

Meeting Date: Tuesday 1 May 2012
Location: Committee Rooms 2 and 3, Level 5, Civic Centre,
1 Devlin Street, Ryde
Time: 7.30pm

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

Apologies: Nil.

Staff Present: General Manager, Group Manager – Corporate Services, Group Manager – Environment & Planning, Development Director, Project Manager Development and Manager – Governance.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 AUDIO RECORDING OF CIVIC PRECINCE COMMITTEE MEETING - 1 May 2012

RECOMMENDATION: (Moved by Councillors Campbell and O'Donnell)

- (a) That the Civic Precinct Committee meeting of 1 May 2012 and all future Council and Civic Precinct Committee meetings be recorded for the purpose of:
- assisting in the preparation of minutes;
 - ensuring decisions are accurately recorded;
 - verifying the accuracy of minutes prior to their confirmation; and
 - preserving a recording of all meetings to be available to all Councillors on request.
- (b) That Council's Code of Meeting Practice be amended to provide for the recording of Council and Civic Precinct Committee Meetings in accordance with part (a) above noting that this amendment to the Code of Meeting Practice is not substantial.
- (c) That a report be provided to Council regarding opportunities to webcast Council and Civic Precinct Committee Meetings.

Record of Voting:

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

Against the Motion: Councillor Maggio

Note: This matter will be dealt with at the Council Meeting to be held **8 MAY 2012** in accordance with the Civic Precinct Terms of Reference in Council's Code of Meeting Practice.

2 CONFIRMATION OF MINUTES - Civic Precinct Committee Meeting held on 21 February 2012

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

That the Minutes of the Civic Precinct Committee Meeting 1/12, held on Tuesday 21 February 2012, be confirmed.

Record of Voting:

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

Against the Motion: Councillors Maggio and Tagg

Note: This matter will be dealt with at the Council Meeting to be held **8 MAY 2012** in accordance with the Civic Precinct Terms of Reference in Council's Code of Meeting Practice.

3 THE CITY OF RYDE PRECINCT REDEVELOPMENT STAGE 3 - STATUS REPORT

Note: Mr Gary Best, Partner, Clayton Utz made a presentation to the meeting in relation to this report. Mr Angus Hislop, International Property Group made a presentation to the meeting in relation to this report and a copy is ON FILE.

MOTION: (Moved by Councillors Butterworth and Petch)

- (a) That the Ryde Civic Precinct Redevelopment Stage 3 Status report be received and noted.
- (b) That no further action be taken in relation to this matter and all future action cease.

AMENDMENT: (Moