ryde housing strategy
- (b) That feedback received in submissions in regards to multilingual consultation be provided to relevant staff for review
- (c) That council note the final reports on the medium density housing code planning proposal and the Ryde housing strategy are due for consideration at the December council meeting, where council can then make an informed decision about the need for any further consultation.

ITEM 2 (continued)

ATTACHMENT 1

On being put to the meeting, the voting on the Amendment was six (6) All. The Mayor, Councillor Laxale used his casting vote For the Amendment. The Amendment was **CARRIED** and then became the Motion.

Record of the Voting:

For the Amendment: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Pedersen, Purcell and Zhou

Against the Amendment: Councillors Brown, Kim, Lane, Maggio, Moujalli and Yedelian OAM

Note: Councillor Kim attempted to move the below Further Amendment in relation to this Item.

FURTHER AMENDMENT: (Moved by Councillor Kim)

- (a) That the Council endorse multi-culturalism and work towards working in harmony and respect of residents from non-English speaking backgrounds.
- (b) That the Council endorse all inclusive community consultations on all issues that affects rights and interests of all residents of non-English speaking backgrounds.

Note: The Mayor, Councillor Laxale ruled the Further Amendment out of order in accordance with Clause 10.11 of Council's Code of Meeting Practice.

MOTION OF DISSENT: (Moved by Councillors Kim and Lane)

That a Motion of Dissent be moved against the Mayor, Councillor Laxale's ruling that the proposed Further Amendment by Councillor Kim was out of order.

On being put to the meeting, the voting on the Motion was six (6) All. The Mayor, Councillor Laxale used his casting vote Against the Motion. The Motion was **LOST**.

Record of the Voting:

For the Motion: Councillors Brown, Kim, Lane, Maggio, Moujalli and Yedelian OAM

Against the Motion: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Pedersen, Purcell and Zhou

ITEM 2 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Purcell and Pedersen)

- (a) That Councillors note extensive consultation in regards to the medium density housing code planning proposal and the Ryde housing strategy.
- (b) That feedback received in submissions in regards to multilingual consultation be provided to relevant staff for review
- (c) That council note the final reports on the medium density housing code planning proposal and the Ryde housing strategy are due for consideration at the December council meeting, where council can then make an informed decision about the need for any further consultation.

On being put to the meeting, the voting on the Motion was six (6) All. The Mayor, Councillor Laxale used his casting vote For the Motion. The Motion was **CARRIED**.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Pedersen, Purcell and Zhou

Against the Motion: Councillors Brown, Kim, Lane, Maggio, Moujalli and Yedelian OAM

MAYORAL MINUTE

MM12/20 DENISTONE EAST PRIMARY SCHOOL PARKING ARRANGEMENTS - Mayor, Councillor Jerome Laxale

Note: The Mayor, Councillor Laxale disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that his children attend the school.

Note: The Mayor, Councillor Laxale tabled a petition from Denistone East Public School P&C with over 450 signatures in relation to this Item and a copy is **ON FILE**.

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

- (a) That Council immediately reinstate the *No Parking 8-9.30am & 2.30-4pm School Days* on Henderson Street along the frontage of Denistone East Public School.
- (b) That Council advise Denistone East Public School and residents on Henderson Street between Boronia Lane and Kings Road of the change.

ITEM 2 (continued)

ATTACHMENT 1

Record of the Voting:

For the Motion: Unanimous

COUNCIL REPORTS

1 ITEMS PUT WITHOUT DEBATE

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

That Council adopt Items 3, 3(1), 4, 4(1), 4(4), 6, 7, 8, 13 and 15 on the Council Agenda as per the recommendations in the reports.

Record of the Voting:

For the Motion: Unanimous

3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 8/20 held on 10 November 2020

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

That Council determine Items 1, 5, 7(I) and 7(J) of the Works and Community Committee report 8/20, held on 10 November 2020 noting that Items 2, 3, 4, 6, 7(A), 7(B), 7(C), 7(D), 7(E), 7(F), 7(G), 7(H), 7(K), 7(L) and 7(M) were dealt with by the Committee within its delegated powers.

Record of the Voting:

For the Motion: Unanimous

1 CONFIRMATION OF MINUTES - Works and Community Committee Meeting held on 13 October 2020

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

That the Minutes of the Works and Community Committee Meeting 7/20, held on 13 October 2020, be confirmed.

Record of the Voting:

For the Motion: Unanimous

ITEM 2 (continued)

ATTACHMENT 1

4 REPORT OF THE FINANCE AND GOVERNANCE COMMITTEE MEETING 4/20 held on 10 November 2020

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

That Council determine Items 1 and 4 of the Finance and Governance Committee Meeting 4/20 held on 10 November 2020 noting that Items 2, 3 and 5 were dealt with by the Committee within its delegated powers.

Record of the Voting:

For the Motion: Unanimous

1 CONFIRMATION OF MINUTES - Finance and Governance Committee Meeting held on 13 October 2020

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

That the Minutes of the Finance and Governance Committee 3/20, held on 13 October 2020, be confirmed.

Record of the Voting:

For the Motion: Unanimous

4 INVESTMENT REPORT AS AT 31 OCTOBER 2020

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

That Council endorse the Investment Report as at 31 October 2020.

Record of the Voting:

For the Motion: Unanimous

ITEM 2 (continued)

ATTACHMENT 1

6 ADOPTION OF THE 2019/20 FINANCIAL STATEMENTS

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

- (a) That in accordance with Section 419 of the Local Government Act 1993, Council receive and note the Auditor's Reports on the 2019/20 Annual Financial Statements for the year ended 30 June 2020.
- (b) That any public submissions on the 2019/20 Financial Reports be referred to Council's External Auditors, the Audit Office of NSW.

Record of the Voting:

For the Motion: Unanimous

7 PROPOSED EXTENSION OF THE JOBSEEKER/JOBKEEPER RATES REBATE SCHEME

Note: A Memorandum from the Director – Corporate Services dated 24 November 2020 was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

- (a) That Council considers any submissions received during the public exhibition process; and
- (b) That Council endorse the extension of the JobSeeker/JobKeeper rate rebate to remain open until 31 March 2021.

Record of the Voting:

For the Motion: Unanimous

8 ANNUAL REPORT ON CODE OF CONDUCT COMPLAINT STATISTICS

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

- (a) That Council note the Annual Report on Code of Conduct Complaint Statistics for the period from 1 September 2019 to 31 August 2020.

ITEM 2 (continued)

ATTACHMENT 1

- (b) That Council provide these statistics to the Office of Local Government as required by the Model Code of Conduct – Complaints Procedure (Part 11).

Record of the Voting:

For the Motion: Unanimous

13 REQUEST FOR TENDER - TENDER EVALUATION- COR-RFT-04-20 RYDE YOUTH THEATRE

Note: Councillor Pedersen disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that she knows board directors, general managers and creative directors from several of the companies who submitted tenders for this Item.

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

- (a) That pursuant to Clause 178(1)(a) of the Local Government (General) Regulations 2005, Council accepts the tender from Shopfront Youth Arts CoOp for the delivery of Ryde Youth Theatre for \$75,000 (excluding GST) per annum from 2020/21 to 2024/25.
- (b) That Council delegate the General Manager the authority to enter into a contract with Shopfront Youth Arts CoOp for COR-RFT-04-20 for the delivery of Ryde Youth Theatre on the terms contained within the tender and for minor amendments to be made to the contract documents that are not of a material nature.
- (c) That Council advise all the respondents of Council's decision.

Record of the Voting:

For the Motion: Unanimous

ITEM 2 (continued)

ATTACHMENT 1

15 REQUEST FOR TENDER - COR-RFT - 03/20 - ELECTRICAL SERVICES TENDER

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Purcell)

(a) That Council accepts the tenders for the programmed maintenance and testing of the electrical equipment and lighting equipment within the City of Ryde buildings for a 2 year period with an option to extend for up to a further 2 years (2 x 1 year) as recommended in the Tender Evaluation Report from the following contractors:-

- eti-Raven
- MSB Electrical Services
- Platinum Electricians
- CBD Mechanical Electrical
- Sydney Electrical & Data

(b) That Council advise all the respondents of Council's decision.

Record of the Voting:

For the Motion: Unanimous

2 CONFIRMATION OF MINUTES - Council Meeting held on 27 October 2020

RESOLUTION: (Moved by Councillors Gordon and Clifton)

That the Minutes of the Council Meeting 12/20, held on 27 October 2020 be confirmed, noting that during the meeting of 27 October 2020 when voting on the Item where Council resolved into Closed Confidential Session, Councillor Lane did not abstain, he voted Against the Motion.

Record of the Voting:

For the Motion: Unanimous

3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 8/20 held on 10 November 2020

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

1 CONFIRMATION OF MINUTES - Works and Community Committee Meeting held on 13 October 2020

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

ITEM 2 (continued)

ATTACHMENT 1

5 SMALL GRANTS, ALLOCATION OF FUNDING ROUND 2, 2020

Note: Councillor Pedersen disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that one of the applicants is from an organisation that her husband supplies marketing services to and she knows several others from unpaid work she does in the community.

RESOLUTION: (Moved by Councillors Purcell and Gordon)

(a) That Council endorse funding to the following organisations in Round 2 of the 2020 Small Grants:-

Ref	Organisation	Project Title	Funding Requested	Funding Granted	Project Description	Other Comments
SM02	Ample Abilities Inc.	Dine Out Fun- A project to assist people with a disability to order a meal	\$2,000	\$2,000	An educational project to build the independence of people with a disability.	
SM03	Ryde Salvation Army	Ryde Salvos Xmas- 2020	\$2,000	\$2,000	Hampers and toys for disadvantaged members of the community.	
SM06	Cerebral Palsy Alliance	Assessment resources for children with a disability	\$2,000	\$2,000	Clinical assessment tool for children with a disability to appropriately assess language and link them with suitable therapeutic options.	
SM07	Side by Side Advocacy	Enhancing connections for people with an intellectual disability	\$2,000	\$2,000	Training of citizen advocates (volunteers) to support and advocate for people with a disability.	

ITEM 2 (continued)

ATTACHMENT 1

SM09	Catholic Healthcare	Enjoying Autumn Entrances	\$1,850	\$1,300	Social day trip for 30-40 seniors from a Korean speaking background	Funding for staffing costs and total cost of refreshments is not eligible under the Grant Program.
SM11	Voices of Women Inc.	Voices of South Asian Women in Ryde	\$2,000	\$2,000	A story-telling project/ workshop to empower and connect women from South Asian communities	
Total			\$11,850	\$11,300		

(b) That funding is available from within the Community Grants Program budget to fund the recommended applications totalling \$11,300.

(c) That Council does not endorse the following applications:-

Ref	Organisation	Project Title	Funding Requested	Funding Granted	Project Description	Other Comments
Sm01	Riding for the Disabled-The Ryde Centre (Riding for the Disabled-NSW)	Vet care and feed for horses	\$2,000	\$0	Application for vet care and feed costs for horses.	Operational costs not eligible under the Grants Program.
Sm08	Australian Indian Sports Educational and Cultural Society Inc. (AISECS)	Community Cricket Match	\$2,000	\$0	Cricket match hosted by AISECS that aims to provide an opportunity for networking between attendees and local dignitaries.	Not eligible as no information provided on how the project is inclusive to all community members, as cricket match is by invitation.
SM13	Falun Dafa Association of Australia	Free Falun Dafa Meditation class	\$2,000	\$0	Provides two free Falun Dafa meditation classes to improve participants physical and mental health.	Prohibitive advertising and promotional costs for an existing program.
Total			\$6,000	\$0		

ITEM 2 (continued)

ATTACHMENT 1

Record of the Voting:

For the Motion: Unanimous

**7 TRAFFIC AND PARKING MATTERS APPROVED BY THE RYDE
TRAFFIC COMMITTEE MEETING - SEPTEMBER MEETING**

(I) VARIOUS STREETS, CITY OF RYDE - FIXED CAR SHARE

MOTION: (Moved by Councillors Purcell and Pedersen)

The following changes be made to the parking restrictions in various streets of City of Ryde:-

1. That all locations from 1 through to 25 be authorised for single use fixed car share parking.
2. All approved fixed car share locations be delineated in accordance with Council's *Fixed Space Car Share Guidelines (Jan 2020)*, with the required payment of the applicable setup and annual fees and charges by the car share operators to Council, upon which Council will also issue a Car Share Vehicle Parking Authority to each of the approved locations.

AMENDMENT: (Moved by Councillors Lane and Brown)

The following changes be made to the parking restrictions in various streets of City of Ryde:-

1. The following locations be authorised for single use fixed car share parking:
 - Location 1 - 14 Constitution Road Ryde
 - Location 2 - 45 Meadowbank Crescent, West Ryde
 - Location 4 - 1-3 Lee Avenue, Ryde
 - Location 6 - 20 Herbert Street, West Ryde
 - Location 12 - Opp 1-3 Bank Street, Meadowbank
 - Location 14 - Meadow Crescent E side outside 21-22 Bank Street, Meadowbank
 - Location 15 - 90 Belmore Street (E side), Ryde
 - Location 16 - 9 Rothesay Avenue, Ryde
 - Location 17 – Constitution Road cnr Belmore Street, Ryde
 - Location 18 - 12 Isabel Street, Ryde
 - Location 19 - Hamilton Crescent W, cnr Constitution Road, Ryde
 - Location 21 - Opp 31 Wattle Street, West Ryde
 - Location 22 - 30-32 Forster Street, West Ryde
 - Location 23 - 4 Bay Drive, Meadowbank

ITEM 2 (continued)

ATTACHMENT 1

2. All approved fixed car share locations be delineated in accordance with Council's *Fixed Space Car Share Guidelines (Jan 2020)*, with the required payment of the applicable setup and annual fees and charges by the car share operators to Council, upon which Council will also issue a Car Share Vehicle Parking Authority to each of the approved locations.
3. That further education and consultation occur with residents surrounding the rejected locations.

On being put to the meeting, the voting on the Amendment was six (6) All. The Mayor, Councillor Laxale used his casting vote Against the Amendment. The Amendment was **LOST**. The Motion was then put and **CARRIED**.

Record of the Voting:

For the Amendment: Councillors Brown, Kim, Lane, Maggio, Moujalli and Yedelian OAM

Against the Amendment: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Pedersen, Purcell and Zhou

RESOLUTION: (Moved by Councillors Purcell and Pedersen)

The following changes be made to the parking restrictions in various streets of City of Ryde:-

1. That all locations from 1 through to 25 be authorised for single use fixed car share parking.
2. All approved fixed car share locations be delineated in accordance with Council's *Fixed Space Car Share Guidelines (Jan 2020)*, with the required payment of the applicable setup and annual fees and charges by the car share operators to Council, upon which Council will also issue a Car Share Vehicle Parking Authority to each of the approved locations.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Brown, Clifton, Gordon, Pedersen, Purcell and Zhou

Against the Motion: Councillors Kim, Lane, Maggio, Moujalli and Yedelian OAM

ITEM 2 (continued)

ATTACHMENT 1

7 TRAFFIC AND PARKING MATTERS APPROVED BY THE RYDE TRAFFIC COMMITTEE MEETING - SEPTEMBER MEETING

(J) NELSON STREET, GLADESVILLE - RESIDENT PARKING SCHEME

RESOLUTION: (Moved by Councillors Purcell and Pedersen)

The following change be made to the parking restrictions in Nelson Street, Gladesville (a) and communication to occur as per (b) below:-

- (a) The Western side of Nelson Street that is currently signed posted as 2P 7am-5pm Mon – Fri be incorporated into the Zone 9 resident parking scheme and will operate as 2P 8am – 6pm Mon-Fri Authorised Permit Holders Excepted.
- (b) All residents of Nelson Street be advised of Council's decision.
- (c) That staff organise a workshop for Councillors to revisit the resident parking policy.
- (d) That staff consult with residents on the Eastern side of Nelson Street to implement a similar resident parking scheme.

Record of the Voting:

For the Motion: Unanimous

4 REPORT OF THE FINANCE AND GOVERNANCE COMMITTEE MEETING 4/20 held on 10 November 2020

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

1 CONFIRMATION OF MINUTES - Finance and Governance Committee Meeting held on 13 October 2020

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

4 INVESTMENT REPORT AS AT 31 OCTOBER 2020

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

ITEM 2 (continued)

ATTACHMENT 1

5 SEPTEMBER QUARTERLY REVIEW REPORT - FOUR YEAR DELIVERY PLAN 2020-2024 AND 2020/2021 OPERATIONAL PLAN

RESOLUTION: (Moved by Councillors Gordon and Pedersen)

- (a) That the report of the September 2020 Quarterly Review Statement - Four Year Delivery Plan 2020 - 2024 and One Year 2020/21 Operational Plan, *Quarter One, July – September 2020* be received and endorsed by Council.
- (b) That the proposed budget adjustments and Project changes summarised in **ATTACHMENT 3** to the report, resulting in no net impact on Council's projected Working Capital position of \$4.50 million (as at 30 June 2021) be endorsed by Council.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Brown, Clifton, Gordon, Lane, Maggio, Pedersen, Purcell, Yedelian OAM and Zhou

Against the Motion: Councillors Kim and Moujalli

6 ADOPTION OF THE 2019/20 FINANCIAL STATEMENTS

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

7 PROPOSED EXTENSION OF THE JOBSEEKER/JOBKEEPER RATES REBATE SCHEME

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

8 ANNUAL REPORT ON CODE OF CONDUCT COMPLAINT STATISTICS

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

ITEM 2 (continued)

ATTACHMENT 1

9 OUTDOOR DINING FEES AND FOOD INSPECTION FEES - REPORT ON PUBLIC SUBMISSIONS

RESOLUTION: (Moved by Councillors Maggio and Brown)

- (a) That Council notes that no public submissions were made in respect of the proposed resolution to extend financial assistance and continue waiving Outdoor Dining Fees and Food Inspection Fees for an additional period until the end of March 2021.
- (b) That the Mayor, Councillor Laxale write to all eligible businesses in regards to this initiative and Councils support of it.

Record of the Voting:

For the Motion: Unanimous

10 2020/2021 CHRISTMAS NEW YEAR ARRANGEMENTS FOR THE GENERAL MANAGER

RESOLUTION: (Moved by Councillors Pedersen and Gordon)

That Council, pursuant to Section 351(1)(a) of the *Local Government Act 1993*, temporarily appoints Liz Coad, Director – City Planning and Environment as General Manager for the period between 12.00am on 4 January 2021 to 12 midnight on 29 January 2021, while the incumbent General Manager is on annual leave.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Brown, Clifton Gordon, Pedersen, Purcell, Yedelian OAM and Zhou

Against the Motion: Councillors Kim, Lane, Maggio and Moujalli

11 MANAGING FUNCTIONS OF COUNCIL DURING THE 2020/2021 CHRISTMAS/NEW YEAR RECESS

MOTION: (Moved by Councillors Gordon and Pedersen)

- (a) That Pursuant to Section 226 (o) of the Local Government Act 1993 and subject to the requirements of paragraph (b) below, the Mayor is authorised to exercise all functions of Council during the period between 12.00am on 8 December 2020 and 12.00 midnight on 22 February 2021 but only in the case of an emergency and in consultation with the General Manager.

ITEM 2 (continued)

ATTACHMENT 1

- (b) That notwithstanding the requirements of paragraph (a) above, the Council notes and acknowledges that the Mayor can exercise the policy-making functions of the governing body of the Council between meetings of the Council, but only in cases of necessity as authorised by Section 226 (d) of the *Local Government Act 1993*.
- (c) That any functions of the Council exercised by the Mayor in accordance with this resolution, be communicated to all Councillors as soon as possible, in addition to a Mayoral Minute being submitted to Council's meeting on 23 February 2021 that specifies the functions exercised, if any.

AMENDMENT: (Moved by Councillors Kim and Lane)

- (a) That Pursuant to Section 226 (o) of the Local Government Act 1993 and subject to the requirements of paragraph (b) below, that the panel of Councillors are authorised to exercise all functions of Council during the period between 12.00am on 8 December 2020 and 12.00 midnight on 22 February 2021 but only in the case of an emergency and in consultation with the General Manager.
- (b) That notwithstanding the requirements of paragraph (a) above, the Council notes and acknowledges that the panel of Councillors can exercise the policy-making functions of the governing body of the Council between meetings of the Council, but only in cases of necessity as authorised by Section 226 (d) of the *Local Government Act 1993*.
- (c) That any functions of the Council exercised by the panel of Councillors in accordance with this resolution, be communicated to all Councillors as soon as possible, in addition to a Mayoral Minute being submitted to Council's meeting on 23 February 2021 that specifies the functions exercised, if any.

On being put to the Meeting, Councillor Maggio abstained from voting and accordingly his vote was recorded Against the Amendment. The voting on the Amendment was five (5) For and seven (7) Against. The Amendment was **LOST**.

Record of the Voting:

For the Amendment: Councillors Brown, Kim, Lane, Moujalli and Yedelian
OAM

Against the Amendment: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Maggio, Pedersen, Purcell and Zhou

ITEM 2 (continued)

ATTACHMENT 1

FURTHER AMENDMENT: (Moved by Councillors Brown and Lane)

- (a) That Pursuant to Section 226 (o) of the Local Government Act 1993 and subject to the requirements of paragraph (b) below, that a committee of the Mayor and Deputy Mayor are authorised to exercise all functions of Council during the period between 12.00am on 8 December 2020 and 12.00 midnight on 22 February 2021 but only in the case of an emergency and in consultation with the General Manager.
- (b) That notwithstanding the requirements of paragraph (a) above, the Council notes and acknowledges that a committee of the Mayor and Deputy Mayor can exercise the policy-making functions of the governing body of the Council between meetings of the Council, but only in cases of necessity as authorised by Section 226 (d) of the *Local Government Act 1993*.
- (c) That any functions of the Council exercised by the committee of the Mayor and Deputy Mayor in accordance with this resolution, be communicated to all Councillors as soon as possible, in addition to a Mayoral Minute being submitted to Council's meeting on 23 February 2021 that specifies the functions exercised, if any.

On being put to the Meeting the voting on the Amendment was six (6) All. The Mayor, Councillor Laxale used his casting vote Against the Amendment. The Further Amendment was **LOST**. The Motion was then put and **CARRIED**.

Record of the Voting:

For the Amendment: Councillors Brown, Kim, Lane, Maggio, Moujalli and Yedelian OAM

Against the Amendment: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Pedersen, Purcell and Zhou

RESOLUTION: (Moved by Councillors Gordon and Pedersen)

- (a) That Pursuant to Section 226 (o) of the Local Government Act 1993 and subject to the requirements of paragraph (b) below, the Mayor is authorised to exercise all functions of Council during the period between 12.00am on 8 December 2020 and 12.00 midnight on 22 February 2021 but only in the case of an emergency and in consultation with the General Manager.
- (b) That notwithstanding the requirements of paragraph (a) above, the Council notes and acknowledges that that the Mayor can exercise the policy-making functions of the governing body of the Council between meetings of the Council, but only in cases of necessity as authorised by Section 226 (d) of the *Local Government Act 1993*.

ITEM 2 (continued)

ATTACHMENT 1

- (c) That any functions of the Council exercised by the Mayor in accordance with this resolution, be communicated to all Councillors as soon as possible, in addition to a Mayoral Minute being submitted to Council's meeting on 23 February 2021 that specifies the functions exercised, if any.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Maggio, Pedersen, Purcell and Zhou

Against the Motion: Councillors Brown, Kim, Lane, Moujalli and Yedelian OAM

INFORMATION REPORT

12 REPORT FOR THE INFORMATION OF COUNCIL - EXCLUSION OF ITEMS OF BUSINESS FROM THE COUNCIL MEETING HELD ON 27 OCTOBER 2020

Note: An Information Report was presented to Council.

NOTICES OF MOTION

1 DEFERRED NOTICE OF MOTION: RYDE FOODBANK - Councillor Dr Peter Kim

MOTION: (Moved by Councillors Kim and Maggio)

That the Ryde Council:-

- (a) make a declaration that the City of Ryde will stand to fight the "food hunger".
- (b) direct the General Manager to prepare a feasibility report, including a financial source, on establishing a 'Ryde Foodbank' at an appropriate location. The General Manager is to prepare the 'Ryde Foodbank' report for the March 2021 Ordinary Council meeting.

AMENDMENT: (Moved by Councillors Pedersen and Gordon)

- (a) That the City of Ryde acknowledges and supports the efforts of a range of local community and religious organisations in providing food and other emergency relief to individuals and families to prevent "food hunger".
- (b) That the General Manager, through ongoing consultation with local community and religious organisations, monitor the level of food and other emergency relief available in the City of Ryde to ensure an adequate level of support is available to meet increased community need, due to the health and economic impacts of COVID-19.

ITEM 2 (continued)

ATTACHMENT 1

On being put to the Meeting the voting on the Amendment was six (6) All. The Mayor, Councillor Laxale used his casting vote For the Amendment. The Amendment was **CARRIED** and then became the Motion.

Record of the Voting:

For the Amendment: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Pedersen, Purcell and Zhou

Against the Amendment: Councillors Brown, Kim, Lane, Maggio, Moujalli and Yedelian OAM

RESOLUTION: (Moved by Councillors Pedersen and Gordon)

- (a) That the City of Ryde acknowledges and supports the efforts of a range of local community and religious organisations in providing food and other emergency relief to individuals and families to prevent "food hunger".
- (b) That the General Manager, through ongoing consultation with local community and religious organisations, monitor the level of food and other emergency relief available in the City of Ryde to ensure an adequate level of support is available to meet increased community need, due to the health and economic impacts of COVID-19.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Brown, Clifton, Gordon, Lane, Moujalli, Pedersen, Purcell, Yedelian OAM and Zhou

Against the Motion: Councillors Kim and Maggio

2 DEFERRED NOTICE OF MOTION: FIND THE ALTERNATE VENUE FOR THE COMMUNITY ORGANISATIONS FROM THE CLOSURE OF THE RYDE CIVIC CENTRE - Councillor Dr Peter Kim

Note: The Mayor called for a Mover and Secunder for this Motion. As there was no Mover or Secunder, the Motion lapsed.

ITEM 2 (continued)

ATTACHMENT 1

3 MEETING WITH ELTHAM STREET RESIDENTS - Councillor Roy Maggio

Note: A report regarding Monash Park Trees from the Councillor Information Bulletin dated 24 November 2020 was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Maggio and Kim)

- (a) That the General Manager heads a delegation with the City of Ryde Parks Team to facilitate a meeting as soon as possible with all residents on Eltham Street adjacent Monash Park to address their concerns with the abrasive roots which are causing major problems to their residence.
- (b) That minutes are provided to all Councillors of the meeting.

Record of the Voting:

For the Motion: Unanimous

4 ATTENDANCE AT COUNCIL MEETINGS - Councillor Sarkis Yedelian OAM

MOTION: (Moved by Councillors Yedelian OAM and Maggio)

- (a) That the General Manager facilitates and allows residents to physically attend the Council Chambers to address the Council meetings.
- (b) That the General Manager investigate reinstating the option of physical attendance of Councillors at Council meetings in accordance with COVID safe social distancing rules.

AMENDMENT: (Moved by Councillors Gordon and Purcell)

- (a) That council note that current Local Government Act 1993 health order in regards to attendance of councillors and the public at council meetings expires at the end of March 2021 and that Council retain the status quo in relation to meeting attendance and participation.
- (b) That the General Manager investigate reinstating the option of physical and/or remote attendance of councillors and the public at Council meetings in accordance with the NSW Government Public Health order regarding Council meetings and that a report be brought back to Council in March 2021.

On being put to the Meeting the voting on the Amendment was six (6) All. The Mayor, Councillor Laxale used his casting vote For the Amendment. The Amendment was **CARRIED** and then became the Motion.

ITEM 2 (continued)

ATTACHMENT 1

Record of the Voting:

For the Amendment: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Pedersen, Purcell and Zhou

Against the Amendment: Councillors Brown, Lane, Kim, Maggio, Moujalli and Yedelian OAM

RESOLUTION: (Moved by Councillors Gordon and Purcell)

- (a) That council note that current Local Government Act 1993 health order in regards to attendance of councillors and the public at council meetings expires at the end of March 2021 and that Council retain the status quo in relation to meeting attendance and participation.
- (b) That the General Manager investigate reinstating the option of physical and/or remote attendance of councillors and the public at Council meetings in accordance with the NSW Government Public Health order regarding Council meetings and that a report be brought back to Council in March 2021.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Brown, Clifton, Gordon, Lane, Pedersen, Purcell and Zhou

Against the Motion: Councillors Kim, Maggio, Moujalli and Yedelian OAM

5 CHAUVEL STREET TEMPORARY FENCING/BARRICADES - Councillor Jordan Lane

Note: The Mayor called for a Mover and Secunder for this Motion. As there was no Mover or Secunder, the Motion lapsed.

6 RYDE LOCAL HOUSING STRATEGY 2020 AND MULTI DWELLING HOUSING PLANNING PROPOSAL - Councillor Trenton Brown

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

7 INCLUSIVE COMMUNITY CONSULTATION IN DRAFT HOUSING STRATEGY PUBLIC CONSULTATION - Councillor Dr Peter Kim

Note: The Mayor ruled this Item out of order in accordance with Clause 17.7 of Council's Code of Meeting Practice.

ITEM 2 (continued)

ATTACHMENT 1

CLOSED SESSION

ITEM 14 - 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.

Note: Councillor Maggio left the meeting at 10.39pm and was not present for voting on this Item.

RESOLUTION: (Moved by Councillors Clifton and Gordon)

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

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Pedersen, Purcell, and Zhou

Against the Motion: Councillors Brown, Kim, Lane, Moujalli and Yedelian OAM

Note: The Council closed the meeting at 10.40pm. The public and media left the webcast.

Note: Councillor Maggio returned to the meeting at 10.45pm.

13 REQUEST FOR TENDER - TENDER EVALUATION- COR-RFT-04-20 RYDE YOUTH THEATRE

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

ITEM 2 (continued)

ATTACHMENT 1

14 ADVICE ON COURT ACTIONS

Note: Councillor Maggio left the meeting at 11.02pm during discussion on this Item and did not return. He was not present for voting on this Item.

RECOMMENDATION: (Moved by Councillors Purcell and Gordon)

That the report of the General Counsel be received.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Moujalli, Pedersen, Purcell, Yedelian OAM and Zhou

Against the Motion: Councillors Brown, Kim and Lane

15 REQUEST FOR TENDER - COR-RFT - 03/20 - ELECTRICAL SERVICES TENDER

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

OPEN SESSION

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

RESOLUTION: (Moved by the Mayor, Councillor Laxale and Councillor Pedersen)

- (a) That the Council resolve itself into open Council.
- (b) That the recommendations of Items considered in Closed Session be received and adopted as resolution of Council without any alteration or amendment thereto.
- (c) That the remaining Items on the Agenda be deferred to the next Ordinary Council Meeting to be held on Tuesday, 8 December 2020.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Brown, Clifton, Gordon, Moujalli, Pedersen, Purcell and Zhou

Against the Motion: Councillors Kim, Lane and Yedelian OAM

Note: Open Council resumed at 11.05pm.

ITEM 2 (continued)

ATTACHMENT 1

NOTICES OF MOTION

8 POLICY REGISTER - Councillor Dr Peter Kim

Note: This Item was deferred and will be dealt with at the Council Meeting on 8 December 2020.

9 IMPROVE INFRASTRUCTURE - Councillor Dr Peter Kim

Note: This Item was deferred and will be dealt with at the Council Meeting on 8 December 2020.

The meeting closed at 11.05 pm.

CONFIRMED THIS 8TH DAY OF DECEMBER 2020

Chairperson

3 ECONOMIC DEVELOPMENT STRATEGY (2020-2024)

Report prepared by: Economic Development Coordinator
File No.: URB/08/1/39 - BP20/1159

REPORT SUMMARY

The Economic Development Strategy (EDS) outlines the goals, strategies and actions, required to encourage ongoing investment in the City of Ryde and to support local businesses.

The strategy informs a program of activities that include building the capacity of existing and prospective local business operators (through training, networking and other targeted activities), promoting our local businesses and centres, assisting local business negotiate regulatory or other local challenges.

To develop this Strategy, Council engaged SGS Economics to support Council in consulting with the City of Ryde business community to ensure the Strategy addressed their needs, reviewing best practice Economic Development programs, and reviewing the key economic trends likely to impact local businesses.

The EDS is designed to be agile and respond to opportunities and threats within Council's existing budget and resources, and by leveraging partnerships with other government agencies and our particularly strong business community.

The program is primarily delivered by Council's Economic Development Coordinator and Council's Neighborhood Activation Team working with staff across Council and other local partners including the various Chambers of Commerce, the local TAFE, Macquarie University, large and small businesses across the LGA, and other Government Agencies.

Regular updates are provided through Council's Economic Advisory Committee, who also provide feedback on emerging challenges and potential activities that could be delivered under the strategy.

The EDS has been refined to ensure Council retains the flexibility and capacity to continue to assist local businesses with the challenges presented by COVID-19. At its meeting of 27 October, Council was updated on the positive steps being taken to support business – *'City of Ryde COVID-19 Response and Recovery Actions and Initiatives'*. The report outlined current and future actions being undertaken to support business, and these actions will continue to be delivered should Council endorse the plan as recommended by this report.

The Objectives of the Strategy are:

Goal 1: Promote the City of Ryde's capacity to support all types of businesses across a variety of industry sectors with their development, growth and space requirements.

ITEM 3 (continued)

Goal 2: The City of Ryde becomes a desired location for SMEs, high tech start-ups and scale-ups, creating investment and future jobs.

Goal 3: The City of Ryde is positioned as a smart, innovative and green city in the heart of Sydney which encourages people to invest, live, work, visit and play locally.

Goal 4: Implement programs to support youth and migrant employment pathways and match local job opportunities for people living in the City of Ryde, promoting it as a city with the people who possess skill and talent to service all business needs.

Goal 5: Continue to build and nurture strategic partnerships with key stakeholders to implement the Economic Development Strategy.

The following three pillars form the foundation of the EDS.

- Place-based marketing: leveraging places unique offering to actively attract businesses, talent and investment;
- Placemaking: A process which gives a place an identity that reflects the community's collective vision; and
- Capacity building: Council facilitates and enables individuals and businesses to obtain, improve and retain the skills, tools and other resources needed for business success.

To realise these goals, a strategic blueprint has been developed and it includes:

- Key Performance Indicators;
- Key Performance Measurements; and
- Detailed Action Plan.

RECOMMENDATION:

- (a) That Council endorse the draft Economic Development Strategy (2020-24).
- (b) That the Strategy be placed on public exhibition for 28 days (3 February – 7 March 2021).
- (c) That should any objections be received during the exhibition they are to be reported to Council as soon as is practicable; should there be no objections the Strategy is to be finalised and adopted and Councillors advised by CIB.

ATTACHMENTS

- 1 City of Ryde Economic Development Strategy 2020-2024

ITEM 3 (continued)

Report Prepared By:

Jan Bouhali
Economic Development Coordinator

Report Approved By:

Liz Coad
Director - City Planning and Environment

John Brown
Senior Coordinator - City Activation

Dyalan Govender
Manager - Urban Strategy

ITEM 3 (continued)

Background

Council's Economic Development Strategy (EDS) outlines the goals, strategies and actions, required to encourage ongoing investment in the City of Ryde and to support local businesses. The strategy informs a program of activities that include building the capacity of existing and prospective local business operators (through training, networking and other targeted activities), promoting our local businesses and centers, assisting local business negotiate regulatory or other local challenges.

The program is primarily delivered by Council's Economic Development Coordinator and Council's Neighborhood Activation Team, working with staff across Council as well as partners including the various Chambers of Commerce, the local TAFE, Macquarie University, large and small businesses across the LGA, and other Government Agencies. Regular updates are provided to Council's Economic Advisory Committee, who also provide feedback on emerging challenges and potential activities that could be delivered under the strategy.

The Economic Development Strategy (2015-2019) had focused on building capacity for Small and Medium sized Enterprises (SMEs), building partnerships and stimulating the local economy. The draft Economic Development Strategy 2020-2024 (**attached**), will continue to build on those themes, with a specific focus on:

- Securing the jobs of the future;
- Fostering collaboration; and
- Growing local talent and the local economy;
- Youth employment pathways particularly in growth sectors.

The EDS is designed to be agile and respond to opportunities and threats within Council's existing budget and resources, and/or partnering with stakeholders.

In addition, the EDS has been refined to ensure retains the capacity and flexibility required to continue to support local business with the challenges presented by COVID-19. At its meeting of 27 October, Council was updated on the positive steps being taken to support business via the report - *'City of Ryde COVID-19 Response and Recovery Actions and Initiatives'*. The report outlined current and future actions to support business, and these actions will continue to be delivered should Council endorse the plan as recommended by this report. These critical priorities will continue to inform our Economic Development program in the short term, and the Strategy provides the framework by which we will be able to continue the recovery and build resilience through the medium term.

Discussion

Council engaged SGS Economics to assist in the consultation, research and drafting of the EDS.

ITEM 3 (continued)

Consultation and Research

SGS Economics undertook extensive consultation with key stakeholders, including:

- External Stakeholders
 - SMEs, Property Developers/ Landowners, Economic Advisory Committee, Macquarie Park Forum, Local Business Chambers.
- Internal Stakeholders
 - Strategic Planning, City Activation, Community Services, Media and Communications, Business Strategy and Innovation.

This engagement was coupled with a detailed background analysis of the City of Ryde's existing strategic framework (e.g. the Community Strategic Plan and the Local Strategic Planning Statement) and an analysis of the underlying demographics and economic profiles. SGS also leveraged their extensive experience to ensure the EDS incorporated best practice strategies to support the economy at a local level.

Pillars - Goals - Outcomes

The vision is to “...*build a resilient economy that fosters innovation, attracts investment and celebrates diversity.*”

The following three pillars form the foundation of the strategy; they are tailored to the tools available at a local level:

- Place-based marketing: leveraging places unique offering to actively attract businesses, talent and investors - e.g. 'Invest Macquarie Park' video productions, 'Shop Local – Love your Community' campaign;
- Placemaking: A process which gives a place an identity that reflects the community's collective vision - e.g. 'Love Gladesville' and 'Love Macquarie Park' Campaigns, Community Engagement for upgrades in Town Centres'; and
- Capacity building: Council facilitates and enables individuals and businesses to obtain, improve and retain the skills, tools and other resources needed for business success - e.g. Suite of Webinars, Community of Practice Groups (Women in Business and Home-Based Business Group).

The EDS leverages and builds on the City of Ryde's existing assets and strengths, addresses challenges, and explores opportunities to respond to the threats and opportunities identified in the SWOT analysis.

ITEM 3 (continued)

The Goals of the Strategy are:

Goal 1: Promote the City of Ryde's capacity to support all types of businesses across a variety of industry sectors with their development, growth and space requirements.

The City of Ryde has a diverse community and a range of businesses from start-ups to multinational corporations. Through a joint effort, Council will continue to highlight the LGAs competitive advantages for all types of businesses to ensure that they can thrive in a business enabling environment.

Goal 2: The City of Ryde becomes a desired location for SMEs, high tech start-ups and scale-ups, creating investment and future jobs.

SMEs, high tech start-ups and scale-ups are important economic assets driving the knowledge economy. It is critical for the City of Ryde to take a place-based approach to foster a business-friendly environment.

Goal 3: The City of Ryde is positioned as a smart, innovative and green city in the heart of Sydney which encourages people to invest, live, work, visit and play locally.

The City of Ryde is a key player in Australia's knowledge economy. The LGA is home to the Macquarie Incubator, Venture Café and a number of other initiatives, placing it in a good position to pursue further innovation and foster the entrepreneurial spirit.

Goal 4: Implement programs to support youth and migrant employment pathways and match local job opportunities for people living in the City of Ryde, promoting it as a city with the people who possess skill and talent to service all business needs.

Job creation is the key to local economic development. Council has a role in facilitating an employment market in which talents and jobs are matched. Consistent with the global trend, young people (between 15-24 years) in the City of Ryde are more likely to be unemployed compared to the rest of the labour force; this goal will respond to this trend, with the aim to better connect local industry and businesses services to our local cohort of skilled, educated young people.

Goal 5: Continue to build and nurture strategic partnerships with key stakeholders to implement the Economic Development Strategy.

Economic development is a collaborative process that involves multiple stakeholders and happens in multiple scales. Global and national trends and disruptions have local impacts that require local responses. The City of Ryde steers, promotes and facilitates economic activities with partners and the Community.

ITEM 3 (continued)

To realise these goals, a strategic blueprint has been developed and includes:

- Key Performance Indicators;
- Key Performance Measurements; and
- Detailed Action Plan.

Each goal is matched by a range of actions to be delivered over the next four years. This Action Plan is designed to be agile and respond to unexpected environmental and economic impacts, while maintaining a robust strategic blueprint for job creation and investment attraction in growth sectors.

The Action Plan details the specific tasks, activities and initiatives that will be pursued over the next four years, coupled with indicators to monitor our local economy.

It is extremely difficult to monitor the impact local interventions have on a local economy as there are a large range of variables informing the available data. However, the strategy sets out the information we will track to monitor our progress in delivery the strategy, and also to ensure we have meaningful information to provide Council and our Economic Development Advisory Committee regarding the state of our local economy.

Information we will track includes, but will not be limited to:

- Feedback from the business community, from testimonials following Council activities delivered under the Strategy.
- Number and type of new business started, measured by ABS Census.
- Compare the number of new SMEs, start-ups and scale-ups with other comparable precincts measured by ABS Census.
- Compare job growth in the knowledge intensive (e.g. advanced manufacturing, data sector) with the State average.
- Benchmark growth of knowledge intensive businesses in the City of Ryde against Metropolitan Councils e.g. Parramatta, North Sydney etc.
- Compare growth in population and jobs across similar Metropolitan Councils, measured by ABS Census.
- Compare (rank) Arts and Recreation Services sector size with State average, measured by ABS Census.
- Youth unemployment rate relative to Greater Sydney, measured by ABS Census.
- Increase in workforce participation of older people, measured by ABS Census.
- Number of new partnership and stakeholder relationships formed.
- Number of stakeholders participating in economic development activities.

ITEM 3 (continued)

ABS and sector related data is available via existing subscriptions to data services such as economy.id.

The following table outlines the key actions to be delivered in the Economic Development Program, 2020-2024.

6.1 Summary of key actions

Strategies	Year	Action
3.3	2020	Pilot Korean Eats Food Tours
2.1	2020	Commence a Community of Practice – Home Based Business Group and Creative Sector
5.2	2020/21	Explore, investigate, and advocate for a Deep Tech, Advanced Manufacturing Makerspace
1.1	2021	Health Sector Employment Expo
2.2	2021	Collation and distribution of MP Innovation Success Stories
4.2	2021	Implement Employability/industry engagement program
1.4	2021	Introduce and promote Food Tours across Town Centre precincts
2.1	2021	Commence a Community of Practice – Startup and Scaleups Group
1.1	2022	Digital Health Expo
1.2	2022	Develop Community of Practice – Health Service Providers
2.2	2023	Macquarie Park Open Day – Innovation Showcase (Festival)
5.2	2024	Pitch for Investment open day (VCs/Start-ups/scaleups)
5.2	2024	Refresh the Economic Development Strategy 2025-2030
3.2	2024	Implement a Business sentiment and satisfaction survey
3.1	Ongoing	Ongoing video campaign for Ryde – marketing

Financial Impact

The Economic Development Strategy (2020-24) can be delivered within the existing allocated budget. A number of proposed actions (such as the proposed MedTech Expo, and the proposed Jobs and Skills Expo), will require collaboration with key internal and external stakeholders. Where any additional projects require further budget allocations, they would be subject to Council's Delivery Plan process or a separate report to Council.

ITEM 3 (continued)

ATTACHMENT 1



 City of Ryde
Lifestyle and opportunity
@ your doorstep

**Economic
Development
Strategy**

**2020-
2024**

 **SGS**
Economics
& Planning

ITEM 3 (continued)

ATTACHMENT 1

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ITEM 3 (continued)

ATTACHMENT 1

Executive Summary

A resilient economy that fosters innovation,
attracts investment and celebrates diversity.

The aim of this Strategy is to ensure that the Ryde Local Government Area (LGA) remains the place to find diverse employment and investment opportunities, foster collaboration, and to grow local talents.

Leadership and collaboration are at the core of local economic development. City of Ryde will continue to drive local economic development and collaborate with the State and Federal Governments, other Councils, the private sector and non-government organisations to foster an inclusive and resilient local economic environment that has the capacity and flexibility to adapt to change and disruptions.

This Strategy provides a Four-Year Strategic Action Plan to promote and foster economic development and support the delivery of the Local Strategic Planning Statement and the 2028 Community Strategic Plan.

The vision, strategic pillars, goals, strategies and Action Plan have been informed through extensive research and stakeholder consultations. While best efforts have been made to ensure the Strategy's relevance; unprecedented disruptions that would require flexible and quick responses may occur within the four-year life of the Strategy. It is therefore recommended to adopt an agile approach in implementing the Action Plan.

ITEM 3 (continued)

ATTACHMENT 1



Emerging opportunities and challenges

From the background report and stakeholder engagement, a number of opportunities and challenges were identified which informed the vision and goals. There are major employment and investment opportunities at Macquarie Park, Meadowbank and West Ryde supported by current State Government planning and infrastructure commitments. The other town centres including Ryde, Eastwood, and Gladesville with their unique characteristics are also on the way to becoming the desired locations for a range of businesses, see Figure 1.

City of Ryde's Local Strategic Planning Statement (LSPS) highlighted the vision and opportunities at each of these centres. This Strategy aims to build on Ryde's strengths while exploring opportunities and addressing weaknesses and threats. The Strategy supports the following vision⁴ for each of the town centres:

⁴Adapted from the LSPS 2009

- Ryde as a civic and commercial hub for the City of Ryde
- Eastwood as a vibrant centre for cultural events and night-time activity; with a reputation for dining and locally owned shops and services
- Gladesville as a socially and economically successful mixed-use town centre
- Meadowbank will complement strategic employment centres at Macquarie Park, Rhodes, Olympic Park and Parramatta
- West Ryde will develop a new identity and attractive character.

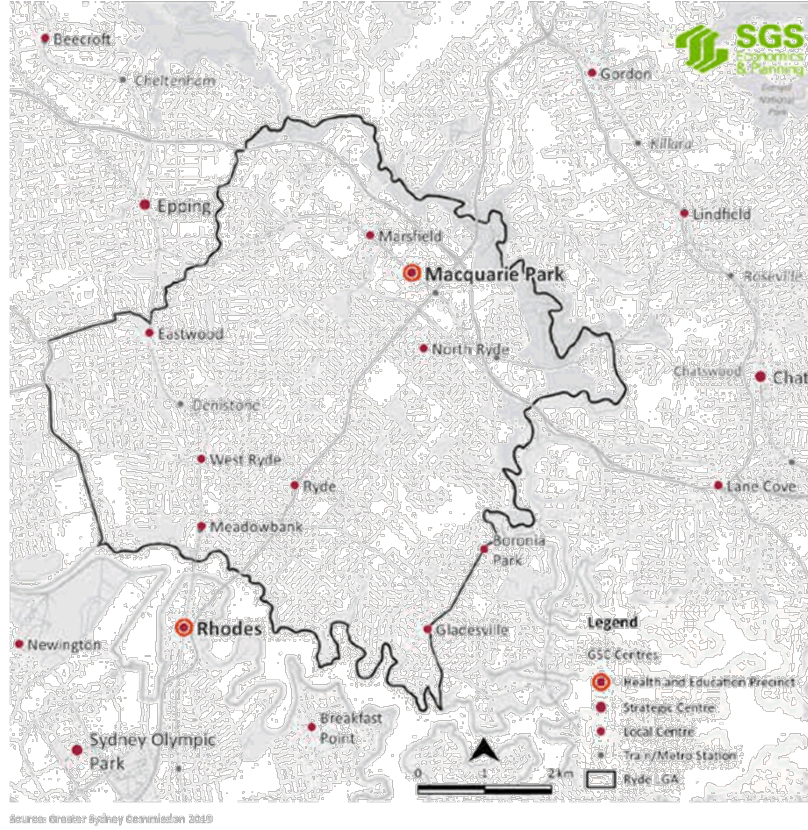
The Strategy also supports the continued evolution of Macquarie Park into a premium location for globally competitive businesses and a vibrant, accessible CBD that balances work, recreation and entertainment.

ITEM 3 (continued)

ATTACHMENT 1

The City of Ryde faces many challenges including the ageing population, youth unemployment, decline of small businesses, demand for co-working and Makerspace; increased vacancy in ground floor retail/commercial spaces. This Strategy addresses these challenges through the three pillars and the Action Plan.

FIGURE 1: GREATER SYDNEY COMMISSION (GSC) CENTRES



ITEM 3 (continued)

ATTACHMENT 1

01 Introduction



01 Introduction

SGS Economic and Planning (SGS) has been commissioned by the City of Ryde to update the current Economic Development Strategy for 2020-24. The Economic Development Strategy responds to key industry and employment sectors/trends across the Ryde LGA, and identifies vision, goals, strategies, and an Action Plan with tangible and soft measures. The Strategy together with its background report provides a comprehensive overview of the economic profile of Ryde and identifies opportunities to stimulate its future growth.

The Action Plan addresses three pillars of local economic development: place-based marketing, placemaking and capacity building. Marketing attracts businesses and talent, placemaking creates an enabling environment, while capacity building fosters innovation and collaboration. As Ryde experiences significant growth in population and jobs, the scale of Council's economic development program will also increase. Delivery of the expanded program proposed in the action plan would require additional resourcing.

SGS would like to thank our clients Jan Bouhali and John Brown at Ryde Council for their support and involvement in the development of this Economic Development Strategy.



ITEM 3 (continued)

ATTACHMENT 1

02 City's role in economic development



02 City's role in economic development

City of Ryde's Economic Development Strategy plans for our future and growing employment. It delivers on directions set out in the 10-year Community Strategic Plan.

"(Local Economic Development) is a process by which public, business and non-government sector partners work collectively to create better conditions for economic growth and employment generation." – World Bank²

In these unprecedented times, the City of Ryde will continue to build economic capacity of the LGA and promote economic activities through the implementation of our Economic Development Plan and Marketing Plan.

Local economic development is critical as the economy recovers from the COVID crisis. Council has a role in supporting normal economic activities and helping businesses to adapt and succeed in the fast-changing environment.

Council is positively influencing change to drive growth, expansion, and job creation in the LGA. Council will continue to progress strategic partnerships with other levels of government, private organisations, and the not-for-profit sector, with the intent to deliver better social, economic and environmental outcomes.

There are a range of concurrent initiatives that will make Ryde a more attractive place for businesses and talent acquisition, including:

- Renewing and expanding paths, cycleways and roads
- Upgrading open space and recreational facilities
- Building community and culture identity
- Reviewing current land use planning
- Renewing town centres and neighbourhoods
- Enhancing access and mobility
- Expanding and renewing Council owned properties.

Through a collaborative approach, the City of Ryde will grow its unique economic, social and physical attributes while leveraging government and private investments. Economic development requires the joint effort from all three tiers of government, as well as the private and non-profit sectors. Together, Council facilitates economic development through the following four main areas:

- Advocacy and representation
- Infrastructure and services
- Governance and regulation
- Development and investment

²Go Robinson, & Goga B. P. Murphy, *Local Economic Development: A Primer Developing and Implementing Local Economic Development Strategies and Action Plans*, The World Bank, 2008.

ITEM 3 (continued)

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10 RYDE ECONOMIC DEVELOPMENT STRATEGY 2020-2024

Where does this Strategy sit within a broader strategic context?



Resource and Operational

(Four Year Delivery, One Year Operational,
Resource Strategy, Contributions Plan)

FIGURE 2: STRATEGIC CONTEXT

ITEM 3 (continued)

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What have we achieved so far?

Over the past four years the 2015-2019 Economic Development Plan delivered a range of:

- High impact capacity building workshops and events
- Networking Functions
- Place based Marketing and Place Making initiatives.

Outcomes under the Economic Development Plan 2015-2019 include:

- Establishment of the annual Small Business Month Large Event – Get Connected in partnership with Optus
- Delivered over 35 annual capacity building workshops for SMEs experiencing full attendance and high satisfaction ratings in feedback surveys
- Introduction of a monthly ‘Welcome eNewsletter’ for all new businesses, attracting over 4,000 new businesses (registered ABNs) per annum
- New businesses are connecting to programs early in their inception resulting in better chances of growth and success in the early stages of operation
- Joined the NSW Governments Small Business Friendly Councils Program/Easy to Do Business
- Piloted new ED programs including Shop Shapers West Ryde, Love Gladesville Campaign, Love Macquarie Park Campaign, Love Eastwood Campaign
- Delivered three Trade Delegations (Chinese and Japanese) to Macquarie Park resulting in investment discussions with a local Medtech company
- Implementation of WiFi in public spaces in Macquarie Park
- Development of Community of Practice Women in Business and Home Based Business Group
- Development of the new Macquarie Park Marketing Plan 2020-24
- Piloted Mastermind Business Series for Medium sized businesses
- Piloted the Migrant Resource Program – to support migrants in integrating and employment pathways
- Partnered with key stakeholders to open Venture Café – Macquarie Park
- Delivered Get that Job Day – Youth Jobs & Skills Employment Expo
- Developed robust relationships with key external stakeholders to deliver the Economic Development Program in a collaborative way e.g. TAFE NSW, Optus, Macquarie University, Local Business Chambers.

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03 Economic profile of Ryde



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Top 10 Occupation of Local Residents 2016

Occupation (2-digit)	Total
Business, Human Resource and Marketing Professionals	6,082
Specialist Managers	5,141
ICT Professionals	3,318
Sales Assistants and Salespersons	3,093
Health Professionals	2,686
Education Professionals	2,635
Design, Engineering, Science and Transport Professionals	2,289
Hospitality, Retail and Service Managers	2,263
Numerical Clerks	2,196
Carers and Aides	1,798

Source: ABS Census 2016 (TableBuilder Pro)

Top 10 Employment Locations for Local Residents 2016

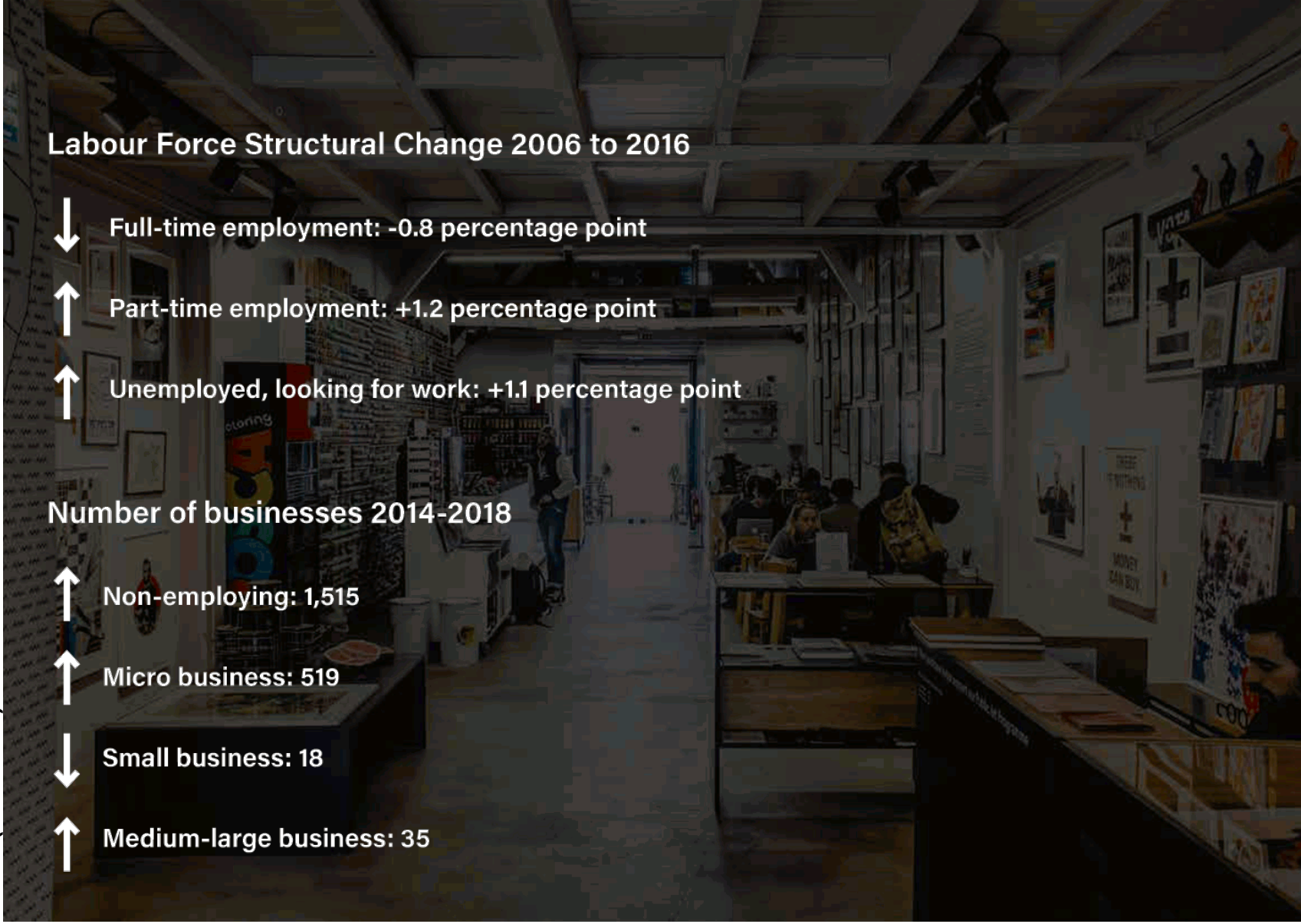
Geography (POW)	Total	Share of Total
City of Ryde	16,457	29%
Sydney	12,860	23%
Parramatta	4,287	8%
Willoughby	3,118	5%
North Sydney	2,485	4%
Canada Bay	1,954	3%
No Fixed Address (NSW)	1,783	3%
Inner West	1,285	2%
Lane Cove	1,069	2%
Northern Beaches	1,057	2%

Source: ABS Census 2016 (TableBuilder Pro)



ITEM 3 (continued)

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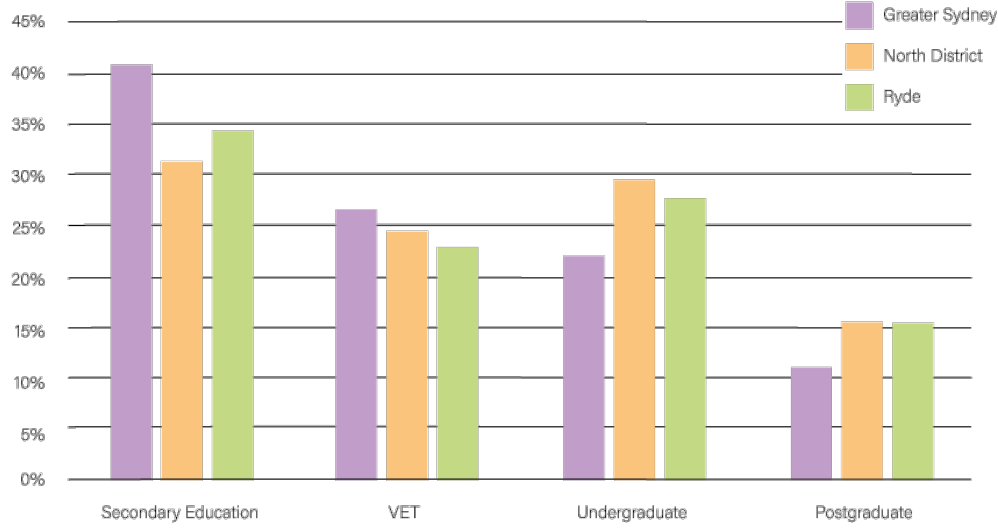


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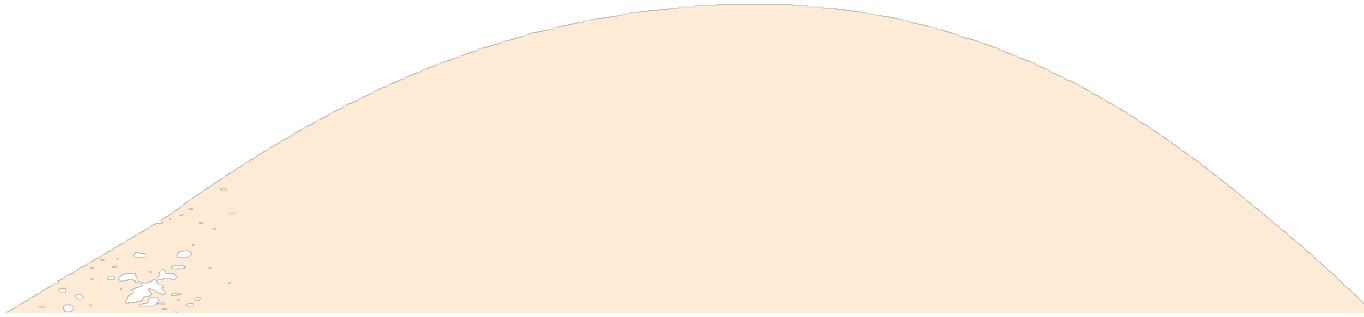
ATTACHMENT 1

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Education Attainment of Local Residents 2016



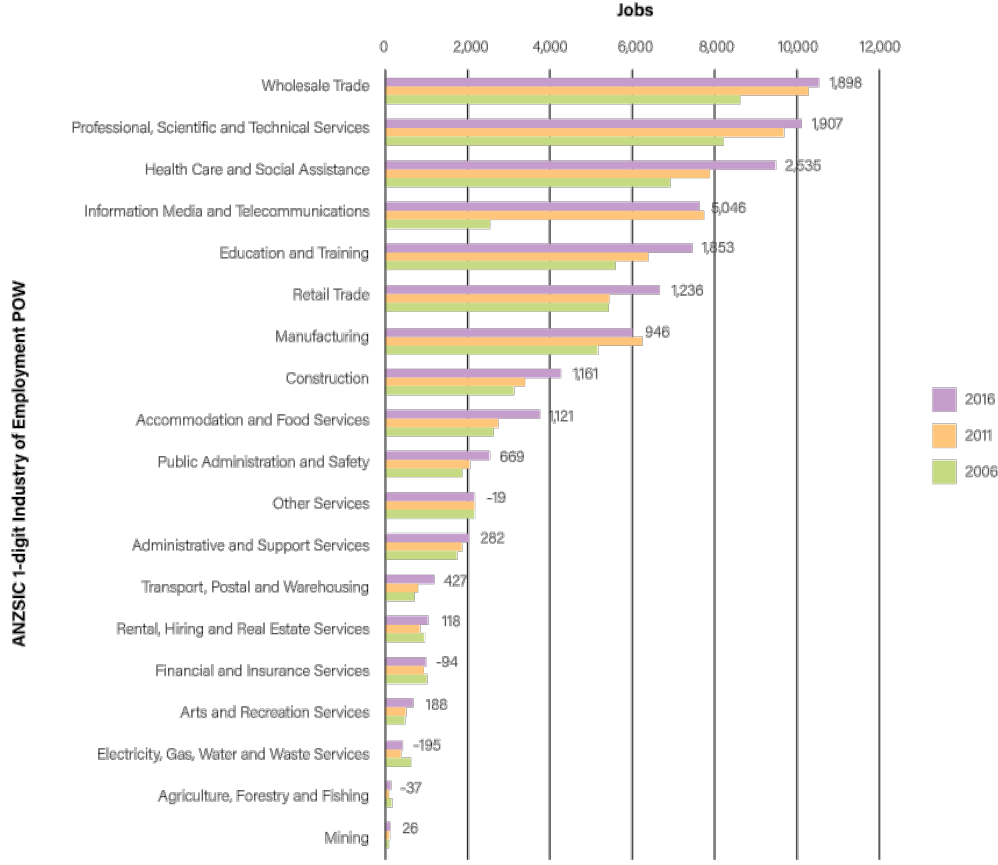
Source: ABS Census 2016 (TableBuilder Pro)



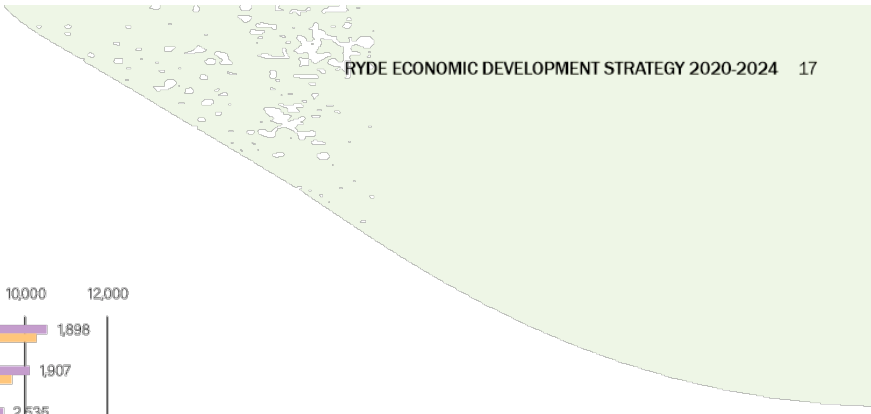
ITEM 3 (continued)

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Local Industries of Employment 2006-2016



Source: ABS Census 2006, 2011 and 2016 (Tabularizer Pro)



ITEM 3 (continued)

ATTACHMENT 1



Industries that have the greatest impact on the overall local economy

Industries that have the greatest impact on the overall local economy

Output (income)⁴

- Public Administration and Safety
- Administrative and Support Services
- Professional, Scientific and Technical Services
- Retail Trade
- Construction

Employment⁵

- Rental, Hiring and Real Estate Services
- Electricity, Gas, Water and Waste Services
- Information Media and Telecommunications
- Mining
- Financial and Insurance Services

⁴High output multipliers indicate strong linkages within Ryde in these industries.
⁵High employment multipliers indicate high efficiency in employment generation.

ITEM 3 (continued)

ATTACHMENT 1

04 Challenges and opportunities



04 Challenges and opportunities

The Ryde Economic Development Strategy leverages and builds on Ryde's existing assets and strengths, improves Ryde's weaknesses, explores opportunities and responds to threats.

Strengths

- Culturally rich area, with a diversity of cultures and languages (new business opportunities – back to regions of origin)
- Historically strong local centres and communities (i.e. Gladesville, Ryde, Eastwood)
- A state significant employment cluster- Macquarie Park Precinct (Business Precinct, Macquarie University & Hospital, Macquarie Centre)
- Large number of patent applications/R&D expenditure
- Good basic transport infrastructure network (proximity to M2, NorthConnex- under construction, public transport- metro, train, ferry and arterial roads)
- Strategic location between Parramatta and Sydney CBD (within Eastern Economic Corridor)
- Established IT & Wholesaling industry (supplemented by growing number of IT students)

- Increasing number of families (residents) and large professional base (workers)
- Strong employment growth (twice Greater Sydney's average).

Weaknesses

- Lack of flexible and affordable office, incubator and (co) working spaces
- Lack of profile, visitation and engagement of venture capitalist firms (start-ups and SME support)
- Relatively high levels of youth unemployment
- Lack of pedestrian infrastructure and other urban amenity in Macquarie Park
- Lower than average number of creative businesses and students
- Lack of financial and insurance businesses mass (large banking, insurance and legal companies), that could support transformation to CBD
- Vacant ground floor retail in new developments
- Centres cut in half by transport infrastructure (i.e. Top Ryde, West Ryde, Gladesville, Macquarie Park).

ITEM 3 (continued)

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Opportunities

- New public transport connections under investigation (to Parramatta, Mona Vale, Hurstville via Rhodes)
- Introducing additional permissible uses and utilising vacant mixed-use office/retail floorspace
- Transformation of Macquarie Park (i.e. 18h city)
- Rising demand for 'place-based' qualities in centres
- Increased number of Generation X/Y workers in labour force
- Growing IT (digital) sector & TAFE Meadowbank Upgrades (IT focus)
- Strong growth of Transport, Postal and Warehousing businesses
- Chance to promote other centre to GSC strategic centre (i.e. Eastwood- vitality or West Ryde- space)
- Strong initiative and momentum for collaboration amongst the various stakeholders in the Macquarie Park precinct.

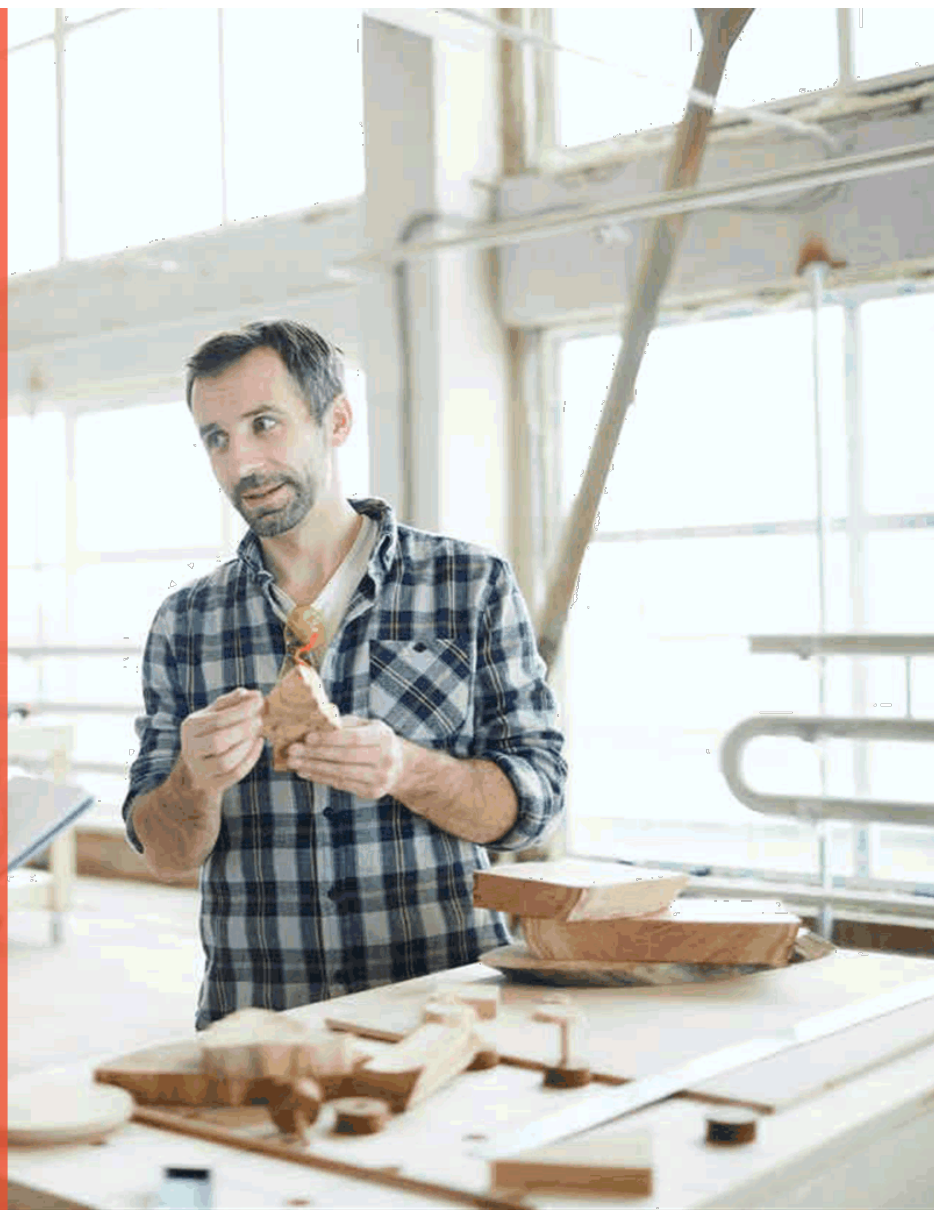
Threats

- Lack of specific direction (in strategic metropolitan/ district plans)
- Changing nature of business parks (outdated business model)
- Workforce casualisation (increase in part-time employment)
- An ageing population (more services needed and contracting labour force)
- Lower job growth between 2011-16 (limited room for expansion)
- Decreasing number of Small Businesses (more exits than entries)
- Negative growth in Retail business sector (important employer of local residents)
- Expanding centres outside of LGA area (i.e Rydalmere - WSU)
- Industrial and commercial (employment) lands under pressure.

ITEM 3 (continued)

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05 Vision,
strategic pillars,
goals and
strategies



ITEM 3 (continued)

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05 Vision, strategic pillars, goals and strategies

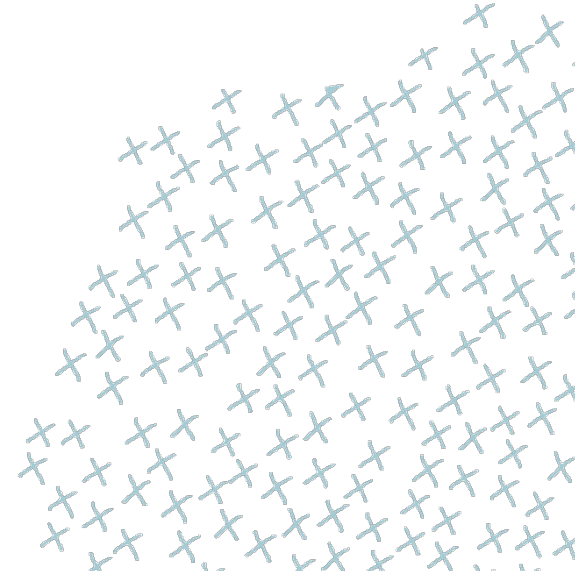
5.1 Vision

A resilient economy that fosters innovation, attracts investment and celebrates diversity.

5.2 Three pillars of economic development

Council's economic development vision is based on place-based marketing, placemaking and capacity building. These three pillars together support the economic development of the City of Ryde.

- **Place-based marketing:** leveraging from a place's unique offers to actively attract businesses, talents, and investors
- **Placemaking:** A process which gives a place an identity that reflects the community's collective vision
- **Capacity building:** Council facilitates and enables individuals and businesses to obtain, improve and retain the skills, tools and other resources needed for business success.



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FIGURE 3: 3 PILLARS OF ECONOMIC DEVELOPMENT

PILLAR 1
Place-based
marketing



PILLAR 2
Placemaking



PILLAR 3
Capacity building



ITEM 3 (continued)

ATTACHMENT 1

5.3 Goals and strategies

Place-based marketing and placemaking

Goal 1 Promote the City of Ryde's capacity to support all types of businesses across a variety of industry sectors with their development, growth and space requirements.

The City of Ryde has a diverse community and a range of businesses, from start-ups to multinational corporations. With a joint effort, our Council will continue to highlight the LGA's competitive advantages for all types of businesses and ensure that they can thrive in a business enabling environment.

Existing initiatives

- Workshops and training for businesses
- Shop Shapers Program
- NSW Small Business
- Easy to Do Business
- Macquarie Park Marketing Plan
- LEP review (in progress).

Key assets

- Culturally rich area, with a diversity of cultures and languages
- Historically strong local centres and communities
- State significant employment cluster – Macquarie Park (Strategic Centre)
- Emerging Education and Employment Precinct- Meadowbank
- Economic anchors: Four public hospitals, Macquarie University Incubator, Macquarie University.

Strategies

- 1.1 Nurture economic anchors and attract investment.
- 1.2 Support existing small businesses in centres.
- 1.3 Support Meadowbank Education and Employment Precinct.
- 1.4 Work across Council Departments to support the future character of town centres with events, promotions and infrastructure upgrades.

Key Performance Indicators

- Positive feedback from the business community, observed from testimonials
- Number and type of new business started, measured by ABS Census.

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Place-based marketing and placemaking

Goal 2 The City of Ryde becomes a desired location for SMES, high tech start-ups and scale-ups, creating investment and future jobs.

SMES, high tech start-ups and scale-ups are important economic assets driving the knowledge economy. The City of Ryde has a total of 12,522 businesses, most of which are small businesses that are non-employing or micro. Small businesses that employ more people (five to 20 employees) are declining in numbers, and the new business entry rate has been relatively steady. It is critical for the City of Ryde to take a place-based approach to foster a business-friendly environment.

Existing initiatives

- Venture Café
- Placemaking Macquarie Park
- Place Marketing Macquarie Park.

Key assets

- Good infrastructure networks (proximity to M2, NorthConnex- under construction, public transport-metro, train, ferry and arterial roads)
- Strategic location between Parramatta and Sydney CBD (within Eastern Economic Corridor)
- Established IT & Wholesaling industry (supplemented by growing number of IT students)
- Increasing number of families (residents) and large professional base (workers).

Strategies

- 2.1 Attract high-tech start-ups, scale-ups and creatives.
- 2.2 Support the transformation/positioning of Macquarie Park into an innovation precinct.
- 2.3 Investigate opportunities in underutilised retail and commercial spaces across the City of Ryde.
- 2.4 Investigate opportunities for providing subsidised spaces in Council controlled buildings.

Key Performance Indicators

- Compare the number of new SMEs, start-ups and scale-ups with other comparable precincts measured by ABS Census
- Compare job growth in the knowledge intensive (e.g. advanced manufacturing, data sector with the State average) measured by ABR data
- Benchmark (Rank) growth of knowledge intensive businesses in the City of Ryde against Metropolitan Councils e.g. Parramatta, North Sydney etc.

ITEM 3 (continued)

ATTACHMENT 1

Place-based marketing and placemaking

Goal 3 The City of Ryde is positioned as a smart, innovative and green city at the heart of Sydney which attracts people to invest, live, work, visit and play locally.

The City of Ryde has a comparatively large amount of R&D expenditure and patent applications; it is a key player in Australia's knowledge economy. The LGA is home to Macquarie Incubator, Venture Café and a number of other initiatives, placing it in a good position to pursue further innovation and foster the entrepreneurial spirit.

Existing initiatives

- Night-time Economy implementation
- Redevelopment of Ryde Civic Centre (to be completed in 2023)
- Centres and Neighbourhood Renewal Programs (on-going)
- Open space masterplans
- Upgrade to West Ryde Plaza (completed)
- Strategic City Program (on-going).

Key assets

- Large number of patent applications/R&D expenditure
- Resilience to the capacity to withstand and recover quickly from challenges is at the heart of Ryde's strategic planning

- A range of existing innovation assets including Macquarie University, TAFE NSW, Macquarie University incubator, hospitals, research institutes, Macquarie Park Community College and knowledge intensive businesses.

Strategies

- 3.1 Make existing centres greener and more attractive.
- 3.2 Provide good experiences for businesses and workers throughout the City of Ryde.
- 3.3 Promote inclusive places and facilitate social vibrancy.

Key Performance Indicators

- Positive feedback from residents, workers, and visitors, observed from testimonials obtained.
- Compare growth in population and jobs across Metropolitan Councils that are viewed as similar to City of Ryde, measured by ABS Census.
- Compare (rank) the City of Ryde's growth in Arts and Recreation Services with State average, measured by ABS Census.

ITEM 3 (continued)

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Capacity building

Goal 4 Implement programs to support youth employment pathways and match local job opportunities for people living in the City of Ryde, promoting it as a city with the people who possess skill and talent to service all business needs.

Job creation is key to local economic development. Council has a role in facilitating a supportive market in which talents and jobs are matched.

Two global trends have been observed locally and are influencing the job market. Consistent with the global trend, young people (between 15 and 24 years) in the City of Ryde are more likely to be unemployed compared to the rest of the labour force. The other global trend that is influencing the job market is the ageing population. In the City of Ryde, a large proportion of older people (aged 65 years and older) still participate in the labour force as full-time or part-time workers.

Existing initiatives

- Future Change Makers Ryde – community building hub that brings youths together
- Youth Ambassador Program
- Youth Entrepreneur Program
- Ryde Hunters Hill Youth Interagency.

Key assets

- Education assets: 19 government schools, TAFE NSW, Macquarie University
- Entrepreneurial experience and opportunity for students facilitated by Macquarie University Incubator
- Active older workforce.

Strategies

- 4.1 Implement programs to support youth employment pathways.
- 4.2 Identify local talent and match it to potential jobs.
- 4.3 Keep seniors active in the workforce.

Key Performance Indicators

- Improvement in youth unemployment rate relative to Greater Sydney, measured by ABS Census
- Increase in workforce participation of older people, measured by ABS Census.

ITEM 3 (continued)

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Capacity building

Goal 5 Continue to build and nurture strategic partnerships with key stakeholders to implement the Economic Development Strategy.

Economic development is a collaborative process that involves multiple stakeholders and happens at multiple scales. Global and national trends and disruptions have local impacts that require local responses. The City of Ryde steers, promotes and facilitates economic activities with partners and the community.

Existing initiatives

- Venture Café
- Economic Development Advisory Committee
- Macquarie Park Forum
- Macquarie Park Marketing Plan – Action Plan.

Key assets

- Existing network assets: Venture Café, Chambers of Commerce, Macquarie Park Business Alliance, Sydney North Health Network, Community of Practice Women in Business and Home Based Business Groups, Property Developers eg. Goodman
- Active engagement between educational institutes and local industries.

Strategies

- 5.1 Manage and build relationship with relevant stakeholders.
- 5.2 Promote City of Ryde’s attractiveness and economic opportunities.

Key Performance Indicators

- Number of new partnership and stakeholder relationships formed
- Number of stakeholders participating in economic development activities.

ITEM 3 (continued)

ATTACHMENT 1

06 Action Plan



ITEM 3 (continued)

ATTACHMENT 1

06 Action Plan

6.1 Summary of key actions

Strategies	Year	Action
3.3	2020	Pilot Korean Eastwood Eats Food Tours
2.1	2020	Commence a Community of Practice – Home Based Business Group and Creative Sector
5.2	2020/21	Explore, investigate, and advocate for a Deep Tech, Advanced Manufacturing Makerspace
1.1	2021	Health Sector Employment Expo
2.2	2021	Collation and distribution of MP Innovation Success Stories
4.2	2021	Implement Employability/industry engagement program
1.4	2021	Introduce and promote Food Tours across Town Centre precincts
2.1	2021	Commence a Community of Practice – Startup and Scaleups Group
1.1	2022	Digital Health Expo
1.2	2022	Develop Community of Practice – Health Service Providers
2.2	2023	Macquarie Park Open Day – Innovation Showcase (Festival)
5.2	2024	Pitch for Investment open day (VCs/Start-ups/scaleups)
5.2	2024	Refresh the Economic Development Strategy 2025-2030
3.2	2024	Implement a Business sentiment and satisfaction survey
3.1	Ongoing	Ongoing video campaign for Ryde – marketing

ITEM 3 (continued)

ATTACHMENT 1

6.2 Action Plan

Goal 1 Promote the City of Ryde's capacity to support all types of businesses across a variety of industry sectors with their development, growth and space requirements.

Key Performance Indicators

- Positive feedback from the business community, observed from testimonials
- Number and type of new business started, measured by ABS Census.

Strategies	Actions	Impact and efforts	Priority	Commence	Complete	Sphere of influence	Measure of success (soft or tangible)
1.1 Nurture economic anchors and attract investment	Host and promote a Ryde Medical Sector Career Expo in collaboration with North Sydney Local Health District, TAFE NSW and Macquarie University to facilitate employment opportunities and build connections. Preparation begins 21/22 to be delivered in 23/24.	High impact, high effort	High	2021	2024	Control and influence	<ul style="list-style-type: none"> • Connect industry and potential employees • Enhance awareness of our MedTech Sector • Number of registrations for MedTech Expo • Social Media engagement e.g. number of shares, likes etc
	Host and promote a Digital Health Expo in collaboration with the health sector to facilitate employment opportunities and attract investment. Preparation begins 22/23 for delivery 23/24.	High impact, high effort	High	2022	2024	Control and influence	<ul style="list-style-type: none"> • Deliver in partnership with Digital Health Sector participants • Number of registrations for Digital Health Expo
	Continue to collaborate with NSW Government to grow the commercial core in Macquarie Park, aligning with the GSC North District Plan.	High impact, low effort	Ongoing	2020	Ongoing	Influence	<ul style="list-style-type: none"> • Maintain regular communication and Bi-annually meet with teams at NSW Treasury (Trade & Investment) • An active member of Macquarie Park steering committees and industry groups

ITEM 3 (continued)

ATTACHMENT 1

Goal 1 Promote the City of Ryde's capacity to support all types of businesses across a variety of industry sectors with their development, growth and space requirements.

Strategies	Actions	Impact and efforts	Priority	Commence	Complete	Sphere of influence	Measure of success (soft or tangible)
1.1 Nurture economic anchors and attract investment (continued)	Keep track of research data on business needs with Macquarie University, Incubator, Venture Cafe and MPID.	High effort, high impact	Low	2022	2023	Control	<ul style="list-style-type: none"> Utilise research data to drive and track economic development across the City of Ryde Being agile and able to pivot direction when new information is obtained
	Develop and nurture working relationship with key local commercial real estate agents and landlords to support inward investment enquiries.	Low impact, low effort	Low	2022	Ongoing	Influence	<ul style="list-style-type: none"> A working relationship with over 5 local medium/large commercial real estate agents
1.2 Support existing small businesses in centres	Continue to work with and build relationships with local Business Chambers to assist in supporting SMEs in our local Town Centres.	High impact, low effort	Ongoing	2020	Ongoing	Control	<ul style="list-style-type: none"> Maintain monthly communication with local Business Chamber presidents
	Develop Community of Practice for Health Service providers.	High impact, high effort	High	2022	2023	Control	<ul style="list-style-type: none"> Achieve 50 plus Community of Practice membership
	Deliver regular information/education workshops, events and Community of Practice business groups to connect SMEs with government programs and opportunities and each, where needed include support in Korean & Chinese.	High impact, high effort	Medium	2021	Ongoing	Control	<ul style="list-style-type: none"> Deliver a minimum of 12 workshops per year
	Facilitate training and workshops for small business owners, with a special focus on how to use digital platforms to respond positively to changes in traditional ways of doing business.	High impact, high effort	Ongoing	2020	Ongoing	Control	<ul style="list-style-type: none"> Deliver a minimum of 12 workshops per year

ITEM 3 (continued)

ATTACHMENT 1

Goal 1 Promote the City of Ryde's capacity to support all types of businesses across a variety of industry sectors with their development, growth and space requirements.

Strategies	Actions	Impact and efforts	Priority	Commence	Complete	Sphere of influence	Measure of success (soft or tangible)
1.3 Support Meadowbank Education and Employment Precinct	Implement a Love Meadowbank campaign highlighting its strengths in education and health and a destination for jobs, talent, and innovation.	High impact, high effort	High	2020	2021	Influence	<ul style="list-style-type: none"> Deliver the Love Meadowbank campaign video
	Work with the Greater Sydney Commission and other relevant state agencies to provide local knowledge about the Precinct and identify opportunities to promote greater economic activities.	High impact, high effort	Ongoing	2020	Ongoing	Influence	<ul style="list-style-type: none"> Promote the City of Ryde's objectives on Meadowbank to State Government
	Investigate and identify potential co-working and Makerspace in Meadowbank or other appropriate places with real estate agents and Business Chambers for start-ups, scale-ups and entrepreneurs.	High impact, low effort	Low	2022	2023	Control	<ul style="list-style-type: none"> Investigate Makerspace Business Case and develop Business Case if viable
	Support active connections between West Ryde to Meadowbank and investigate an integrated approach for the economic development of West Ryde and Meadowbank.	High impact, high effort	Low	2020	Ongoing	Influence	<ul style="list-style-type: none"> Improve physical connection and strategic relation between West Ryde and Meadowbank
1.4 Work with other Council units to support the future character of town centres	Investigate place activation opportunities and promote Ryde as the civic and commercial hub of the City of Ryde to the business community.	High impact, high effort	Medium	2021	2022	Influence	<ul style="list-style-type: none"> Establish Ryde's identity as a civic and commercial hub
	Collaborate with Hunters Hill Council to investigate opportunities for a socially and economically successful Gladesville.	High impact, low effort	Medium	2020	Ongoing	Influence	<ul style="list-style-type: none"> Regular meetings with Hunters Hill on progressing Gladesville collaboratively
	Collaborate with the West Ryde Urban Revitalisation team to investigate a potential place for a Makerspace in West Ryde or other appropriate places and explore night-time opportunities in West Ryde.	High impact, low effort	High	2021	2022	Influence	<ul style="list-style-type: none"> Investigate Makerspace Business Case and develop Business Case if viable
	Introduce and promote Food Tours across town centres.	High impact, high effort	High	2021	Ongoing	Control and influence	<ul style="list-style-type: none"> Regular food tours became a well-known attraction of Ryde

ITEM 3 (continued)

ATTACHMENT 1

Goal 2 The City of Ryde becomes a desired location for SMES, high tech start-ups and scale-ups, creating investment and future jobs.

Key Performance Indicators

- Compare the number of new SMEs, start-ups and scale-ups with other comparable precincts measured by ABS Census
- Compare job growth in the knowledge intensive (e.g. advanced manufacturing, data sector with the State average) measured by ABR data
- Benchmark (Rank) growth of knowledge intensive businesses in the City of Ryde against Metropolitan Councils e.g. Parramatta, North Sydney etc.

Strategies	Actions	Impact and efforts	Priority	Commence	Complete	Sphere of influence	Measure of success (soft or tangible)
2.1 Attract high-tech start-ups, scale-ups and creatives	Commence a Community of Practice for Home Based Business Group and Creative Sector.	High impact, high effort	High	2020	2021	Control	<ul style="list-style-type: none"> • Achieve stronger connections with our Community of Practice membership
	Commence a Community of Practice for Startup and Scaleups Group.	High impact, high effort	High	2021	2022	Control	<ul style="list-style-type: none"> • Recruit for Community of Practice membership
	Support the development of digital infrastructure across the City of Ryde.	High impact, high effort	High	2024	2024	Control and influence	<ul style="list-style-type: none"> • Increase of eServices offered by Council
2.2 Support the marketing and positioning of Macquarie Park as an innovation precinct/district	Collaborate with relevant Council units and stakeholders to implement a 'place-based' approach for Macquarie Park.	High impact, low effort	High	2021	2024	Influence	<ul style="list-style-type: none"> • Deliver Public Domain upgrades within the precinct • Continue implementation of the Waterloo Rd Linear Park
	Collaborate with relevant Council units to implement actions in the Macquarie Park Marketing Plan.	High impact, high effort	Medium	2020	2024	Control	<ul style="list-style-type: none"> • Actions implemented
	Collaborate with Macquarie Park stakeholders (Macquarie University Incubator and Venture Café, Macquarie Hospital etc.) to collate innovation stories, and activities to communicate to broader networks.	High impact, high effort	High	2021	Ongoing	Influence	<ul style="list-style-type: none"> • A devoted web page for showcasing innovation stories, successes and activities • A feedback system established between Council and Macquarie Park stakeholders to share innovation stories
	Promote and facilitate Macquarie Park Open Day-Innovation Showcase (Festival).	High impact, high effort	High	2023	2024	Control	<ul style="list-style-type: none"> • Attract more than 200 attendees to the festival

ITEM 3 (continued)

ATTACHMENT 1

Goal 2 The City of Ryde becomes a desired location for SMES, high tech start-ups and scale-ups, creating investment and future jobs.

Strategies	Actions	Impact and efforts	Priority	Commence	Complete	Sphere of influence	Measure of success (soft or tangible)
2.3 Investigate opportunities in underutilised retail and commercial spaces across the City of Ryde	Continue to build relationships with developers and landowners to investigate opportunities for temporary uses of vacant spaces by small business and high-tech start-ups.	High impact, low effort	Ongoing	2020	Ongoing	Influence	<ul style="list-style-type: none"> Compilation of local commercial real estates and landowners' contacts Regular communication with developers and landowners held
	Review planning controls and collaborate with relevant Council units to investigate opportunities to provide floor space incentives for supplying affordable commercial space.	High impact, high effort	Medium	2021	2022	Influence	<ul style="list-style-type: none"> Affordable commercial space considered in relevant future LEP and DCP updates
	Develop relationships with local commercial real-estate agents to service enquiries of businesses seeking space.	High impact, low effort	Low	2023	2024	Influence	<ul style="list-style-type: none"> Regular communication with real estate agents held Business enquiries tracked and responded to within corporate KPIs
2.4 Investigate opportunities for providing subsidised spaces in Council controlled buildings	Continue to build relationship with community groups to understand their needs and investigate opportunities to facilitate business support activities.	High impact, low effort	Ongoing	2020	Ongoing	Influence	<ul style="list-style-type: none"> Regular communication with community groups

ITEM 3 (continued)

ATTACHMENT 1

Goal 3 The City of Ryde is positioned as a smart, innovative and green city at the heart of Sydney which attracts people to invest, live, work, visit and play locally.

Key Performance Indicators

- Positive feedback from residents, workers, and visitors, observed from testimonials obtained.
- Compare growth in population and jobs across Metropolitan Councils that are viewed as similar to City of Ryde, measured by ABS Census.
- Compare (rank) the City of Ryde's growth in Arts and Recreation Services with State average, measured by ABS Census.

Strategies	Actions	Impact and efforts	Priority	Commence	Complete	Sphere of influence	Measure of success (soft or tangible)
3.1 Make existing centres greener and more attractive	Continue to improve and maintain public domain areas of Town and Neighbourhood Centres providing a greener and more attractive place.	High impact, high effort	Medium	2023	Ongoing	Influence	<ul style="list-style-type: none"> • Continue to deliver upgrades to improve and activate these areas
	Continue to promote and run Community Events in Town Centres.	High impact, low effort	High	2021	Ongoing	Influence	<ul style="list-style-type: none"> • Continue to deliver community events, over 3 per year
	Ongoing video campaign to promote the City of Ryde as a smart, innovative, and green city.	High impact, high effort	High	2021	Ongoing	Control	<ul style="list-style-type: none"> • Deliver 4 video campaigns
3.2 Provide good experiences for businesses and workers throughout the City of Ryde	Continue to deliver improvements to the walkability of Macquarie Park.	High impact, high effort	Medium	2021	2024	Influence and control	<ul style="list-style-type: none"> • Negotiate new or upgraded through site links • Continue to facilitate delivery of the fine-grain road network. • Continue to deliver Waterloo Rd Linear Park and other public domain improvements within the precinct
	Explore the establishment of a Social Enterprise Grant to drive ideas, respond to youth unemployment, support cultural diversity and address new employment pathways for seniors.	High impact, high effort	Low	2023	2024	Influence and control	<ul style="list-style-type: none"> • Obtained funding for a Social Enterprise Grant
3.3 Promote inclusive places and facilitate social vibrancy	Pilot Korean Eastwood Eats Food Tours.	High impact, high effort	High	2020	2022	Control	<ul style="list-style-type: none"> • Food tours operating in Eastwood

ITEM 3 (continued)

ATTACHMENT 1

Goal 4 Implement programs to support youth employment pathways and match local job opportunities for people living in the City of Ryde, promoting it as a city with the people who possess skill and talent to service all business needs.

Key Performance Indicators

- Improvement in youth unemployment rate relative to Greater Sydney, measured by ABS Census
- Increase in workforce participation of older people, measured by ABS Census.

Strategies	Actions	Impact and efforts	Priority	Commence	Complete	Sphere of influence	Measure of success (soft or tangible)
4.1 Implement programs to support youth employment pathways	Facilitate a youth employment workshop with local Business Chambers, TAFE and other education providers to foster networks.	High impact, high effort	Medium	2022	2024	Influence	<ul style="list-style-type: none"> • Improved connections between industry and youth
	Partner with Macquarie University, local high schools and other agencies who can support internship or work experience opportunities.	High impact, low effort	High	2021	Ongoing	Influence	<ul style="list-style-type: none"> • Continue to facilitate two internships in Council
	Facilitate youth forums and partner with the Youth Council Advisory Committee to identify employment needs and opportunities.	High impact, high effort	Medium	2021	2024	Control	<ul style="list-style-type: none"> • Local businesses have engaged youths in their operations via programs
4.2 Identify local talent and match it to potential jobs	Facilitate an education campaign to local business on the benefits of employing local talent – Employ local.	High impact, high effort	Medium	2021	2022	Control	<ul style="list-style-type: none"> • Over 10 local businesses have engaged youths in their operations
	Work with local education and employment services providers to promote local talent to the business community (Business Opportunity Accelerator Program) through relevant forums, such as eDMs, Quarterly eNewsletter, and Business Chambers.	High impact, low effort	High	2021	2024	Control	<ul style="list-style-type: none"> • The Business Opportunity Accelerator Program has been promoted by every Business Chamber
4.3 Keep seniors active in the workforce	Work with Business Chambers to create a program for seniors seeking local employment opportunities.	High impact, high effort	Medium	2021	2022	Influence	<ul style="list-style-type: none"> • Over 10 businesses have engaged and employed seniors into their business
	Provide information on council website about senior's career support and services, where appropriate in different languages as well.	High impact, low effort	High	2022	2023	Control	<ul style="list-style-type: none"> • Obtained engagement from business community and support from Business Chambers
	Work with local businesses to promote their existing opportunities to match seniors to local employment opportunities.	High impact, low effort	High	2021	Ongoing	Control	<ul style="list-style-type: none"> • Rate of employed seniors has increased as measured by ABS Census

ITEM 3 (continued)

ATTACHMENT 1

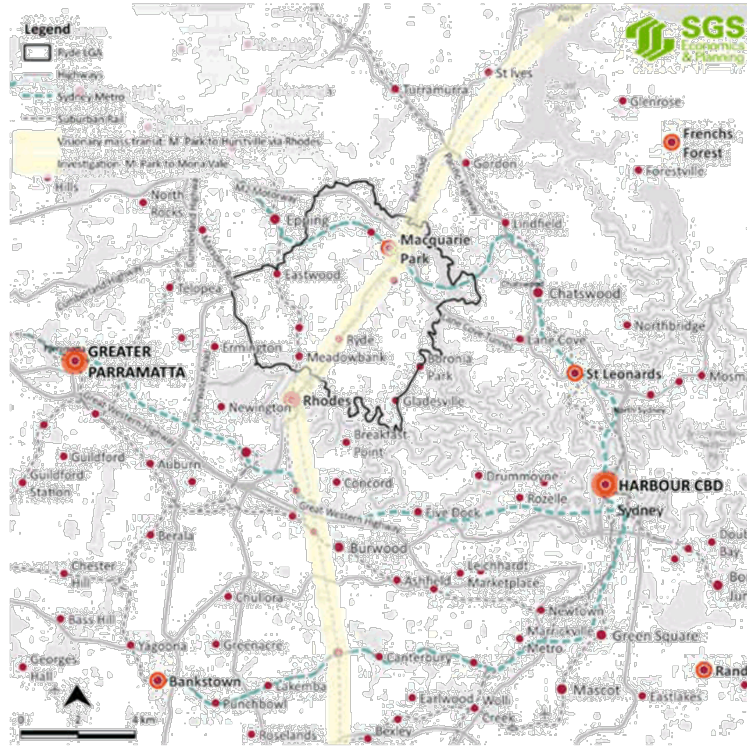
Goal 5 Continue to build and nurture strategic partnerships with key stakeholders to implement the Economic Development Strategy.

Key Performance Indicators

- Number of new partnership and stakeholder relationships formed
- Number of stakeholders participating in economic development activities.

Strategies	Actions	Impact and efforts	Priority	Commence	Complete	Sphere of influence	Measure of success (soft or tangible)
5.1 Manage and build relationship with relevant stakeholders	Partner with key stakeholders at Macquarie Park including local businesses and landowners to investigate placemaking, entertainment, and night-time economy opportunities across Macquarie Park.	High impact, high effort	High	2020	Ongoing	Control	<ul style="list-style-type: none"> • Established a Community of Practice NTE with over 10 members • Received positive testimonials from businesses in Macquarie Park
	Work with Chambers of Commerce and key business forums to embed this strategy in their work with members.	High impact, low effort	High	2021	Ongoing	Control	<ul style="list-style-type: none"> • Successfully engaged with Business Chambers to promote and implement this strategy
5.2 Promote City of Ryde's attractiveness and economic opportunities	Raise awareness of the City of Ryde with the NSW Government.	High impact, low effort	High	2020	Ongoing	Influence	<ul style="list-style-type: none"> • Made quarterly contact with representatives at NSW Governments Treasury (Trade & Investment Dept)
	Work with Macquarie Park Innovation District, Venture Café and other groups to raise awareness of the merits of the City of Ryde across the innovation ecosystem in Sydney and Australia.	High impact, low effort	Ongoing	2020	Ongoing	Influence	<ul style="list-style-type: none"> • Council continue to engage with Steering committee MPID and Venture Café via our ongoing funding and role on the board
	Promote and facilitate a Pitch for Investment open day (VCs/Start-ups/scaleups).	High impact, high effort	High	2024	Ongoing	Control and influence	<ul style="list-style-type: none"> • Connected 10 start-ups and scaleups with VCs
	Explore, investigate, and advocate for a Deep Tech, Advanced Manufacturing Makerspace in Macquarie Park, Meadowbank or other appropriate places.	High impact, high effort	High	2020	2024	Control and influence	<ul style="list-style-type: none"> • A Makerspace introduced and promoted
	Refresh the Economic Development Strategy 2025-2030.	High impact, high effort	High	2024	2025	Control	<ul style="list-style-type: none"> • Economic Development Strategy 2025-2030 delivered within budget

Appendix 1 - Physical assets

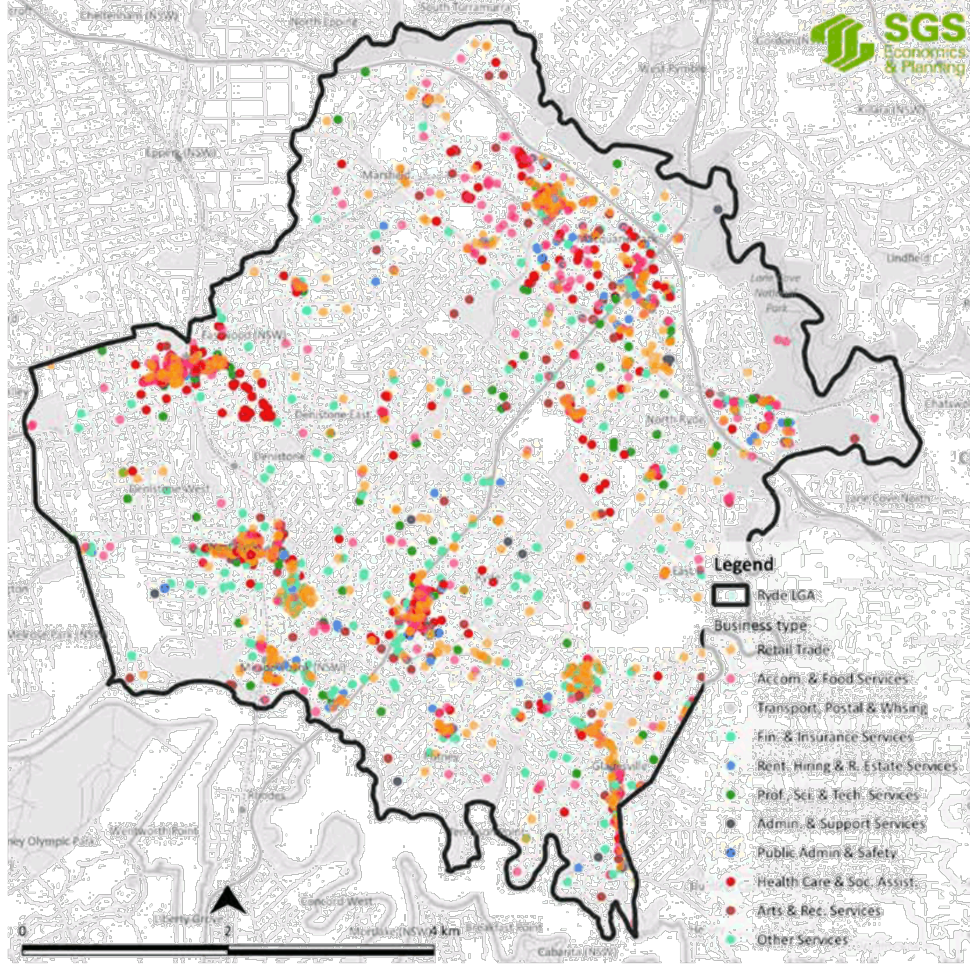


Transport infrastructure

- M2- connecting areas with a significant concentration of employment and workers (North Sydney, Chatswood, Blacktown)
- M4- access to both Sydney CBD employment opportunities and industrial/agricultural precincts in the western areas
- Sydney North West Metro- public transport access along the Eastern Economic Corridor and to major nodes in North-West Sydney.
- Future connectivity to Central (CBD) and South-West Sydney (i.e. Canterbury Bankstown)
- Northern Line T9- connections to Hornsby, Rhodes, Inner West and CBD
- NorthConnex (under construction)- providing improved connectivity between the M2-M1 and areas along the East Coast (i.e. Central Coast).

ITEM 3 (continued)

ATTACHMENT 1

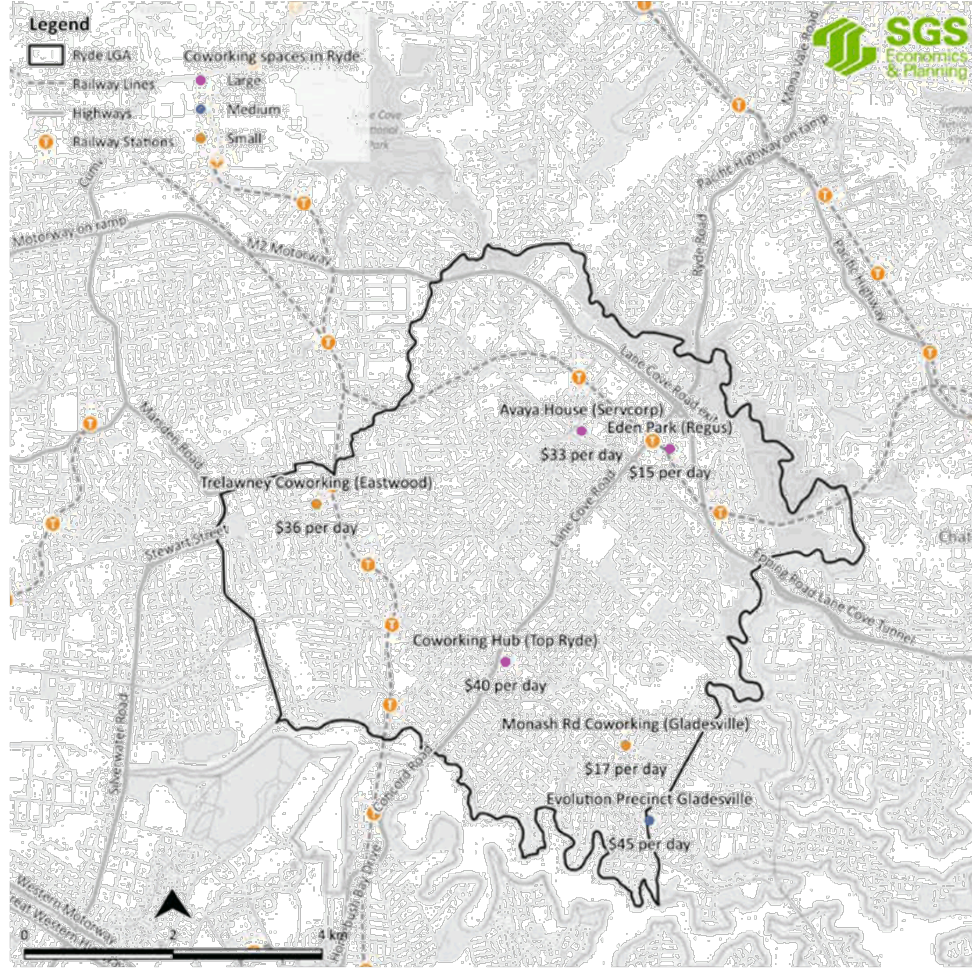


Business networks

- The most representative category of Business Point in the LGA is Accommodation and Food Services, accounting for 27% of all businesses, with a total of 711 points identified. They are clustered in Eastwood, West Ryde, Ryde, Macquarie University, Macquarie Park and Gladesville along Victoria Road.
- Health care services are the second most relevant category in the LGA representing 20% of businesses or 538 facilities. This is a highly clustered industry with the main locations being Eastwood, West Ryde, Ryde and Macquarie University/Park.

ITEM 3 (continued)

ATTACHMENT 1

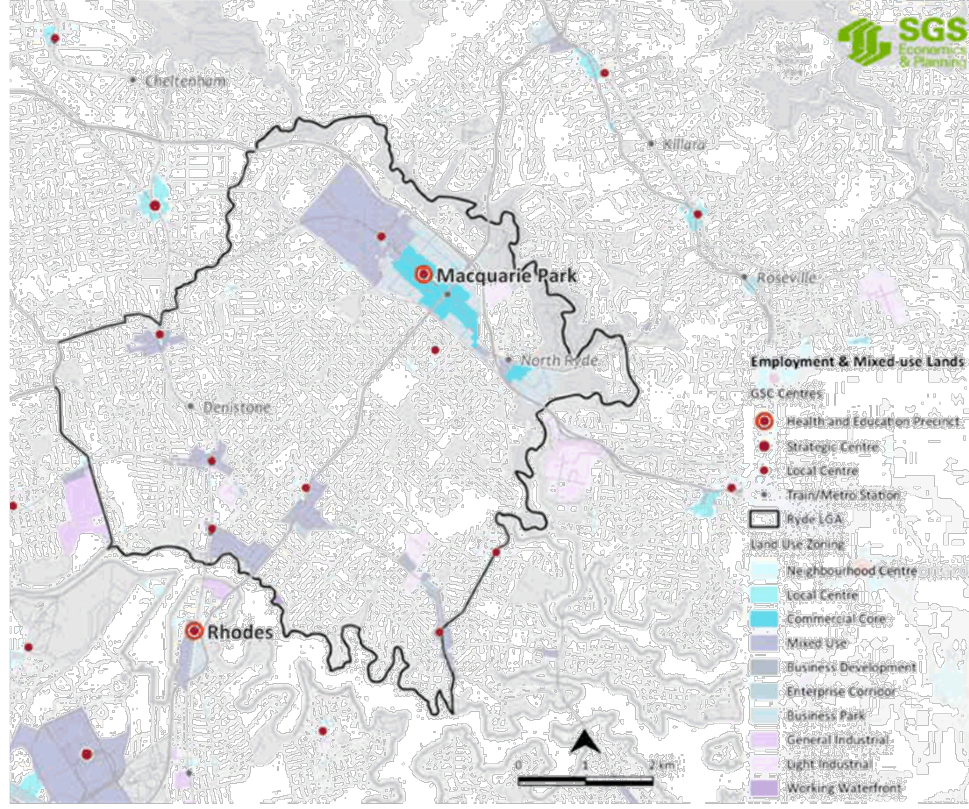


Coworking spaces

- Coworking spaces are concentrated in the northern and southern parts of the LGA, with a lack of coworking spaces in the middle of the LGA.
- It is important to note that there may be other coworking spaces in the LGA that do not have a geographic location or aren't listed publicly online.

ITEM 3 (continued)

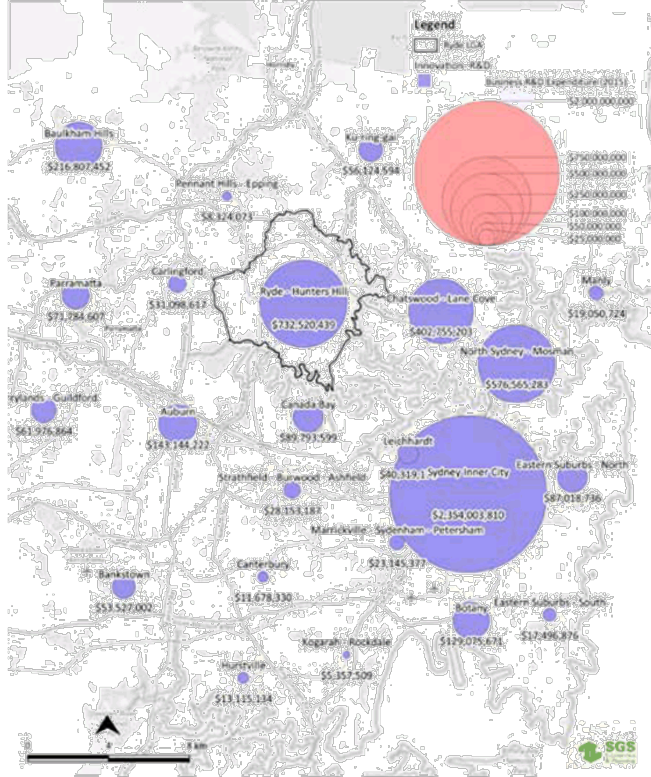
ATTACHMENT 1



Employment lands

- Employment and mixed-use lands represent 12.6% of the LGA's area in total.
- Mixed-use lands account for 6.9% of the City of Ryde land, followed by Business Park lands which account for 2.37% of the area.
- Other significant employment-related uses include the Commercial Core, Light Industrial, Neighbourhood Centre and Business Development and Enterprise Corridor.
- Most of the employment uses are concentrated around Macquarie Park and Macquarie University.
- Other significant mixed-use areas are concentrated around the local centres of Meadowbank, Ryde, West-Ryde, Eastwood and Gladesville.

Appendix 2 - Innovation assets

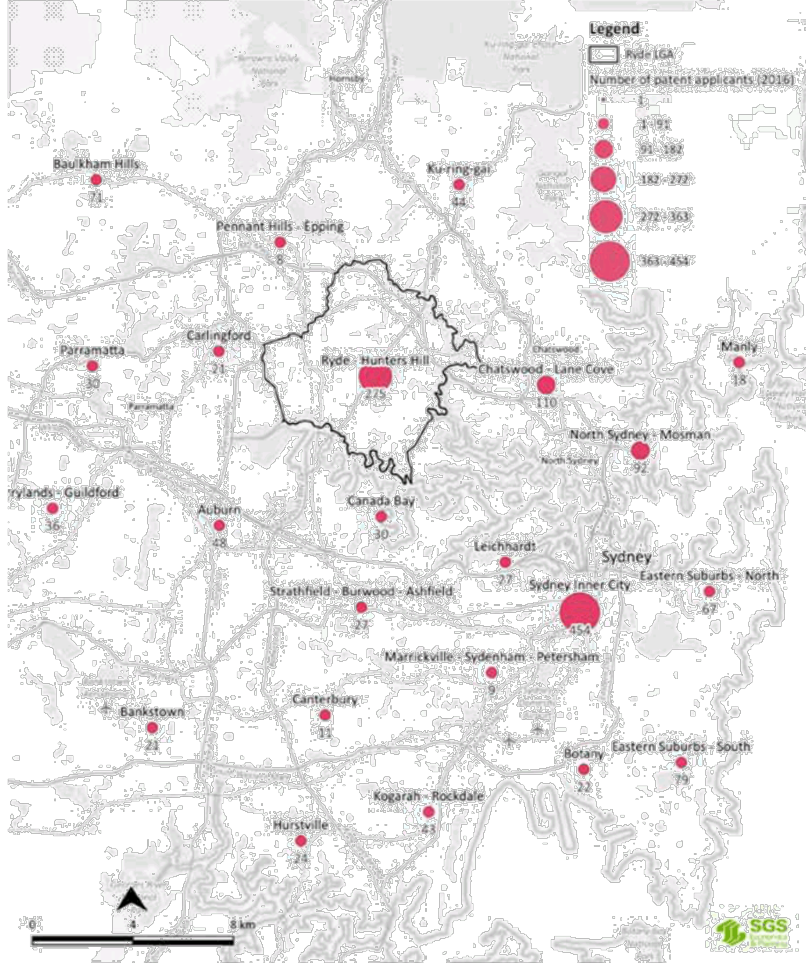


R&D Expenditure

- Ryde-Hunters Hill is second only to Sydney Inner City in terms of R&D Expenditure (\$732.5 million compared to \$2.3 billion).

ITEM 3 (continued)

ATTACHMENT 1

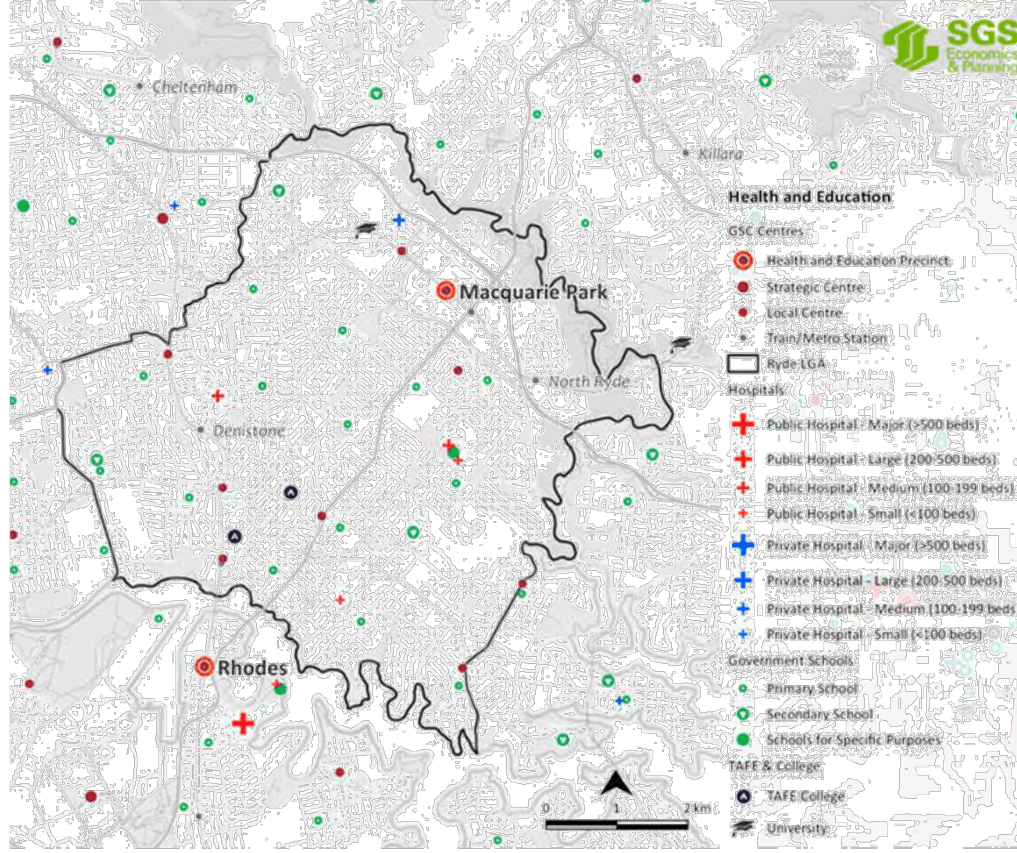


Patent applications

- Patent applications are generally associated with granting protection for inventions. They emerge from the research phase of product development.
- Across Greater Sydney, Ryde-Hunters Hill's number of patent applicants (275 applicants) is second only to Sydney Inner City (454).

ITEM 3 (continued)

ATTACHMENT 1



Health and education

- Apart from Macquarie University, located in the north section of the LGA (specialising in physical, environmental, biological and agriculture sciences), there are two TAFE Colleges located in the West Ryde – Meadowbank area.
- There are also four public hospitals, the biggest one of which is the Ryde Hospital- classified as a medium hospital with more than 100 beds including an emergency department.

ITEM 3 (continued)

ATTACHMENT 1



4 SUMMER SEASON SPORTSGROUND HIRE FEES

Report prepared by: Manager - Parks

File No.: GRP/20/20 - BP20/1211

REPORT SUMMARY

At its meeting of 25 August 2020, Council resolved the following:-

- (a) *That council not increase the summer fees or charges (including sportsground hire) between the period October 20 to March 21.*
- (b) *That the proposed resolution (as identified in Part (a) above be exhibited for a minimum period of 28 days with a further report being brought back to council to determine the resolution following the public exhibition period.*
- (c) *That an inclusive media release and photo shoot be issued on Councils decision with all supporting Councillors.*

As per Section 610 of the Local Government Act (1993), the resolution was placed on public exhibition for 28 days for the period 28 September 2020 to the 25 October 2020. During the exhibition period two submissions were received. Both submissions were in favour of not increasing the summer fees or charges. Therefore staff have recommended to adopt the amended fee.

Financial Implications

The adoption of this recommendation will have a negative impact on Council's budget by reducing its expected income by approximately \$20,000.

RECOMMENDATION:

That Council adopts the resolution to not increase the summer fees or charges (including sportsground hire) between the period 20 October 2020 to 21 March 2021.

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Simon James
Manager - Parks

Report Approved By:

Wayne Rylands
Director - City Works

5 SOCIAL INCLUSION ADVISORY COMMITTEE RESIGNATIONS

Report prepared by: Coordinator - Community Development**File No.:** CLR/07/8/101/1/16 - BP20/1134

REPORT SUMMARY

The Social Inclusion Advisory Committee consists of twenty-four (24) members. Following the meeting of this committee held on 4 March 2020 Council has received two (2) resignations.

This report seeks Council's endorsement of the resignation of two committee members.

RECOMMENDATION:

- (a) That Council endorse the resignations of Ms Janice Perrett and Ms Jen Humphrey from the Social Inclusion Advisory Committee.
- (b) That Council write to Ms Janice Perrett and Ms Jen Humphrey to thank them for their participation on the Social Inclusion Advisory Committee.

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Sean Willenberg
Coordinator - Community Development

Report Approved By:

Sue Verhoek
Senior Coordinator - Social Development & Capacity Building

Lindsay Godfrey
Manager - Community and Ranger Services

Angela Jones-Blayney
Director - Customer and Community Services

ITEM 5 (continued)**Discussion**

The Terms of Reference (ToR) of the Social Inclusion Advisory Committee stipulates that the role of this committee is to:

- Provide advice to Council to ensure that all residents and visitors to the City of Ryde are able to participate actively in all aspects of community and civic life and ensure that Council recognises and values the diversity of its community.

The ToR of the Social Inclusion Advisory Committee outlines the following membership criteria:

- People who reside, work or visit the Ryde Local Government Area who have a demonstrated commitment to access and inclusion issues.
- Persons with specialist skills and experience relevant to access and inclusion issues, e.g. community members with a lived experience of disability, engineers, architects, occupational therapists.
- Representatives from community groups/organisations representing people with diverse backgrounds, interests, and abilities.

The following resignations from the Social Inclusion Advisory Committee have been received:

1. Ms Janice Perrett

After living for 61 years and working for 45 years in the area and serving on the Social Inclusion Advisory Committee, Ms Perrett is relocating to the North Coast of NSW.

2. Ms Jen Humphrey

After serving on the Social Inclusion Advisory Committee, Ms Humphrey is relocating to Hornsby and will no longer be working or living in Ryde.

Financial Implications

Adoption of the recommendation will have no financial impact.

6 POWER OUTAGE SUPPORT

Report prepared by: Senior Coordinator - Social Development & Capacity Building
File No.: GRP/20/237 - BP20/1192

REPORT SUMMARY

Council at its meeting of 25 February 2020 resolved that Council staff investigate and prepare a plan for the rapid deployment of community support in terms of extended residential power outages.

The Ryde Resilience Plan 2030 (the Plan), adopted by Council on 1 September 2020, sets a context for emergency preparedness across the community, including times of extended residential power outages. The Plan includes a target with actions to achieve reaching 10,000 resilience ready residents by 2025. This will include providing information, tools and support to better inform and prepare the community for a range of emergency situations (e.g. severe weather events, infrastructure and service failures, communications meltdowns and disease outbreaks).

An analysis of Council's community facilities has been undertaken to identify suitable venues that can be used, as information hubs and free mobile device charging stations. City of Ryde libraries has been identified, as the most accessible and resourced facility to support the community during a power outage.

City of Ryde Library Service offers a comprehensive range of opening hours for the community at five locations. The Library Service is well resourced within these hours of operation to offer the community support during a power outage through the provision of a range of free services.

Council recognises that power outages can cause significant inconvenience to the community. During times of power outages and other emergency events Council will provide information and resources on its website and social media channels alerting customers and providing information on impacts across the City.

An Emergency Communications Kit has been developed to enable Council to respond quickly to community requests for assistance during emergency events. The communication kit includes key contacts, resources, templated communications, and access to emergency-related help notes.

To support the community with the disposal of food spoilage, resulting from an extended power outage, Council will explore the ability to provide a drop off service at the Suez Waste Management Centre, North Ryde utilising a credit voucher.

The State Government is currently drafting an Emergency Waste Management Sub Plan, as a result of waste management issues surrounding the bushfires earlier this year. Council will be required to develop an Emergency Waste Management Plan utilising the framework provided. Strategies, as to how Council will manage the disposal of food spoilage will be included in this plan.

ITEM 6 (continued)**RECOMMENDATION:**

- (a) That Council notes the availability of the City of Ryde Library Service to provide support services and resources to the community during extended power outages and other emergency events.
- (b) That Council notes the communication strategies that have been developed to ensure the community is kept informed and aware of available support services during extended power outages and other emergency events.
- (c) That Council investigates options for the disposal of food spoilage for inclusion in the City of Ryde Emergency Waste Management Plan.
- (d) That Council provides information, tools and support to the community to better inform and prepare the community for power outages.

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Sue Verhoek

Senior Coordinator - Social Development & Capacity Building

Report Approved By:

Lindsay Godfrey

Manager - Community and Ranger Services

Angela Jones-Blayney

Director - Customer and Community Services

ITEM 6 (continued)

Discussion

Community Facilities

Power outages can be caused by severe weather, such as lightning, floods, heatwaves, bushfires or high winds, or by trees contacting powerlines. Power outages can happen at any time and without warning with extended power outages possibly impacting the whole community and the economy.

City of Ryde libraries have been identified, as the most accessible and resourced facility to support the community during a power outage. Operating 257.5 hours across 7 days per week at five locations including a wide choice of daytime, evenings and weekends. The Library Service is well resourced within these hours of operation to offer the community support during a power outage through the provision of the following free services:

- Access to free Wi-Fi
- Access to recharging facilities
- Access to public PCs
- Access to community information and updates

Furthermore, the Ryde-Hunters Hill Local Emergency Management Plan identifies a number of Council facilities that can be utilized, as evacuation centres during emergencies. These evacuation centres provide people affected by an emergency with basic human needs.

Food Spoilage

To assist the community with the disposal of food spoilage, resulting from an extended power outage, Council will explore the ability to provide a drop off service at the Suez Waste Management Centre, North Ryde utilising a credit voucher. Strategies for the disposal of food spoilage will be investigated for inclusion in the City of Ryde Emergency Waste Management Plan.

Communication

City of Ryde can play an important role to support the community during extended power outages by providing information to ensure residents are kept informed during an outage and stay safe. Council's ability to communicate and support the community during emergency events was demonstrated during the two storms that occurred in February 2020. The event of 7 February 2020 was largely a severe rain event with a "1 in 100" year deluge. This resulted in some incidents of localised flooding and widespread power outages. The event of 19 February 2020 was a high wind event that resulted largely in fallen trees, either entirely or loss of tree limbs.

ITEM 6 (continued)

There was an upsurge in customer requests for assistance through the After-Hours service, Customer Service and City of Ryde's social media channels.

Council's response to storm events of the 7 February 2020 was two-fold:-

- a) The advanced warning advice was utilised to target street sweeping activities to known "hot-spots". Areas that suffer from an accumulation of surface debris were able to be serviced prior to the storm, thereby minimising localised flooding. In addition, stormwater pits that suffer frequent blockages were serviced to minimise issues during the storm.
- b) Council engaged the services of a contractor equipped with specialised water extraction (pumping) equipment. Reports of localised flooding were targeted for immediate response.

Immediately after news of the storm first hit, Council posted information and resources on its website and social media channels alerting customers and providing information on impacts across the City. The communication of accurate, timely information was crucial in assisting customers in understanding the impacts of the storms.

The development of an Emergency Communications Kit enables Council to respond quickly to the community during future emergency events. The Communications team and Sustainability team have worked together to produce content around resilience, to ensure residents are better prepared for extreme weather events. These resources have been promoted through the City of Ryde rates notice newsletter, website, e-newsletters and social media channels.

The Communications and Engagement department has also expanded its use of SMS broadcast communication to notify staff and Councillors during emergency events. All staff are now able to receive notifications to their work and/or personal mobile phones.

The communication of accurate, timely information was crucial in assisting customers in understanding the impacts of the storms. The availability of digital alternatives to phoning Council proved very effective, with many customers reporting issues through Facebook and the online Report an Issue form.

The responsiveness of key staff (particularly in Operations and Communications), including after hours, enabled customers to receive accurate information and assistance and to help staff prioritise works and communicate effectively. Following the major storm season of February 2020, Council's Emergency Communications Kit has been completed and will assist in delivering efficient emergency communications for future events.

ITEM 6 (continued)

Information and updates to community organisations are crucial, as they have knowledge and skills that are vital during disasters, crucial in their aftermath, and essential to building community resilience. This is important, particularly, for people and communities who are vulnerable or face disadvantage.

Ryde Resilience Plan 2030

This Plan encourages and facilitates neighbourhood support for preparedness and response to such shocks, and this includes vital community information on Council's website and programs. Community awareness and education is needed to encourage people to understand the principles behind disaster resilience and the reason certain decisions are made.

While power outages may be impossible to completely avoid, resilience strategies can reduce the duration and severity of these events and their impact on people. Readiness campaigns, using social media and other channels of communication, can encourage residents and businesses to stock up on critical supplies and educate them about what to do and where to go if the power is out.

Greater self-reliance needs to be promoted including residents having in place an emergency preparedness plan for their homes and a kit for emergency response (including battery power torch and radio, 3 days' supply of water and non-perishable food, essential contact information etc.).

Implementation of the Plan will include translation of key materials and advice for emergency preparedness and response into other languages including Korean and Chinese for residents of CALD communities.

Financial Implications

Adoption of the recommendations will have no financial impact.

7 CITY OF RYDE CCTV POLICY

Report prepared by: Manager - Operations

File No.: GRP/09/3 - BP20/1228

BACKGROUND

This report provides context to the proposed City of Ryde (CoR) Closed Circuit Television (CCTV) Systems Policy (**ATTACHMENT 1**). The requirement for the drafting of the policy is in response to the legal implications associated with the recording of images, the handling and storage of images, and documentation of chain of custody when providing such information to relevant authorities for criminal or civil matters.

City of Ryde currently manages 249 Closed Circuit Television (CCTV) cameras grouped in 22 different locations. These Council assets are located in open space areas (such as Meadowbank Skate Park), libraries, the Customer Service Counter, and other Council facilities such as the Operations Centre.

In line with community expectations for improved safety in public places, cameras are being introduced with many new development projects such as Lachlan's Line, West Ryde Market Place, and the Elouera Park/ Wilga Park upgrades. Council Rangers are also equipped with body cameras that record both video and audio.

Another fifty-seven (57) cameras are scheduled to come online within the next 12 months for the City of Ryde to manage and maintain.

To ensure that Council complies with all relevant legislation in the management of CCTV Systems, staff engaged a suitably qualified security consultancy, Amlec House, to assist with a review of Council's existing CCTV asset and the framework under which it is managed. Amlec House have assisted with the development of the CCTV Systems Policy to ensure compliance with all relevant State Government legislation.

Adoption of the attached CCTV Systems Policy would mitigate a range of risks and claims, including privacy issues and undocumented access of footage by Council staff, which may become an issue in a legal matter that requires proof of chain of custody. In this respect, Council's legal counsel have reviewed the draft policy and advised that it is in line with the Environmental Planning and Assessment Act (EP&A) 1979.

Financial Implications

Adoption of the following recommendation will have no direct financial impact.

ITEM 7 (continued)**RECOMMENDATION:**

That Council adopts the CCTV Systems Policy, dated 23 November 2020.

ATTACHMENTS

1 City of Ryde CCTV Systems Policy

Report Prepared By:

Stephen Ellul
Manager - Operations

Report Approved By:

Wayne Rylands
Director - City Works

ITEM 7 (continued)

ATTACHMENT 1

CCTV SYSTEMS POLICY

Scope

The City of Ryde installs and operates video surveillance cameras (CCTV) for security purposes and in the public realm to create a safer community by contributing to the deterrence and response to crime.

Purpose

The purpose of this policy is to set the following primary objectives in the installation and operation of CCTV Systems:

1. Contribute to community safety, asset protection and police response capability;
2. Contribute to perceptions of safety and making people feel safe and secure; and
3. Maintain ownership and responsible control of CCTV systems in accordance with applicable legislation and [Australian Standards 62676:2020](#).

Guidelines / Procedures

1. PRINCIPLES OF OPERATION

In achieving these objectives, the City's CCTV Systems will be operated in accordance with the following principles:

1. CCTV is installed to contribute to the protection and safety of the City's assets, public spaces and community;
2. CCTV is part of a multi-faceted approach to crime prevention and community safety and installations are based on an evidence-based assessment of public open space or asset risk assessment;
3. The contribution and value of CCTV is acknowledged through Community and Stakeholder consultation; and
4. CCTV systems are maintained to a high operational standard and operated in compliance with all relevant legislation and functional requirements.

2. POLICY STATEMENT

CCTV is installed and operated with the following goals:

1. Increase perception of safety and deter crime;
2. Provide an effective tool to investigate and respond to alarms, crime and emergencies;
3. Support security systems that monitor and protect City owned assets;
4. Apply surveillance technology effectively and responsibly;
5. Maintain effective control of system integrity, reliability and efficacy; and
6. Consult and coordinate with stakeholders.

3. APPLICATION AND MANAGEMENT

Managers and supervisors at all levels shall be responsible within the scope of their authority for ensuring that:

- The objectives of this policy are integrated into work practices;
- CCTV systems are installed and maintained to a high standard;
- There is appropriate governance on system access and management of recorded material; and

CCTV SYSTEMS Policy		
CITY WORKS	Accountability: Manager Operations	Policy Number: #XXX Provided by Governance
Trim Reference: D20/189865	Review date: 23 November 2020	Endorsed: Date and Authority

ITEM 7 (continued)

ATTACHMENT 1

CCTV SYSTEMS POLICY

- CCTV systems are operated in compliance to legislation and industry best practice.

4. GOVERNANCE

4.1. CONFIDENTIALITY

Authorised Personnel are to ensure confidentiality of information gathered by or from CCTV Systems by not disclosing or discussing any events with unauthorised Personnel or associates who have no direct responsibility relating to CCTV Systems.

In addition, Authorised Personnel will explicitly not identify any involved person or party with family, friends, or acquaintances and will not disclose any information to third parties, including the media without prior written approval.

4.2. OPERATING CONDITIONS

In the course of carrying out duties, CCTV Systems must not be used for personal benefit or invade individual or group privacy. Cameras should only be used in accordance with CCTV Objectives and have priority for when there is an operational necessity or a reasonable belief that an offence has or is likely to occur.

Recorded material shall only be released when requested in writing on an approved application and on authorisation by the Authorised CCTV Manager.

CCTV system records and recorded material (hard copy or electronic) can only be destroyed with written authorisation by the Authorised CCTV Manager and in accordance with the approved CCTV Management (Standard Operating) Procedures.

4.3. REPORTING A BREACH OF THE CODE OF CONDUCT

Should any person become aware that an officer of the City of Ryde or NSW Police Force work behaviour is or was inappropriate, and the incident has not been dealt with through normal supervisory procedures, then the person is obliged to report the incident to Authorised CCTV Manager. In return, the Authorised CCTV Manager will guarantee that any reported matters will be handled with sensitivity and without repercussion. Breaches of this policy may result in disciplinary action.

4.4. NSW POLICE FORCE MEMORANDUM OF UNDERSTANDING

The City of Ryde is a willing donor to the State CCTV Strategy. The City of Ryde may provide access to recorded material to the NSW Police Force, under the terms of a signed Memorandum of Understanding (MOU).

5. CONTROL OF RECORDED MATERIAL

The City of Ryde manages recorded material according to Management (Standard Operating) Procedures and will release recorded material under the following circumstances:

1. Recorded material is used by the NSW Police Force in accordance with the signed MOU;
2. Recorded material is subject to a subpoena or lawful order by a court.

6. RELEVANT LEGISLATION

- Workplace Surveillance Act 2005
- Privacy and Personal Information Act 1998

CCTV SYSTEMS Policy		
CITY WORKS	Accountability: Manager Operations	Policy Number: #XXX Provided by Governance
Trim Reference: D20/189865	Review date: 23 November 2020	Endorsed: Date and Authority

ITEM 7 (continued)

ATTACHMENT 1

CCTV SYSTEMS POLICY

- The Government Information (Public Access) Act 2009 (GIPA Act)
- The Local Government Act 1993
- Environmental Planning and Assessment Act 2018

7. CCTV STANDARDS AND GUIDELINES FRAMEWORK

- ANZPAA Police Recommendations for CCTV Systems
- Australian Standard AS/NZS 62676
- ISO 31000:2018 Risk Management
- AS2201.1:2007 Security Installation
- AS/ACIF S009:2008 – Cabling Provider Rules
- AS/NZS 1798:2007 – Lightning Protection

References – Legislation

- Workplace Surveillance Act 2005
- Privacy and Personal Information Act 1998
- The Government Information (Public Access) Act 2009 (GIPA Act)
- The Local Government Act 1993
- Environmental Planning and Assessment Act 1979 No 203

Review Process and Endorsement

This Policy should be reviewed biennially and endorsed by ET.

Definitions

“**Authorised Personnel**” means a delegated officer of the City of Ryde who is bound by the Code of Conduct.

“**Authorised CCTV Manager**” means Manager delegated by the City Works Director.

“**CCTV**” means Closed Circuit Television and refers to video surveillance related equipment, hardware, software and signage in operation and the associated use, recording, maintenance and access to recorded material.

“**Recorded Material**” is any recording of video, images or audio, original or copy, by the CCTV System.

Attachments

<i>Title</i>	<i>Trim Reference</i>
CCTV SYSTEMS MANAGEMENT STANDARD OPERATING PROCEDURES	

CCTV SYSTEMS Policy		
CITY WORKS	Accountability: Manager Operations	Policy Number: #XXX Provided by Governance
Trim Reference: D20/189865	Review date: 23 November 2020	Endorsed: Date and Authority

8 LOCAL HOUSING STRATEGY REVIEW AND EXHIBITION

Report prepared by: Senior Strategic Planner

File No.: GRP/20/235 - BP20/1039

REPORT SUMMARY

On 24 March 2020 Council considered a report on the draft Local Housing Strategy and draft Multi-Dwelling Housing planning proposal. The Housing Strategy forms part of the justification and evidence base for the Planning Proposal. Council resolved to exhibit the draft Strategy and planning proposal and that exhibition was between 16 October and 16 November 2020 with the post exhibition report to Council as soon as practicable. At the 24 March meeting Council resolved, in part, the following:

“That during the exhibition period a further report be brought back outlining options for significantly reduced 2036 housing targets.”

As part of the submission review, Council’s consultant (Hill PDA prepared the draft strategy), was re-engaged to provide an addendum to the strategy that reviews the potential impacts that the COVID-19 pandemic may have on the short and long-term dwelling delivery estimates in the strategy.

This report also discusses what “targets”, in relation to strategic planning for dwelling numbers, mean and how they are applied. The report will also outline the importance of the setting and use of dwelling “targets” for planning and advocacy, particularly in relation to infrastructure, open space, community facilities and other services.

In strategic planning, the use of terms such as “targets” and “estimates” have similar meanings as their purpose is to allow planners and policy makers to prepare for potential future outcomes. The numbers that eventuate on the ground are not a direct result of such “targets” or “estimates” and are rather a result of a wide range of development and market factors. In contrast, “quota” and “target” have very different meanings. The use of the word “quota” is rarely, if ever, used in strategic planning as a quota can only be achieved if all aspects of that process are controlled. In strategic planning, given the long-term future that it works towards, there are too many variables to enable such precision.

This report also reviews the submissions received during the exhibition of the strategy. This was exhibited concurrently with the housing planning proposal (subject of a separate report on this agenda).

Should Council endorse the strategy, it will be forwarded to the Department of Planning Industry and Environment (DPIE) for their approval. DPIE may approve the strategy or may seek further amendments.

ITEM 8 (continued)

Should Council not endorse the strategy, it will hold lesser weight as evidence for Council's Multi-Dwelling Housing Planning Proposal and in other agencies infrastructure planning. The absence of a consistent strategy, commensurate with current population projections will also reduce Council's ability to advocate for infrastructure outcomes.

RECOMMENDATION:

That Council:-

- (a) Note the issues raised in the submissions received during the public exhibition period and adopt the recommended amendments made in response to those submissions.
- (b) Adopt the inclusion of flexibility in the timing of delivery in the Local Housing Strategy identified in the addendum to the strategy, and a reduced 2021-2036 Housing Forecast/Target of 2,700 (a reduction of 1,700 from 4,400 suggested in the draft).
- (c) Adopt the City of Ryde Local Housing Strategy, amended as specified in this report, and forward a copy of the adopted Strategy to the Department of Planning, Industry and Environment for review and approval.
- (d) Authorise the General Manager to make minor administrative and wording changes to the draft strategy that are consistent with the intent of this resolution, so that the Local Housing Strategy can be finalised.
- (e) Review the Local Housing Strategy as soon as practicable following the 2021 Census updates to the population projections.
- (f) Send acknowledgement letters to those who lodged a submission to advise them of Council's resolution and to thank them for their participation.

ATTACHMENTS

- 1 City of Ryde Draft Housing Strategy and Addendum - CIRCULATED UNDER SEPARATE COVER
- 2 DPIE response to City of Ryde Council - Local Housing Strategy - 13 November 2020

ITEM 8 (continued)

Report Prepared By:

Matthew Owens
Senior Strategic Planner

Report Approved By:

Lexie Macdonald
Senior Coordinator - Strategic Planning

Dyalan Govender
Manager - Urban Strategy

Liz Coad
Director - City Planning and Environment

ITEM 8 (continued)**History**

On 24 March 2020 Council considered a report on the draft Local Housing Strategy and draft Multi-dwelling Housing planning proposal. Council resolved the following:-

- (a) *That Council endorse the draft City of Ryde Local Housing Strategy, attached to this report, for public exhibition for a period of 28 days, which will take place after the pandemic period (COVID-19) has been officially downgraded.*
- (b) *That following the public exhibition period, the outcome of the public exhibition and the draft City of Ryde Local Housing Strategy, be reported back to Council for finalisation.*
- (c) *That Council endorse the planning proposal attached to this report, seeking to remove Multi dwelling Housing from the R2 Low Density Residential zone of the Ryde LEP 2014 and amend the planning controls relating to Dual Occupancy (attached) development, to be submitted for Gateway Determination under s3.34 of the Environmental Planning and Assessment Act 1979.*
- (d) *That the planning proposal be placed on exhibition in accordance with the requirements of the Gateway Determination. Following the public exhibition period, the outcome of the public exhibition and the planning proposal, be reported back to Council for finalisation.*
- (e) *That during the exhibition period a further report be brought back outlining options for significantly reduced 2036 housing targets.*
- (f) *That Council write to the Minister for Planning and the Greater Sydney Commission seeking a further deferral of the Medium Density Housing Code SEPP given the global pandemic (COVID-19).*

The draft Local Housing Strategy (LHS) and the planning proposal were placed on public exhibition concurrently from 16 October to 16 November 2020. The outcome of the public exhibition from the planning proposal is the subject of a separate report on this agenda.

In accordance with part f) of the above resolution correspondence was sent to the Minister requesting deferral of the SEPP and a negative response was received by Council on 7 May 2020. As such the SEPP commenced in City of Ryde Local Government Area (LGA) on 1 July 2020.

ITEM 8 (continued)

This report is in response to part e) of the above resolution and to provide Council with the outcome of the public exhibition of the draft strategy, the outcome of the review of the impacts that the Covid-19 pandemic may have, if any, on the short and medium-term dwelling delivery estimates and to recommend changes to the strategy prior to finalising it.

Discussion

Council, as part of the accelerated LEP Grant Funding from the Department of Planning, Industry and Environment (DPIE), prepared a draft Local Housing Strategy (LHS) in response to the North District Plan by the Greater Sydney Commission.

The North District Plan (District Plan) set dwelling “targets” for the relevant Councils for the next 5 years and then each council prepares a LHS to set dwelling targets, for the medium (5-10 years) and longer term (10-20 years), and to also detail proposed implementation plans for that dwelling delivery.

The NSW State Government Plans have set dwelling targets for all metropolitan Councils primarily based on the population projections for the Metropolitan area. The Ryde LHS has reviewed the State Government population projections and also provides an independent review of those population projections using a different data source. The LHS found that both projections were similar.

The LHS then analysed the existing land in the Ryde Local Government Area (LGA), with respect to the physical environment and the existing planning controls that currently apply. The LHS used this information and some standard assumptions, e.g. number of occupants in a dwelling, to develop a theoretical estimate of dwellings that would be required in the next 5, 10, 15 and 20 years to house the existing and projected population of the Ryde LGA.

The LHS found that the dwelling targets set by the District Plan would, theoretically, be met under the existing planning controls within the Ryde LEP 2014 and substantial changes were not required.

However, the LHS also found that legislative changes (the introduction of the Low-Rise Housing Diversity Code (Codes SEPP)) have potential for significant adverse impacts in parts of the LGA. As a result, a planning proposal to mitigate those predicted adverse impacts was prepared. The outcome of the planning proposal exhibition is reported separately.

ITEM 8 (continued)

Elements of Housing Targets

In recent weeks there has been much coverage in the media about dwelling targets and quotas. These terms have been used interchangeably but they have very different meanings.

“**Target**” is an objective or benchmark to be aimed at, i.e. objective not a must.
“**Quota**” is the share that must be achieved or met.

Considering the above the terms “quota” and “targets” should not be used interchangeably. However, the term “estimates” and “targets” are similar, and this is the case in strategic planning and in the LHS. When undertaking strategic planning, dwelling targets are estimates of dwellings and are based on trends and assumptions.

The trends are usually:

- Past population growth,
- Past market trends,
- Existing dwelling stock,
- Existing dwelling preferences, etc.

The assumptions are:

- Projection and trends of population changes,
- Population demographic changes (such as age, life expectancy, dwelling occupancy numbers, family makeup, etc.),
- Future market changes (strong or weak market),
- Land capability, capacity, and environmental considerations, etc.

In addition to the above trends and assumptions there are other more subjective considerations such as:

- Existing and future lifestyle of both existing and future residents,
- The natural and built environment,
- Changes to work practices; and,
- Unforeseen matters such as changes in legislation and the current global pandemic (these are more difficult to quantify).

The above, subjective issues have been identified in the preparation of the Community Strategic Plan and the Local Strategic Planning Statement and have been drawn out as assumptions for use in various planning projects, such as the LHS.

ITEM 8 (continued)

Elements that input to the development of housing targets, and the benefits and risks of each, are summarised in the following table:-

Elements of Housing Targets	Benefits	Risks
Number: <ul style="list-style-type: none"> • Projected demand • Capacity 	<ul style="list-style-type: none"> • Projected demand: Provides clarity for infrastructure and service planning. • Enables setting of expectations for affordable housing. • Capacity: More closely aligned to levers available to government. Provides flexibility in delivery of additional dwellings. 	<ul style="list-style-type: none"> • Projected demand: government has limited levers available to deliver housing. • Similarly, Local government have limited ability to limit demand drivers such as population growth. • Capacity: not clear what ratio of demand to capacity is required for efficient functioning of housing market. There is a need for clear, robust and agreed approach for assessing capacity, such as a housing strategy.
Geographic areas: <ul style="list-style-type: none"> • Regional • Housing submarket • LGA • Major urban renewal areas 	<ul style="list-style-type: none"> • Regional: allows for consideration of optimal urban structure at regional scale • Housing submarket: Considers transferability of housing preferences to different localities. • LGA: Provides clear governance and existing approaches to planning for housing growth, including affordable housing. • Major urban renewal areas: Would provide clear expectations for community regarding outcomes in certain areas 	<ul style="list-style-type: none"> • Regional: Opportunities for overall metropolitan urban structure improvements may be missed. • Housing submarkets: If no formal governance to plan and deliver housing provision may not meet demand. • LGA: may miss opportunity to consider broader urban form outcomes or to transfer dwelling delivery between LGAs if targets only set at regional level. Not outcomes focused. • Major urban renewal areas: need to occur within LGA or broader context, to ensure aggregate demand met.

ITEM 8 (continued)

Elements of Housing Targets	Benefits	Risks
Dwelling types (e.g. detached dwellings, semi detached, townhouse, flat/ unit/ apartment)	<ul style="list-style-type: none"> • Could contribute to delivery of more diverse housing. • Caters for broader population demographics enabling population diversity. • Facilitates planning for housing affordability. 	<ul style="list-style-type: none"> • Demographics of an area can change over time; targets based solely on dwelling type may not respond appropriately to changing demand • Could be overly prescriptive; particularly given government is not directly involved in delivery of housing
Time horizons (e.g. within 5, 10 and 20 years)	<ul style="list-style-type: none"> • Articulating short term (e.g. 0-5 years) target would give some sense of immediacy and reflect existing pipeline • Long term targets facilitate infrastructure and services planning due to longer lead times for these items. 	<ul style="list-style-type: none"> • Short term delivery could be affected by property market fluctuations • Timeframes required to plan and deliver new supply may be greater than 5 years (e.g. strategic planning to identify additional capacity, rezoning, development assessment and delivery unlikely to occur in 5 years)
Densities / preferred locations	<ul style="list-style-type: none"> • Opportunity to ensure appropriate leverage of government investment in infrastructure. • Certainty provides ability to appropriately apportion infrastructure costs. 	<ul style="list-style-type: none"> • General principles may not be appropriate in all locations (e.g. due to heritage, neighbourhood character, environmental constraints) • More appropriate to consider specific housing densities through local government planning.

Adapted from: "Housing/Density Targets and Other Policy Tools – Background Research", SGS Economics and Planning, Final Report - Infrastructure Victoria, July 2019

As seen from the above table, there are different elements, each with advantages and disadvantages, used in the setting of dwelling targets. Many of these elements are not within one or more stakeholder control.

ITEM 8 (continued)

However, the above indicates that the benefits are clear that setting housing targets are a planning tool to assist with infrastructure and service planning at a local level and to provide a basis for advocacy for the provision of State infrastructure in the local area.

In the absence of developing dwelling targets there is potential for the variable elements to be traveling in different directions and resulting in significant adverse impacts and outcomes for the community.

Impacts of Covid and reduced Housing Target

While the closing of borders and slowing of immigration will have an immediate impact on growth in the short term, there is uncertainty whether this will have a sustained impact over the longer term.

Should New South Wales continue to manage cases in accordance with the best available advice with comparative success, it may be an attractive location upon re-opening of borders. Similarly, while increased remote working in a number of industries creates opportunities for some workers to live further from metropolitan centres, many will continue to need to live and work in such centres and there is not yet any evidence to suggest that the growth of metropolitan centres will be significantly reduced. It is also noted that the City of Ryde is, and will likely remain, an attractive location for people in other areas of Sydney. However, it remains unclear how such factors will interact with larger factors such as national immigration levels and long-term economic growth.

Despite this Council engaged Hill PDA, who prepared the draft LHS, to undertake a review of the potential impacts of the COVID-19 pandemic on the short and long-term dwelling delivery targets in the draft strategy.

The review undertaken by Hill PDA relating to the Strategy included:

- Incorporation and analysis of 2019 Department of Planning Industry and Environment (DPIE) population projections, as the draft LHS related to the 2016 projections, and
- Consideration of potential impact of the COVID-19 pandemic as it relates to migration patterns and potential policy responses in the LHS.

The review undertook a background and context review which included:

- Population projections - comparison of the assumptions and outcomes of the 2016 and 2019 DPIE projections,
- Population changes – Review of historical trends in domestic migration (intra-state, interstate), international migration and natural population increase (births, deaths)

ITEM 8 (continued)

The implications from the background review included:

- Overseas migration in Ryde makes up to one third of all inbound migration and a significant portion of overall inbound net migration,
- Ryde's share of NSW overseas migration is approximately 3.2-3.3%,
- Interstate and intra state migration were negative contributors to population,
- Natural increase remains a significant source of population for Ryde.

The review then considered the potential projected population changes as a result of the COVID-19 pandemic using the best available assumptions. Those assumptions utilized industry assumptions and State Government DPIE and Treasury assumptions.

Using these assumptions, the review considered three separate scenarios for the impact from the pandemic. These were slow, medium and fast recovery scenarios to reflect different states of recovery and stages of border (domestic) and immigration (international) policy. Detailed explanation of these assumptions is attached in the addendum to the LHS as attached to this report. The review found the following COVID-19 implications for population projections:

"An analysis of the potential impacts of COVID-19 on City of Ryde net migration to 2036 indicates that:

- *Natural increase would continue to be a major driver of population growth in City of Ryde, representing an increase of around 1,000 to 1,500 people per annum over the 2016 to 2036 period*
- *Impacts to net migration would be most severe in the 2019/20 to 2021/22 financial years, with overseas migration largely suspended during this time*
- *Slowing of domestic migration could result in a lower negative net migration interstate and intra-state impacts, somewhat softening the short term drop in overseas migration*
- *Migration impacts are expected to normalise by June 2024, though overseas migration is not anticipated to return to pre-COVID-19 levels*
- *Despite reductions in population growth, models show general alignment with the draft LHS housing targets, owing to those housing targets being based on 2016 DPIE population projections, which had a lower population anticipated."*

The review recommended that consideration could be given to:

1. *Amending the draft LHS population projections and associated households/housing targets downward for the 2021-2026 period to account for reduced overseas migration associated with COVID-19 border closures*
2. *Build flexibility into housing targets and housing policy responses currently within the draft LHS to allow the strategy to respond to market and demographic changes in the future.*

ITEM 8 (continued)

In relation to point 1 above the review added:

*“Given the many pressures on housing in City of Ryde and the relatively short duration of the most severe overseas migration impacts, **it does not appear to be necessary to reduce either the 2021 to 2026 or the 2026 to 2035 targets.** However, the draft LHS could acknowledge that the 2021 Census would provide more information regarding the effects of the COVID-19 pandemic, with the potential for an updated population projection in following years.”*

The text above has been highlighted to emphasise that whilst the review found that the pandemic has impacted population growth, and hence housing demand, this is only a short term impact (up to 5 years) on a strategy that has a life of 20 years. The review found that population and housing demand is likely to return to previously predicted levels by 2024. For the 20 year life of the strategy, this short term impact is not predicted to impact the medium and long term dwelling numbers within the LHS.

Rather than wait until following years, it is proposed to reduce the 2021-26 target such that the anticipated dwelling reduction as result of the pandemic is captured in a manner that will still allow appropriate infrastructure planning to 2026. The intention is to try to more accurately reflect how the reduced delivery of housing in the 2016-2021 period will impact supply by the end of the 2021-2026 cycle. It is noted that the strategy will be reviewed prior to 2026 and this review will result in further adjustments, as more information (such as the 2021 Census figures) can be incorporated into population projections.

In this regard, it is recommended that the LHS be amended as described above, i.e., reduce the 2021-2026 housing target by 1,700 to 2,700 and build flexibility into the LHS, particularly relating to the masterplan investigation schedule, to account for potential future changes that may arise from monitoring of census figures.

A copy of the addendum to the strategy is included in **ATTACHMENT 1 – CIRCULATED UNDER SEPARATE COVER.**

ITEM 8 (continued)

The following Table describes the proposed reduction:-

Comparison of draft LHS dwelling targets and scenarios

Scenario	2016-21	2021-26	First 10 years Total
Exhibited LHS	7,600	4,400	12,000
Hill PDA projection (fast recovery scenario)	5,794	4,539	10,333
Proposed	7,600	2,700	10,300

Note: it is recommended that the fast recovery scenario is used to guide the reduction to ensure we do not reduce the forecast in a manner that unduly increases the risk that infrastructure planning is insufficient.

Setting Dwelling Targets

If the proper planning for population growth is not undertaken, the growth will continue regardless of estimates or targets, without appropriate planning and it will overwhelm the infrastructure for the existing, and future community. This can be seen in the recent impacts of the significant growth that has occurred in Ryde over the period of the previous housing “target”. While factors outside those targets drove growth, infrastructure planning was unable to keep pace. The fact that the number of dwellings delivered to market exceeded the target did not create any downward pressure in local population growth, housing demand, nor the number of dwellings delivered to the market.

Proper evidence based strategic planning can link the provision of houses in the right locations with local infrastructure. The use of targets will assist Council to advocate for the required local and regional State infrastructure that is required now and to meet future needs.

In the absence of the appropriate targets and evidence base, e.g. target too low, the planning and advocacy for infrastructure may be aiming too low, i.e., not enough infrastructure planned for existing or increased population.

As previously mentioned, dwelling “targets” are more estimates or aspirational numbers that may or may not eventuate on the ground as the delivery is impacted by variables that may or may not be able to be controlled.

ITEM 8 (continued)

To more specifically address part (e) of the Council resolution of 24 March 2020 the following options, including advantages and disadvantages of each, are outlined for Council's consideration:-

<u>Option 1</u>	
Use the dwelling targets set in the District Plan and Local Housing Strategy with a reduction as a result of the pandemic	
<u>Advantages</u>	<u>Disadvantages</u>
<ul style="list-style-type: none"> • Aligns with State Government District Plan • Aligns with State Agency planning for infrastructure and services • Able to be achieved within the existing planning controls with relatively minor changes (See LHS recommendations) in relation to improving diversity and affordability. • No significant impact on overall community plans. • Due to consistency in State/Local targets market expectations are more consistent and reduces speculation and property value fluctuations. • Planning and delivery of housing affordability can be more focused to demand with market certainty. 	<ul style="list-style-type: none"> • Some residents may consider targets too high.

<u>Option 2</u>	
Increase the proposed dwelling targets to enable more development in the LGA	
<u>Advantages</u>	<u>Disadvantages</u>
<ul style="list-style-type: none"> • Some residents/properties will have windfall gains in being able to develop property that previously could not be developed, 	<ul style="list-style-type: none"> • The existing character of some areas will be substantially changed, • Residents not wishing to develop will have a decrease in amenity, • May result in speculative development resulting in: <ul style="list-style-type: none"> ○ Poor amenity outcomes for residents of the development and surrounding areas ○ Large fluctuations in property valuations ○ More difficult to address affordable housing in a high speculation market.

ITEM 8 (continued)

<u>Option 3</u>	
Decrease the dwelling targets to restrict dwelling development in the LGA	
<u>Advantages</u>	<u>Disadvantages</u>
<ul style="list-style-type: none"> • Support from some residents that have the perception that there is too much development now, • Spending on new infrastructure will not be required as there is less demand, • Infrastructure spending can be focused on maintenance, • Character of some areas will remain unchanged. 	<ul style="list-style-type: none"> • Inconsistent with the State Government planning and may result in State Government stepping in to take over planning powers of Council, • Objection from some residents that will no longer be able to develop their properties, • Reduce private investment in LGA, • Infrastructure planning will have no evidence base for provision of more infrastructure, • Infrastructure will stagnate with maintenance work only being undertaken, • Character of areas will stagnate and may not be appropriate as the population demographic change, e.g. ages, diversity, etc. • Potential adverse impact on the local economy.

As outlined in the above tables, there are advantages and disadvantages to all options. However, options 2 and 3 have potentially greater adverse impacts in the longer term for the Ryde LGA.

From the above, Option 1 is the preferred option as:

- Provides consistency in approaches across State and Local interests,
- Is evidence based, as shown in the LHS,
- Will assist in advocacy and certainty in the planning and delivery of State infrastructure,
- Is consistent with the previous strategic planning work (Community Strategic Plan and Local Strategic Planning Statement) undertaken by Council over the past 12-24 months.

Given that the LHS, through independent testing, has provided the evidence base to indicate that the current housing targets are reasonable and can, theoretically, be met under the existing planning controls, it is recommended that the existing targets and strategy be pursued.

Council is currently pursuing option 1 via the LHS and planning proposal and, as such, no change to this direction is recommended at this time.

ITEM 8 (continued)**SUBMISSIONS TO THE DRAFT STRATEGY**

During the exhibition of the Strategy almost all the 310 submissions received related to the planning proposal and the LEP changes. However, the submissions relating to the strategy were more detailed and raised the following issues:

- The use of theoretical capacity calculations should not be used as it will result in an overestimate of dwellings,
- Need to progress the investigation and release of more R3 Medium Density Residential land,
- Investigate R2 growth outside identified growth precincts (Macquarie Park, North Ryde),
- The Housing strategy should include integrated infrastructure framework for delivery with housing growth,
- External threats, such as Covid-19 pandemic, should be considered in relation to changing housing designs,
- Pandemic should not be used as justification for lower targets. Should plan for extra capacity to avoid shortfalls,
- Future investigation work in LHS should be brought forward,
- Should incorporate a constant monitoring and review of strategy
- Should include a special clause for out of sequence spot rezonings to be considered on merit,
- The Strategy should include more information regarding actions for affordable and social housing, such as;
 - Identify high proportion of very low- and low-income households and housing trends,
 - Highlight housing stress and affordable and social housing loss,
 - Quantify and measure affordable housing needs,
 - Affordable Housing Policy and LHS should align. Numbers in Policy do not align with a 5% target when using the LHS figures (Policy should be increased)
 - Offers from housing providers to collaborate with Council on Affordable and Social Housing planning and delivery.

The following section of this report speaks to the issues raised in the submissions and recommends minor amendments to the draft strategy as required.

Theoretical capacity calculations should not be used

These submissions suggested that the use of theoretical capacity to calculate dwelling numbers will overestimate the potential dwelling numbers and can be misleading. The reasons for these comments were based on the view that not all those lots can/will be developed.

ITEM 8 (continued)*Comment*

It is true that the theoretical capacity numbers will be greater than the actual number of dwellings delivered. However, it is important to understand that when making predictions and calculations about future estimates, consistent assumptions must be used for all calculations.

Theoretical capacity numbers are used in this case so that all predications are consistent and not affected by subjective assumptions, such as take up rates. This issue is explained in the draft Local Housing Strategy (Section 6). It is not unusual for actual numbers to be approximately 60% to 80% of the theoretical capacity. This 20% variation is wide and subjective to several factors such as housing market, economy, environmental considerations, housing types, approval pathways, e.g. DA or Complying Development, etc. In these cases, if different delivery assumptions were used in each calculation then the figures would be misleading.

Theoretical capacity calculations were used by the draft Local Housing Strategy as a comparison against the impacts of the estimated numbers in the Codes SEPP. This was required by the Department of Planning Industry and Environment (DPIE). This method is consistent with the DPIE and industry standards.

Need to progress the investigation and release of more R3 Medium Density Residential land

A small number of submissions commented that before Council proceeds with the planning proposal to remove Multi Dwelling Housing from the R2 zone (See separate report on this agenda) the investigation work should be undertaken to determine where this housing will be provided in the future.

Comment

The LHS has detailed several strategic actions and recommendations for the 20-year life of the strategy. This included the immediate need to address the potential adverse impacts of the Codes SEPP.

In an ideal scenario where all development could be placed on hold until the R3 investigations were completed, the planning proposal may be able to be delayed. However, this is not possible and, as outlined in the LHS, the Codes SEPP has the potential to have a significant adverse impact on the R2 zoned land.

The R3 investigations are recommended in the LHS to be undertaken in the short to medium-term. As the overall dwelling delivery estimates show that this will not impact the ability of Council to provide the necessary dwelling delivery during this time, it is not recommended that the LHS be amended to bring this work forward.

ITEM 8 (continued)**Investigate R2 growth outside identified growth precincts (Macquarie Park, North Ryde),**

These submissions were also objecting to the planning proposal to remove Multi Dwelling Housing from the R2 zone. The submissions wanted further investigations to identify areas in the R2 zone that had adequate infrastructure for medium density housing.

Comment

These suggestions do not appropriately consider the zone objectives for the R2 zone. The R2 zone is a Low-Density Residential zone which, by definition, should not include medium density development. For this reason, the LHS proposes investigations for potential identification of appropriate R3 Medium Density Residential zones to accommodate this development.

In this case the submissions and LHS are using different language to identify appropriate land for medium density but are heading in a similar direction. No changes proposed to the LHS.

The Housing strategy should include integrated infrastructure framework for delivery with housing growth*Comment*

The LHS has identified the need to undertake further investigations into the appropriate infrastructure planning for housing delivery. In this regard, Council has commenced the preparation of an Infrastructure Strategy that will utilize the housing estimates from the LHS to determine infrastructure requirements. No changes proposed to the LHS as this work is being undertaken but in a different document.

External threats, such as Covid-19 pandemic, should be considered in relation to changing housing designs, and should not be used as justification for lower targets. Should plan for extra capacity to avoid shortfalls*Comment*

The long timeframes involved in strategic planning must be front of mind when factoring in these external influences that may have much shorter timeframe impacts than the life of the strategy.

The issues raised in these submissions are valid in that the assumptions for the preparation of the LHS may need review, at least in the short term. However, it is agreed with the submissions, the long-term impact must still be considered to avoid shortfalls in delivery of housing and infrastructure.

ITEM 8 (continued)

Council has engaged the authors of the LHS, Hill PDA, to review the potential impacts of the pandemic and, if necessary, amend the housing delivery timeframes. The relevant findings of this review are discussed above and the full review is attached. It is recommended that the 2021-2036 Housing Target be reduced by 1,700 dwellings as result of the short term impacts of the pandemic. It is also recommended that the strategy is reviewed as soon as is practicable following the next population projection updates arising from the next census (to be held in August 2021).

Future investigation work in LHS should be brought forward*Comment*

The LHS has proposed future actions as short, medium and long term tasks. The timeframes have considered issues such as the need to meet the dwelling estimates (noting that the existing LEP controls are suitable) and the need to resource this work, i.e., funding, staff time and community input. The timeframes are considered adequate and no changes are recommended. It is recommended that Council remain flexible in the timing of future investigation to ensure we able to respond to further corrections to population projections in the next 12-18 months and having regard to the upcoming census.

Should incorporate a constant monitoring and review of strategy*Comment*

This is agreed. The LHS proposes a monitoring and review program for the strategy itself. Council, internally, will be regularly building on the data collection that has been undertaken for this strategy preparation in order to have up to date data on housing trends. As this work is already progressing there is no need to amend the LHS.

Should include a special clause for out of sequence spot rezonings to be considered on merit*Comment*

This submission suggestion seems to be contrary to the principle of strategic planning. Such a clause is not required in the LHS as both the LHS and LSPS provide enough guidance for any unforeseen proposal that may arise. Such proposals should not require a separate clause in the LHS as, if they have sufficient individual merit, the LHS and LSPS assessment criteria will allow them to be considered.

ITEM 8 (continued)**The Strategy should include more information regarding actions for affordable and social housing**

These submissions were from the Community Housing Industry and housing providers and raised issues such as:

- Identify high proportion of very low- and low-income households and housing trends,
- Highlight housing stress and affordable and social housing loss,
- Quantify and measure affordable housing needs,
- Affordable Housing Policy and LHS should align. Numbers in Policy do not align with a 5% target when using the LHS figures (Policy should be increased)

These submissions also included offers from housing providers to collaborate with Council on Affordable and Social Housing planning and delivery.

Council has an Affordable Housing Policy, adopted in 2016, and has been pursuing a planning proposal as part of the implementation of that Policy. For this reason, the LHS was intentionally designed not to include this in the strategy but was designed to work with the Policy implementation.

Whilst the Council affordable housing planning proposal has recently been returned to Council by the DPIE, work on the implementation and delivery of affordable housing will be pursued through the Policy. As such there is no current need to amend the LHS. However, the relevant submission issues and offers of collaboration will be independently pursued.

Next Steps

Once Council has adopted the Housing Strategy and associated 2021-2026 forecast/target, this information will be forwarded to DPIE for approval. DPIE has provided a preliminary review of the Draft Strategy and indicated general support for the methodology. Their response is provided as **ATTACHMENT 2**.

DPIE will undertake an inter-agency review and may approve the Strategy, allowing it to be used for planning activities such as updating the growth assumptions used by state agencies when undertaking infrastructure planning. Alternatively, they may require changes or further investigation. Should any required changes be minor and not impact the housing target/forecast these will be made to enable the Strategy to be finalised, should they be more substantial, they will be reported to Council.

ITEM 8 (continued)**Financial Implications**

Adoption of the recommendation will have no financial impact.

However, should Council choose to pursue other options to increase or decrease the current dwelling targets there would be a need to investigate the evidence for such a change as well as formulate an evidence-based case to put before the State Government. This change would result in the voiding of the current LHS and associated background work and preparing an alternate strategy at Council's expense.

ITEM 8 (continued)

ATTACHMENT 2



IRF20/5319

Mr Dyalan Govender
Manager Urban Strategy
City of Ryde Council
Locked Bag 2069
NORTH RYDE NSW 1670

Via email: DGovender@ryde.nsw.gov.au

Dear Mr Govender

City of Ryde Council - Local Housing Strategy

Thank you for submitting City of Ryde Council's draft Local Housing Strategy (LHS) to the Department for review and approval. I am writing to provide you with an update on the assessment process for City of Ryde Council's LHS.

The Department has developed a collaborative process that will involve the Department and other relevant agencies undertaking a robust assessment and working with Council to resolve any issues and proceed to approval in a timely manner.

The process involves a rigorous assessment against the requirements outlined in the LHS Guideline. The Department is seeking advice from other state agencies, including the Greater Sydney Commission and Transport for NSW, to ensure that the LHS is consistent with relevant state government strategies and will collaborate with councils and agencies to identify pathways to resolving any matters identified.

Our initial review of Council's LHS acknowledges the considerable work undertaken to progress the strategy as part of the broader strategic planning process. The Department is keen to ensure that local housing strategies provide a robust basis for delivering the housing objectives of the Greater Sydney Region Plan and enable councils to update their local environment plan to give effect to the District Plans.

If you have any more questions, please Carina Lucchinelli, Local Strategies and Plan Making, Department of Planning, Industry and Environment on 02 9274 6563. Carina will be Council's main contact at the Department for all local strategy matters moving forward and will be in touch in the coming weeks to provide further updates on how the Department's review of Council's LHS is progressing.

Yours sincerely



Amanda Harvey 13 November 2020
Executive Director
Local Strategies and Plan Making

9 POST EXHIBITION REPORT ON THE MULTI DWELLING HOUSING PLANNING PROPOSAL

Report prepared by: Senior Strategic Planner

File No.: LEP2020/2/4 - BP20/1180

REPORT SUMMARY

On 24 March 2020 Council considered a report to endorse, for public exhibition, the draft City of Ryde Local Housing Strategy (The Strategy) and a draft planning proposal (The Proposal) seeking to remove Multi Dwelling Housing from the R2 Low Density Residential zone of the Ryde LEP 2014 and amend the planning controls relating to Dual Occupancy (attached) development.

The Proposal is necessitated as a response to the Housing Diversity Code State Environmental Planning Policy (the SEPP), formerly known as the Medium Density Housing Code SEPP. The effect of the SEPP is to introduce previously prohibited development forms into the Low Density R2 zone, particularly Terrace Houses and Manor Homes (two storey flat buildings), where Council had only permitted Multi-Dwelling Housing (Villa Developments). Further, the SEPP overrides Council's minimum frontage requirements for Duplexes and villas such that the theoretical capacity of Council's Low Density R2 zone would be unsustainably increased.

By removing Multi-Dwelling Housing as a permissible use from Council's Low Density R2 zone, aligning its lot frontage controls with the SEPP and adopting a new minimum lot size for Duplexes, the Proposal will bring the theoretical capacity of the Low Density R2 zone back to acceptable levels, while still offering landowners feasible development opportunities that will increase the diversity of housing available to our community.

Given the State Government's refusal to exempt the City of Ryde from the operation of the SEPP, or to amend its application to Medium Density zones more aligned to its strategic intent, Council has no option to retain Multi-Dwelling Housing as a permissible use at sustainable levels of density and development commensurate with the community expectations of amenity and supporting infrastructure.

The Proposal will still allow the delivery of diverse housing options by continuing to allow Secondary Dwellings (Granny Flats) and Duplexes.

Both documents were placed on public exhibition from 16 October 2020 to 16 November 2020. The exhibition was widely notified, including written advice to all affected landowners in the R2 Low Density Residential zone (over 22,000 letters); through the "Have Your Say" website, which included the provision of translated materials (Chinese (Simplified and Traditional) and Korean) and staff availability for telephone discussion for the duration of the exhibition period.

ITEM 9 (continued)

During the exhibition period a total of approximately 310 submissions were received at Council via the “Have Your Say” webpage, post and email. There were also significant numbers (approximately 20+ per day) of telephone enquiries responded to by Council’s Customer Service, Building and Development Advisory Service and Urban Strategy staff.

Of the 310 submissions received;

- 66 submissions were unconditionally supportive of the planning proposal changes;
- 102 submissions were fundamentally opposed to the planning proposal changes; and
- 119 submissions suggested that the proposal be amended.

A further 23 submissions were also received making comments about development generally and did not make specific comments about the exhibition material.

The purpose of this report is to advise Council of the issues raised in the submissions to the planning proposal and, following consideration of those submissions, to recommend some minor amendments to the Planning Proposal in relation to the lot size, lot width and revised subdivision and savings provisions to respond to the submission issues and to ensure that existing developments are not unreasonably impacted by the changes.

A report on the exhibition of the Housing Strategy, including the housing target review and recommended amendments to the Strategy following exhibition, is the subject of a separate report to Council on this agenda. The Strategy amendments relate to the impact that the Covid-19 Pandemic may have on the housing demand and delivery targets.

Having regard to the submissions received and the need to ensure the community has access to appropriate levels of diverse housing, minor amendments to the planning proposal are recommended. It is further recommended that the amended planning proposal be forwarded to the Department of Planning, Industry and Environment, with Council’s endorsement of the proposed LEP amendments, for gazettal.

RECOMMENDATION:

- (a) That Council amend the exhibited housing planning proposal in the following manner:-
 - i. Decrease the minimum lot size for permissibility and subdivision of Dual Occupancy Development from 750m² to 700m² to increase the availability of this option to the community.

ITEM 9 (continued)

- ii. Increase the minimum lot width for permissibility of Dual Occupancy development from 12 metres to 15 metres to better align Council's LEP with the SEPP and to provide better design outcomes.
 - iii. Include in the Savings and Transitional provisions of the planning proposal the ability for Dual Occupancy development, either lodged but not determined, approved and not constructed, or existing and constructed, that meet the current Torrens Title subdivision requirements in RLEP 2014, be permitted to subdivide using the current LEP 2014 provisions of minimum 580m² lot size. This savings provision is not to apply to new applications lodged after gazettal of this planning proposal (such new applications will be subject to the new provisions).
 - iv. Insert a time limit of 24 months in the Savings Clause.
- (b) The amended planning proposal be forwarded to the Department of Planning, Industry and Environment requesting that the Plan be made.
 - (c) Acknowledgement letters be sent to all those who lodged a submission advising them of the Council resolution and thanking them for their submission.

ATTACHMENTS

- 1 Housing Planning Proposal Submissions - CIRCULATED UNDER SEPARATE COVER - CONFIDENTIAL
- 2 Draft Housing Planning Proposal changes 191120

Report Prepared By:

Matthew Owens
Senior Strategic Planner

Report Approved By:

Lexie Macdonald
Senior Coordinator - Strategic Planning

Dyala Govender
Manager - Urban Strategy

Liz Coad
Director - City Planning and Environment

ITEM 9 (continued)

History

The planning proposal is necessitated as a response to the State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Low Rise Housing Diversity Code) (Part 3B of the SEPP), formerly known as the Medium Density Housing Code SEPP. The effect of Part 3B of the SEPP is to introduce previously prohibited development forms into the Low Density R2 zone, particularly Terrace Houses and Manor Homes (two storey flat buildings), where Council had only permitted Multi-Dwelling Housing (Villa Developments). Further, the SEPP overrides Council's minimum frontage requirements for Duplexes and villas such that the theoretical capacity of Council's Low Density R2 zone would be unsustainably increased.

By removing Multi-Dwelling Housing as a permissible use from Council's Low Density R2 zone, aligning its lot frontage controls with the SEPP and adopting a new minimum lot size for Duplexes, the planning proposal will bring the theoretical capacity of the Low Density R2 zone back to acceptable levels, while still offering landowners feasible development opportunities that will increase the diversity of housing available to our community.

Given the State Government's refusal to exempt the City of Ryde from the operation of the SEPP, or to amend its application to Medium Density zones more aligned to its strategic intent, Council has no option to retain Multi-Dwelling Housing as a permissible use at sustainable levels of density and development commensurate with the community expectations of amenity and supporting infrastructure. Council has exhausted all alternative avenues including seeking meetings with the State Government, advocating directly and through industry groups, and action in the Land and Environment Court.

In 2018 the NSW Government approved project funding of up to \$2.5M to Ryde and 14 other councils, as part of the Accelerated LEP Review Program. As part of the LEP review Council is preparing, or has completed, a number of studies and strategies to inform the LEP Review including:

- Local Strategic Planning Statement (LSPS) (Completed),
- Heritage Study Review (Completed),
- Local Housing Strategy, (See separate report to this agenda)
- Macquarie Park Employment Land Study (Completed),
- Creative Enterprise Strategy (Completed),
- West Ryde Traffic and Parking Study (Underway),
- West Ryde Masterplan (Underway),
- Infrastructure Strategy (Underway).

The Local Housing Strategy (Strategy) is a key study required to be prepared by Council as part of this funding. The strategy is to be consistent with, and respond to, the principles and directions of the North District Plan by the Greater Sydney Commission.

ITEM 9 (continued)

The North District Plan identifies a target of 7,600 additional dwellings in the Ryde LGA between 2016 and 2021. The District Plan also states that *“Each council is to develop 6-10 year housing targets. The 6-10 year housing targets will be developed iteratively in the housing strategy. The strategy is to demonstrate capacity for steady housing supply into the medium term.”*

A draft Local Housing Strategy was prepared as required. A planning proposal seeking to implement the priority action of the draft Local Housing Strategy, to mitigate the potential significant impacts of the commencement of Part 3B of the SEPP was also prepared. The planning proposal seeks to remove Multi Dwelling Housing from the R2 Low Density Residential zone of the Ryde LEP 2014 and to amend the planning controls relating to Dual Occupancy (attached) development.

The draft City of Ryde Local Housing Strategy and the housing planning proposal were reported to Council on 24 March 2020 where Council resolved:-

- (a) *That Council endorse the draft City of Ryde Local Housing Strategy, attached to this report, for public exhibition for a period of 28 days, which will take place after the pandemic period (COVID-19) has been officially downgraded.*
- (b) *That following the public exhibition period, the outcome of the public exhibition and the draft City of Ryde Local Housing Strategy, be reported back to Council for finalisation.*
- (c) *That Council endorse the planning proposal attached to this report, seeking to remove Multi dwelling Housing from the R2 Low Density Residential zone of the Ryde LEP 2014 and amend the planning controls relating to Dual Occupancy (attached) development, to be submitted for Gateway Determination under s3.34 of the Environmental Planning and Assessment Act 1979.*
- (d) *That the planning proposal be placed on exhibition in accordance with the requirements of the Gateway Determination. Following the public exhibition period, the outcome of the public exhibition and the planning proposal, be reported back to Council for finalisation.*
- (e) *That during the exhibition period a further report be brought back outlining options for significantly reduced 2036 housing targets.*
- (f) *That Council write to the Minister for Planning and the Greater Sydney Commission seeking a further deferral of the Medium Density Housing Code SEPP given the global pandemic (COVID-19).*

ITEM 9 (continued)

Parts (c), (d) and (e) are the sections relevant to the planning proposal of the above resolution. Parts (a) and (b) are discussed in the separate report regarding the Local Housing Strategy in this meeting agenda. Correspondence was sent in accordance with part (f) of the above. A deferral of the Medium Density Housing Code was not granted, and it commenced in Ryde on 1 July 2020.

- 1 April 2020 - In accordance with part (c) above the planning proposal was forwarded to the Department of Planning, Industry and Environment (DPIE).
- 1 June 2020 - A conditional Gateway Determination, requiring additional clarification of the planning proposal, was issued by DPIE.
- 3 September 2020 - Approval to place the planning proposal on public exhibition was issued by DPIE.
- 16 October to 16 November 2020 - The planning proposal and the Local Housing Strategy were placed on public exhibition concurrently.

Discussion

The draft City of Ryde Local Housing Strategy and the housing planning proposal were exhibited concurrently as the Strategy contains the background information and reasoning for the planning proposal and it would assist community understanding of the provisions in the planning proposal.

The public exhibition period was from 16 October 2020 to 16 November 2020. The exhibition was widely notified, including written advice to all affected landowners in the R2 Low Density Residential zone (over 22,000); both documents, an information sheet and the Council report and minutes were available through the “Have Your Say” website, which included a translation facility (into Chinese (Simplified and Traditional) and Korean); and staff were available for telephone discussion.

During the exhibition period a total of 310 submissions were received by Council. There were also significant numbers (20+ per day) of telephone enquiries responded to by Council’s Customer Service, Building and Development Advisory Service and Urban Strategy staff.

Most of the submissions related to the planning proposal with some relating to the Strategy only. The Strategy submissions are addressed in detail in the separate report on this agenda.

The following sections of this report provide an overview of the planning proposal and identifies and discusses, in more detail, the issues raised in the submissions. Recommended changes to the planning proposal following consideration of the issues raised in the submissions are also included in this report.

ITEM 9 (continued)

Overview of planning proposal

The planning proposal was prepared in conjunction with the draft Housing Strategy as it is a key recommendation of the strategy that would enable the implementation of the principal directions and other recommendations of the strategy. Without this planning proposal the strategic directions and actions of the draft Strategy would not be able to be implemented successfully.

Part 3B of SEPP, commenced 1 July 2020 making the following principle changes;

- Introduces Manor Houses and Terraces, as permissible land uses, where Multi Dwelling Housing is permitted,
- Reduces minimum lot widths required for Dual Occupancy development to 12 metres if land has rear vehicle access, or 15 metres otherwise, overriding the 20 metre requirement in the Ryde LEP.

The draft Local Housing Strategy has identified that the introduction of Part 3B of the SEPP has potential to significantly increase residential density (by up to 11,500 additional dwelling), in the R2 Low Density Zone, to levels that will detrimentally impact the character and amenity of this zone. The resulting growth would also outstrip the capacity of the current and planned infrastructure, making this uncontrolled growth unsustainable.

The intent of the planning proposal is to maintain the overall number of lots/dwellings that can be developed in the R2 zone. To balance the removal of multi-dwelling housing, the planning proposal proposes to amend the minimum lot size for Dual Occupancy development. This will not only ensure levels of housing remain commensurate with community expectations with respect to amenity, character, and supporting infrastructure, it will also ensure a diverse range of housing is still available to the community.

Submissions relating to the Planning Proposal

Of the 310 submissions received;

- 66 submissions were unconditionally supportive of the planning proposal changes;
- 102 submissions were fundamentally opposed to the planning proposal changes; and
- 119 submissions suggested that the proposal be amended.

A further 23 submissions were also received making comments about development generally and did not make specific comments about the exhibition material.

The charts in Figures 1 & 2 below show the breakdown of submissions, as above, and also the breakdown of the submissions suggesting amendments by specific issue raised.

ITEM 9 (continued)

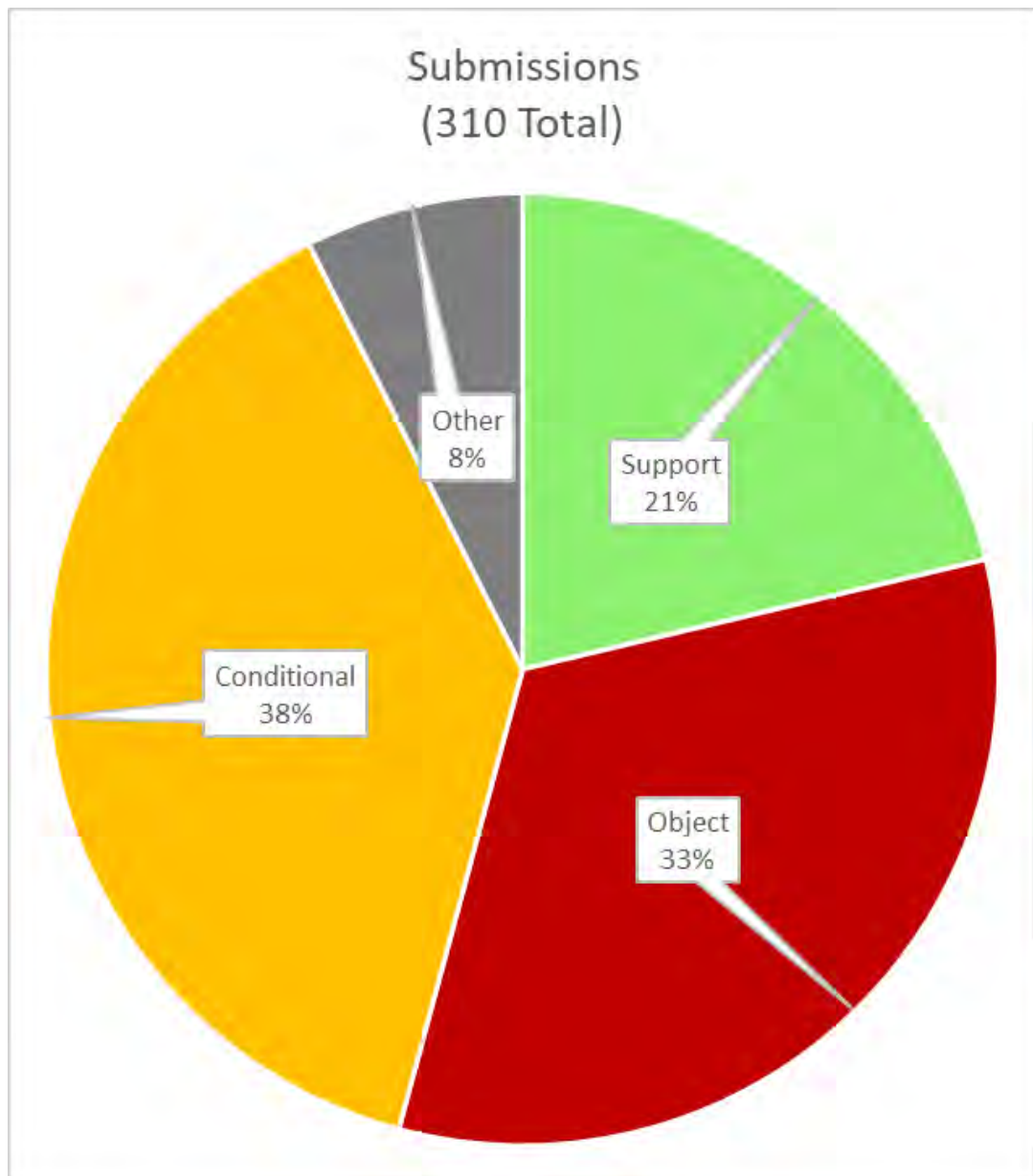


Figure 1. Breakdown of total submissions received by Support, Conditional, Objection and Other.

Approximately 60% of the submissions (Support and Conditional Support) were in favour of the principle and general direction proposed by the planning proposal.

ITEM 9 (continued)

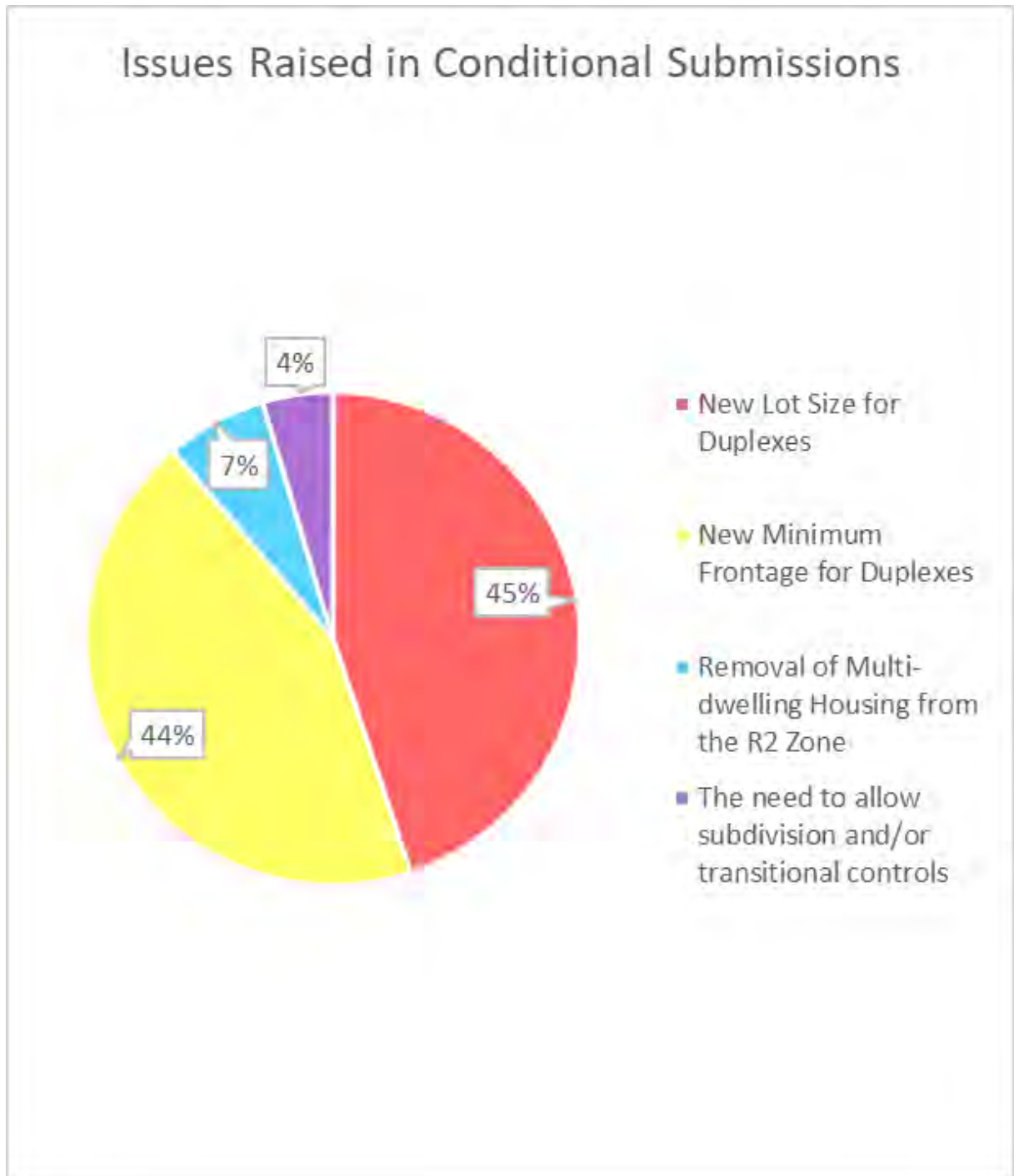


Figure 2 Breakdown of proportion of Conditional Support submissions by issues raised

ITEM 9 (continued)

During the exhibition of the Strategy and planning proposal almost all of the submissions received related to the planning proposal and the LEP changes. The submissions relating to the planning proposal raised the following issues:-

- *Support the changes fully (66),*
- *Support the changes in principle but with the following suggestions (119):*
 - *Increase minimum lot width for Dual Occupancy from 12m to 15m, (Approximately 73% of the 119 conditional support submissions)*
 - *Decrease minimum lot size for Dual Occupancy from 750m² to a range of sizes from 600m² to 700m², (Approximately 74% of the 119 conditional support submissions)*
- *Concern regarding the changes to subdivision, both Torrens Tile and Strata, of Dual Occupancy development in relation to:*
 - *Existing approval of Dual Occupancy but not yet constructed,*
 - *Existing Approved and constructed Dual Occupancy but no approval for subdivision obtained (as the LEP requires an Occupation Certificate prior to application), (Approximately 8% of the 119 conditional support submissions)*
- *Approximately 11% of the 119 conditional support submissions wanted Multi Dwelling housing to be permitted*
- *Fundamentally opposed to the proposed changes (102):*
 - *The use of theoretical capacity to calculate lot numbers should not be used,*
 - *Claimed reduction in land values,*
 - *Changes will adversely affect housing affordability,*
 - *Individual submitter's property does not meet the proposed controls.*
 - *Consider alternate methods to the exclusion of Multi Dwelling Housing.*
- *Other, non-specific, submissions that do not specifically comment on exhibition documents:*
 - *Concerns regarding applications lodged but not determined before changes*
 - *General comments not supporting high density development*
 - *General comments relating to traffic, parking, environment.*

ITEM 9 (continued)

The following section of this report considers the issues raised in the submissions in more detail and makes recommendations in relation to retaining the proposed changes or amending the planning proposal.

- **Oppose any change to the controls;**

Many of the submissions simply stated that they opposed the changes but did not provide any reasoning for their objection.

Other opposing submissions objected for the following reasons:

Use of theoretical capacity numbers

These submissions suggested that the use of theoretical capacity to calculate dwelling numbers will overestimate the potential dwelling numbers and can be misleading. The reasons for these comments were based on the view that not all those lots can/will be developed.

Comment

It is true that the theoretical capacity numbers will be greater than the actual number of dwellings delivered. It is also important to acknowledge that when making predictions and calculations about future estimates, consistent assumptions must be used for all calculations.

Theoretical capacity numbers are used in this case so that all predications are based on consistent assumptions and not affected by subjective assumptions, such as take up rates, which vary over time and by location. This issue is explained in the draft Local Housing Strategy (Section 6). It is not unusual for actual numbers to be approximately 60% to 80% of the theoretical capacity. This 20% variation is very wide, and is subject to several varying factors such as housing market, economy, environmental considerations, housing types, approval pathways, e.g. DA or Complying Development, etc. In these cases, if different delivery assumptions were used in each calculation then the figures would be very misleading.

Theoretical capacity calculations were used by the draft Local Housing Strategy as a comparison against the impacts of the estimated numbers in the Codes SEPP. This was required by the Department of Planning Industry and Environment (DPIE). This method is consistent with the DPIE and industry standards.

Land values

These objections were concerned that the proposed changes would decrease their land values because they would no longer be able to develop the land for Dual Occupancy or Multi Dwelling Housing.

ITEM 9 (continued)*Comment*

All land use and planning control decisions will have an impact on land values in a positive or negative way depending on the changes.

It is agreed that development potential may decrease the land value in some cases.

However, valuation increases, or decreases are not solely dependent on the ability to develop the land.

Should Council elect not to proceed with the proposal there is also potential for this to have a negative effect on land values as amenity declines, the character of low density suburbs changes to higher densities, and the available infrastructure is unable to support the increased levels of density.

Conversely, land value may also be positively influenced in a locality if the planning controls create or maintain a desirable character of the locality that does not depend on development potential, rather amenity, lifestyle, etc. This is a subjective matter and is affected by many factors.

When undertaking general planning control reviews, the consideration of individual land value, whilst one of the considerations, is not the dominant planning consideration. Objections on the basis of individual land value impacts must be considered in light of what is in the overall public interest.

Changes will adversely affect housing affordability

Some submissions stated that reducing the ability to develop Dual Occupancy or Multi Dwelling Housing will result in less affordable housing being built.

These submissions also suggest that not being able to develop some properties will result in less people moving to Ryde as they will not be able to afford the existing properties as they are too large and expensive.

Comment

Whilst it can be assumed that Dual Occupancy and Multi Dwelling Housing may be more affordable than a single freestanding dwelling, this is not always the case. Development of land, unless done by an individual for themselves, is a commercial undertaking that is impacted by market forces and profit for the developer.

The submissions that raised this issue were not supported by any specific detailed evidence for those statements. It is noted that the proposal will maximize supply to match existing and planned infrastructure delivery.

ITEM 9 (continued)

Council's work on Affordable Housing indicates that generally, Duplex and Multi Dwelling Housing delivered privately to the market in the City of Ryde are rarely affordable for low and moderate income households. Indeed, the majority of high-density options delivered within the Local Government Area (LGA) are also not considered Affordable Housing. Council has an adopted Affordable Housing Policy and is pursuing options with DPIE to implement measures to improve supply of Affordable Housing within the LGA.

Individual submitter's property cannot be developed under new controls

Some submissions raised objection to the planning proposal stating that the changes infringe on their "rights" as they will no longer allow their property to be developed.

Comment

Changes to planning controls will impact people and properties in various ways. Planning controls allow or restrict development and land use within the entire LGA.

Under the State's land use planning framework, planning controls are not imposed as individual "rights", but rather through planning instruments applied for the benefit of the overall general community by the relevant government authority. It is necessary to amend controls from time to time, and while the impact will vary between individuals, such changes are intended to be for the benefit of the overall community.

Consider alternate methods to the exclusion of Multi Dwelling Housing

Some submissions raised concern that alternate solutions to prohibiting Multi Dwelling Housing and changes to the Dual Occupancy controls should be considered, such as:

- Sliding scale of controls
- Different controls for corner allotments
- Request the State Government exclude Ryde from the Codes SEPP,
- Request the State Government amend the Codes SEPP to better control density,
- Allow a grace period, 2 years, for properties to develop before the changes come into effect.

Comment

Many of the suggestions related to the Council lobbying the State Government to amend the Codes SEPP through excluding the LGA from the SEPP to amending Clauses in the SEPP. The City of Ryde has exhausted all available avenues in this regard, and they have not been successful. The State Government has advised that this will not be considered further and the SEPP has come into effect.

ITEM 9 (continued)

Suggestions of sliding scale controls (varying controls for varying lot sizes) and special provisions for certain properties, such as corner allotments, were made. Strategic merit is one of the “tests” for a planning proposal and many of the suggestions made in the submissions were more actions, that have short term outcomes that are not necessarily consistent with the strategic direction for housing. This said, staff have considered all options suggested as well as further options available and are recommending some amendments to improve the proposal.

Support the changes fully

Many submissions simply stated that they support the changes proposed without providing further reasons. Other submissions provided the following reasons for support:

- Stop overdevelopment,
- Help to maintain character,
- Traffic is too congested, and this will help,
- Does something about too much parking on narrow residential streets.

Comment

Many of the submissions when mentioning too much development referred to high rise development as well. However, the majority of the submissions understood that the planning proposal changes related to Manor Houses, Terraces and Dual Occupancy development in their street and the impacts that villas and dual occupancy development have already had in their street, such as traffic and parking problems, streetscape, etc.

Support the changes in principle but with conditions

Many submissions (119) supported the proposed changes that would restrict denser development and sited the above reasons. However, these submissions also raised concerns with:

- The proposed lot frontage width of 12 metres; and,
- The minimum lot size of 750m².
- Removal of Multi Dwelling housing (villas)

The concerns about the lot frontage width was in relation to the potential detrimental impact that such a width may have on the streetscape, design and access to the Dual Occupancy. Most of these submissions (approx. 73% of the 119) suggested amending this width to 15 metres with some (though fewer) suggesting 16 metres or leaving the 20 metre current controls.

ITEM 9 (continued)

The concerns relating to lot size (approx. 74% of the 119) suggested that the increase from the current 580m² to 750m² was too large and too restrictive. Most of these submissions suggested a size of 700m² with less suggesting 650m² or 600m².

Some of the conditional support (approx. 11%) submissions would prefer to retain the use of Multi Dwelling Housing in the R2 zone.

Comment is made by issue below.

Lot Frontage

The concerns regarding the lot frontage width are valid. The width of 12 metres was originally proposed due to the Codes SEPP having a minimum frontage of 12 metres and 15 metres. However, the SEPP, at that time, was unclear as to when these applied, some clauses were almost contradictory and the details for the 12 metre width, requiring rear vehicle access, were not easy to find in the SEPP.

The SEPP was changed by the State Government to make these controls clearer, but this was after the Council resolution of 24 March 2020 to prepare the planning proposal.

It is agreed that the minimum lot frontage width for the planning proposal should be amended to 15 metres from the current 12 metres. The amendment to the lot width and lot size will impact the theoretical capacity for Dual Occupancy Development. The tables below show the changes to the capacity numbers for a range of lot sizes and for the lot width of 12m and 15m.

Lot size

The reduction in lot width imposed by the Codes SEPP, whilst retaining the current 580m² RLEP 2014 lot size, significantly increases the lots available for development. The intent of the planning proposal was to maintain an appropriate number of available lots, being no fewer than approximately 3,936, as available capacity for Dual Occupancy across the R2 zone. To achieve this the lot size needed to increase. In this regard, a lot size of 750m², as discussed in the Council report of 24 March 2020, was considered to have achieved that intent.

The lot width and potential dwelling numbers vary but the following tables provide an estimate of theoretical dwelling numbers guiding the changes in the planning proposal. The detail in table 1 was included in the Council report of 24 March 2020 and planning proposal, however, following receipt of public submissions, additional columns for lot sizes of 600m² and 650m² has been added to the 15m lot width table. For context, the theoretical capacity for 580m² with 15m lot width has also been added. These additional figures were prepared by Council's consultant that prepared the strategy so that there is consistency in the methodology and figures.

ITEM 9 (continued)

	Current LEP 20m frontage	Proposed change to 12m frontage			
Lot Size	580m ²	700m ²	750m ²	800m ²	900m ²
Dual Occupancy theoretical potential	3,936	6,407	4,203	3,414	2,105

Table 1. Exhibited Theoretical capacity for various lot sizes for proposed 15m lot width

	Proposed change to 15m frontage						
Lot Size	580m ²	600m ²	650m ²	700m ²	750m ²	800m ²	900m ²
Dual Occupancy theoretical potential	10,905	9,461	7,289	4,979	3,551	2,630	1,646

Table 2. Theoretical capacity for various lot sizes for proposed 15m lot width

As seen in the tables above, any amendment to the minimum lot size, even a minor change of 50m², would have a significant impact on the theoretical development capacity of the R2 zoned land.

A minimum lot width increase from 12m to 15m to a 750m² lot will, from the above tables, decrease the available capacity by 652 lots. As this is contrary to the intent of the planning proposal it would be appropriate to also reduce the minimum lot size to maintain available dwelling yields.

A reduction of the minimum lot size to 700m², with a lot width of 15m, will provide for a theoretical lot capacity of 4,979. This would increase the capacity from the original exhibited planning proposal 750m² lot with 12m width, by 776 additional lots (or 1,043 from the current LEP 2014 controls). This modest increase responds to the community submissions as well as conforming with the planning proposal intent of retaining the approximate dwelling capacity in the R2 zone.

A decrease of an additional 50m² in lot size to 650m² would result in an additional 3,353 lots available for development from the current LEP 2014 controls capacity of 3,936 lots. This significant increase is contrary to the intent of the planning proposal and is not recommended.

ITEM 9 (continued)**Recommended planning proposal change**

- Increase the minimum lot width to 15m,
- Decrease the minimum lot size to 700m²,
- Amend the minimum lot size for subdivision of Dual Occupancy, approved after the commencement of this Plan, to 700m².

Maintaining Multi Dwelling Housing as a permitted use

Some conditional support submissions (Approx. 11%) wanted the planning proposal to be amended to retain multi dwelling housing as a permitted use.

Comment

One of the principle reasons for the planning proposal changes to remove Multi Dwelling Housing from the R2 zone is the fact that Manor Houses and Terraces would become permissible under the Codes SEPP. These additional uses would contribute significantly to the overdevelopment of the R2 zone as explained in the strategy, planning proposal and Council report of 24 March 2020.

The State Government's expansion of permissible uses where Multi-Dwelling Housing is permitted is such that it's inclusion in the R2 Low Density Residential can no longer be considered consistent with the zone objectives of the RLEP 2014 or the expectations of the community.

Given the above, and the fact that a small percentage of submissions raised this issue, it is not recommended that the planning proposal be amended in this matter.

Concern regarding the changes to subdivision, both Torrens Title and Strata, of Dual Occupancy*Comment*

Several submissions have been lodged raising issues relating to existing approved and/or constructed (or applications currently being processed) with intent to subdivide Dual Occupancy developments. This issue is related to the proposed minimum lot size change and, whilst only a few submissions raised this issue separately, when combined with the others that raised the minimum lot size, it means approximately 90% of the 119 conditional submissions would support a change to the lot size.

The exhibited planning proposal contained a Savings Clause that means that any application that was lodged, but not determined before commencement of the Plan, would not be affected. However, the above submission issues are valid, and it would be unreasonable to adversely impact those cases by changing the planning controls halfway through an already commenced assessment process.

ITEM 9 (continued)

The various issues, and recommendations to overcome those issues, follows.

- **Existing approval of Dual Occupancy but not yet constructed,**
- **Existing approved and constructed Dual Occupancy but no approval for subdivision obtained,**

There are Dual Occupancy developments that were approved prior to the proposed changes, that are already constructed, but have not obtained DA consent for Torrens Title subdivision. This is due to the existing LEP 2014 requirement for an Occupation Certificate prior to granting subdivision consent. There are other similar cases where the development has been approved, but not yet constructed, and are also proposing to subdivide.

In these cases, the approval for construction would be on a 580m² lot but, if the changes come into force, any future subdivision application would be subject to a 750m² or 700m² lot. This would not be a reasonable practical outcome and, as such, the following changes are proposed.

Recommended planning proposal change

In Clause 4.1A(1)(a) change the word “constructed” to “lodged and/or approved”, to read “a dual occupancy (attached) has been lodged and/or approved on the lot”. This allows a yet to be determined application (if approved) and approved and constructed dual occupancies to apply for Torrens or Strata subdivision on a lot of 580m².

- **Restriction on Torrens Title subdivision and only allowing Strata subdivision,**

The exhibited planning proposal contained a Clause restricting dual occupancy (attached) subdivision to Strata subdivision only.

Following internal discussions with development assessment staff and consideration of the community submissions on this matter, it is recommended that this Clause be removed from the planning proposal so that Torrens Title and Strata subdivision would be permitted.

Once a development has been approved, in the case of a dual occupancy (attached) there is no material character or amenity difference between the titling system. Consideration of the subdivision type will be undertaken at the time of assessment of the development application that can allow either Strata or Torrens Title subdivision which will enable:

- More streamlined application and assessment processes
- Cater for the subdivision preferences of the owner/buyer,
- Have no material impact on the streetscape, character or amenity of the surrounding locality.

ITEM 9 (continued)**Recommended planning proposal change**

- Deletion of the proposed Clause restricting dual occupancy (attached) subdivision to Strata subdivision.
- Include the words “Torrens Title or Strata subdivision” in proposed Clause 4.1A(1)

General comment submissions

A small number of submissions (approx. 7%) were received that made more general comments regarding development in Ryde. The issues raised in these submissions related to existing development in specific streets, general traffic and parking matters, environmental and design matters and some raised concerns regarding the processing of applications, rather than the changes in the planning proposal.

The issues for processing of applications that are lodged and not determined prior to the planning proposal being finalized; or where the building approval has been granted but the subdivision approval has not been obtained, due to the LEP requiring an Occupation Certificate, are valid considerations when amending planning controls.

A savings provision was already included in the exhibition planning proposal that addresses some of these concerns. It is proposed that the savings provisions be refined to capture these issues so that any adverse impact is minimized.

Recommended planning proposal change

In cases where the building approval is already, or about to be, in place but not the subdivision approval, the recommended changes mentioned above, i.e., *In Clause 4.1A(1)(a) change the word “constructed” to “lodged and/or approved”, to read “a dual occupancy (attached) has been lodged and/or approved on the lot”*, will address this concern.

In the cases where an application has been lodged and not yet determined the savings clause already in the exhibited planning proposal will address this. However, there is usually a time limit placed on such savings clauses and it is recommended that a timeframe of 24 months should be included so that the clause will read:

*The commencement of Ryde Local Environmental Plan 2014 (Amendment No TBC), does not affect the assessment of a development application lodged in the 12 months prior to the Gazettal of Amendment No TBC.
This Clause (3) expires within 24 months of the Gazettal of Amendment No TBC.*

ITEM 9 (continued)**Summary**

The planning proposal and draft Local Housing Strategy were placed on public exhibition concurrently.

Over 22,000 letters were sent out by Council to all affected landowners, relevant stakeholders, housing providers and adjoining councils.

310 submissions were received by the end of the exhibition period. Of those submissions 102 objected to the changes, 66 supported and 119 provided conditional support subject to amending the planning proposal, 23 made comment about development generally.

This report has reviewed the submissions received and recommends amendments to overcome some of the concerns raised in the “conditional support” submissions. It is estimated that approximately 75% of the conditional support issues will be addressed by the recommended changes, resulting in significant community support for the amended planning proposal to proceed.

Most significantly, proceeding with the amended planning proposal will ensure that levels of development in the Low Density R2 zone remain at sustainable levels in keeping with community expectation and anticipated need.

Financial Implications

Adoption of the recommendation will have no financial impact.

ITEM 9 (continued)

ATTACHMENT 2

Summary of proposed changes to the Housing Planning Proposal

The report recommends replacing Section 4 Explanation of Provisions in the exhibited planning proposal with the following:

4.0 Explanation of Provisions

The proposed Outcomes will be achieved by the following changes to the Ryde LEP 2014:

1. Deleting;

A. Multi dwelling housing as a permitted use in the R2 Low Density Residential Zone land use table

The amended land use table will be amended as follows:

Zone R2 Low Density Residential

.....
3 Permitted with consent
Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; ~~Multi dwelling housing~~; Places of public worship; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings
.....

B. Deleting Clause 4.5A - Density controls for Zone R2 Low Density Residential

2. Delete Clause 4.1A – and replace with the following;

4.1A Dual Occupancy (attached) Subdivisions

(1) Despite clause 4.1, development consent may be granted for the **Torrens Title or Strata** subdivision of a lot if -

- (a) before the day *Ryde Local Environmental Plan 2014 (Amendment No ??)* commences a dual occupancy (attached) has been **constructed lodged** on the lot, and—
 - i. the application for a dual occupancy (attached) is approved
 - ii. the lot has an area of at least 580 square metres, and
 - iii. one dwelling will be situated on each lot resulting from the subdivision, and

ITEM 9 (continued)

ATTACHMENT 2

- iv. each lot will have an area of not less than 290 square metres, and
- v. an occupation certificate has been issued.

(b) on or after the day *Ryde Local Environmental Plan 2014 (Amendment No ??)* commences a dual occupancy (attached) has been approved on the lot, and—

- vi. the lot has an area of at least 750 700 square metres, and
- vii. one dwelling will be situated on each lot resulting from the subdivision, and
- viii. each lot will have an area of not less than 375 350 square metres and a primary street frontage of not less than 6 7.5 metres.

~~2. Development consent may only be granted to the strata subdivision of a dual occupancy (attached) on land in Zone R2 Low Density Residential if the land has an area of at least 750 square metres.~~

~~2. The commencement of *Ryde Local Environmental Plan 2014 (Amendment No ??)*, does not affect the assessment of a development application lodged in the 12 months prior to the Gazettal of Amendment No ??.~~
~~This Clause (2) expires within 24 months of the Gazettal of Amendment No??.~~

3. **Amending Clause 4.1B** *Minimum lot sizes for dual occupancies and multi dwelling housing* – in the following manner;

4.1 B Minimum lot sizes for dual occupancies ~~and multi dwelling housing~~

- 1. This Clause is not subject to the provisions of *Clause 4.6 - Exceptions to Development Standards*.
- 2. The objective of this clause is to achieve planned residential density in certain zones.
- 3. Development consent may be granted for development on a lot in Zone R2 Low Density Residential for a purpose shown in Column 1 of the table to this clause if—
 - (a) the area of the lot is equal to or greater than the area specified for that purpose and shown opposite in Column 2 of the table, and
 - (b) the primary road frontage of the lot is equal to or greater than ~~12 metres~~ 15 metres.

ITEM 9 (continued)

ATTACHMENT 2

Column 1	Column 2
Dual occupancy (attached) square metres	580 750 700
Multi dwelling housing	900 square metres

4. **Deleting Clause 4.5A** *Density controls for Zone R2 Low Density Residential* – in the following manner;

~~**4.5A—Density controls for Zone R2 Low Density Residential**~~

~~Development consent must not be granted to the erection of multi dwelling housing on land in Zone R2 Low Density Residential unless—~~

- ~~(a) the site area for the building is not less than—~~
- ~~(i) for each 1, 2 or 3 bedroom dwelling—300 square metres, and~~
 - ~~(ii) for each 4 or more bedroom dwelling—365 square metres, and~~
- ~~(b) each dwelling will have its own contiguous private open space.~~

10 TRAFFIC AND PARKING MATTERS APPROVED BY THE RYDE TRAFFIC COMMITTEE MEETING - NOVEMBER MEETING

Report prepared by: Senior Coordinator - Transport Services
File No.: GRP/09/3 - BP20/1227

REPORT SUMMARY

Due to the current pandemic, Council ceased all face to face Traffic Committee meetings. As a result of the cessation of face to face meetings, Council now sends all traffic committee members the latest Council initiated traffic and parking related proposals for their approval and commentary. Members of the committee are listed below.

City of Ryde (Chair) Senior Coordinator Transport Services (for Mgr. Transport)
Transport for New South Wales (TfNSW) North West Precinct
NSW Police Force Ryde Local Area Command
Member for Ryde (2 items) The Hon. V Dominello MP
Member for Lane Cove (0 item) The Hon. A Roberts MP

The November Traffic Committee agenda consisted of two (2) proposals of traffic and parking matters. All traffic committee members approved the proposals and no objecting comments or disclosures of interest were received. Sydney Buses (Western Region) were also advised of the proposals and did not raise objection.

The proposed traffic and parking matters now require the approval of Council. For ease of review, details of the proposals identified in the recommendations below are provided as **ATTACHMENT 1**.

RECOMMENDATION:

That Council endorses the following Ryde Traffic Committee recommendations:

(A) ROWE STREET (EAST), EASTWOOD – CHANGE OF PARKING RESTRICTIONS

The following changes be made to on-street parking controls in Rowe Street (East), Eastwood:

- a) 1P (8AM-6PM, MON_SUN) parking along Rowe Street be temporarily changed to 2P (8AM-6PM, MON_SUN) until the completion of the Rowe Street East carpark in July 2021.
- b) Convert a single 1P car park space to “NO STOPPING, MOTORCYCLES EXCEPTED” in front of the Eastwood Hotel.

ITEM 10 (continued)**(B) 12 TRELAWNEY STREET, EASTWOOD – CHANGE OF PARKING RESTRICTIONS**

The following changes be made to on-street parking controls in Trelawney Street, Eastwood:

- a) That “MOTORCYCLES ONLY” parking be installed in front of the 12 Trelawny Street Eastwood (between the driveway and speed hump).

ATTACHMENTS

- 1 November 2020 - Ryde Traffic Committee - Agenda

Report Prepared By:

John Begley
Senior Coordinator - Transport Services

Report Approved By:

Michael Dixon
Manaer - Transport

Wayne Rylands
Director - City Works

ITEM 10 (continued)

ATTACHMENT 1



Ryde Traffic Committee

ITEM (A): ROWE STREET (EAST), EASTWOOD
SUBJECT: CHANGE OF PARKING RESTRICTIONS

ELECTORATE: RYDE
WARD: WEST
ROAD CLASS: NON-CLASSIFIED
REFERENCE: T2020-00900

Traffic Committee Members are required to advise whether they have any pecuniary interest with regards to the item discussed below.

The Korean Chamber of Commerce has requested the 1P (8AM-6PM, MON_SUN) parking along Rowe Street be temporarily changed to 2P (8AM-6PM, MON_SUN) to cater for the loss of parking spaces during the construction of the Rowe Street East Carpark. The car park is expected to be completed by July 2021. Refer to Figure 1 below.

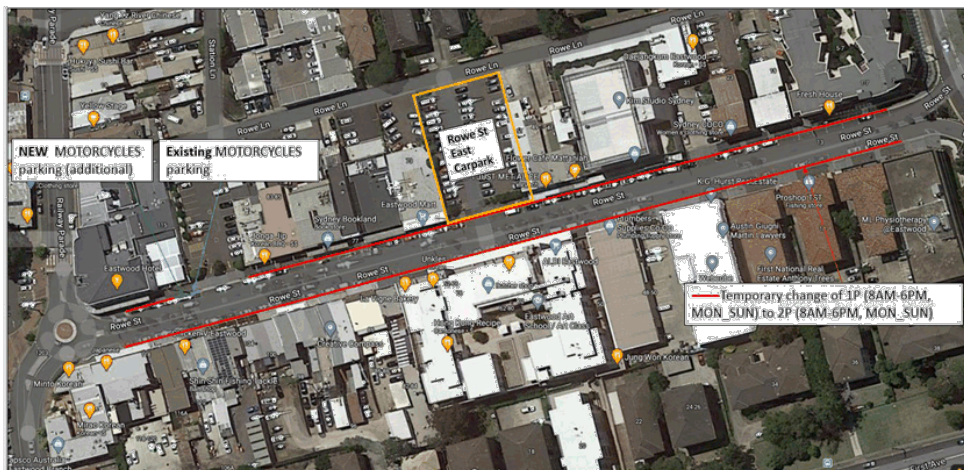


Figure 1: Rowe Street – Temporary change of 1P to 2P.

In addition, the Chamber have also requested parking spaces for food delivery motorcycles (e.g – Uber eats) be provided along Rowe Street permanently for delivery pickups. It is proposed that the existing motorcycle parking in front to Eastwood Hotel be extended. Hence converting a single 1P parking space to provide an additional 6 spaces for motorcycles only. Refer to figure 2.

ITEM 10 (continued)

ATTACHMENT 1



Figure 2: Rowe Street – Proposed additional motorcycle parking.

CONSULTATION

The Korean Chamber of Commerce represents approximately 110 local businesses in the community hence no further consultation is required. The Eastwood Hotel also have no objection with the motorcycle parking spaces in front of its premises.

The parking changes from 1P to 2P is only temporary until the completion of the car park in July 2021 hence no consultation was undertaken.

Notifications to impacted businesses will be issued prior to the changes above.

Recommendation:

The Ryde Traffic Committee recommends that the following changes be made:

- a) 1P (8AM-6PM, MON_SUN) parking along Rowe Street be temporarily changed to 2P (8AM-6PM, MON_SUN) until the completion of the Rowe Street East carpark in July 2021.
- b) Convert a single 1P car park space to "NO STOPPING, MOTORCYCLES EXCEPTED" in front of the Eastwood Hotel.

ITEM 10 (continued)

ATTACHMENT 1

ITEM (B): 12 TRELAWNEY STREET, EASTWOOD
SUBJECT: CHANGE OF PARKING RESTRICTIONS

ELECTORATE: RYDE
WARD: WEST
ROAD CLASS: NON-CLASSIFIED
REFERENCE: T2020-00893

Traffic Committee Members are required to advise whether they have any pecuniary interest with regards to the item discussed below.

Council has received a complaint from a resident regarding vehicles regularly encroaching onto their driveway at 12 Trelawney Street Eastwood.

The on-street parking between the driveway and speed hump on Trelawney Street is approximately 4.2m long as shown in Figure 1. As per AS 2890.5 "On-street parking", the minimum end length parking space is 5.4m.



Figure 2: Locality map.

Due to the proximity to Eastwood Town centre, it is proposed the existing on street parking be converted to "Motorcycles Only". Refer to Figure 2.

ITEM 10 (continued)

ATTACHMENT 1



Figure 2: Proposed motorcycle only parking.

Consultation:

The resident has no objection to the proposal for this space to be converted to on-street parking for motorcycles only parking.

Recommendation:

The Ryde Traffic Committee recommends that the following changes be made:

- a) That "MOTORCYCLES ONLY" parking be installed in front of the 12 Trelawny Street Eastwood (between the driveway and speed hump).

NOTICES OF MOTION

1 DEFERRED NOTICE OF MOTION: POLICY REGISTER - Councillor Dr Peter Kim

File Number: CLM/20/1/1/6 - BP20/1219

NOTE: This Notice of Motion was deferred from the Council Meeting of 24 November 2020

MOTION:

That Council direct the General Manager to update the outdated Policies in the City of Ryde's Council Policy Register.

2 DEFERRED NOTICE OF MOTION: IMPROVE INFRASTRUCTURE - Councillor Dr Peter Kim

File Number: CLM/20/1/1/6 - BP20/1220

NOTE: This Notice of Motion was deferred from the Council Meeting of 24 November 2020

MOTION:

- (a) That the General Manager provide a report to the Council on strategy to improve the infrastructure to meet the development demands in the City of Ryde now and into the future.
- (b) That the report be prepared within 3 months.

QUESTIONS BY COUNCILLORS AS PER POLICY

1 QUESTIONS WITH NOTICE - Councillor Penny Pedersen

File Number: CLM/20/1/1/10 - BP20/1252

Question 1:

Given litter has been photographed by the public overflowing close to the river, can City of Ryde Council provide extra bins or larger bins at litter collection points where capacity is not currently sufficient – particularly on those collection points closest to Parramatta River and its tributaries?

Question 2:

If extra bins are not able to be supplied could staff increase collections over weekends?

Question 3:

Does Council have a map showing where all public bin collection points are located and the capacity of each of those bins and what days and how often on each of those days are the bins emptied?

Question 4:

Has Council considered installing bin capacity sensors and monitoring apps to optimise collection management?

Question 5:

What is the suitability and cost associated with the installation of a solar compacting bin at collection points where overflowing bins risk allowing litter to blow into the river?

CONFIDENTIAL ITEMS

11 REQUEST FOR TENDER - COR-RFT 05/20 - FLOOD STUDIES HARMONISATION

Report prepared by: Senior Coordinator - Infrastructure Services

Report approved by: Manager - Assets and Infrastructure; Director - City Works

Confidential

This item is classified CONFIDENTIAL under Section 10A(2) of the Local Government Act, 1993, which permits the meeting to be closed to the public for business relating to the following: (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it; AND (d) (ii) information that would, if disclosed, confer a commercial advantage on a competitor of the council.

File Number: GRP/20/20 - BP20/1198

Page Number: 184

12 ADVICE ON COURT ACTIONS

Confidential

This item is classified CONFIDENTIAL under Section 10A (2) of the Local Government Act, 1993, which permits the meeting to be closed to the public for business relating to the following: (g) advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

This matter is classified confidential because it contains advice concerning legal matters that are:-

- (a) substantial issues relating to a matter to which the Council is involved.
- (b) clearly identified in the advice, and
- (c) fully discussed in that advice.

It is not in the public interest to reveal all details of this matter as it would prejudice Council's position in any court proceedings.

Report prepared by: General Counsel

File Number: GRP/09/5/15 - BP20/1201

Page Number: 205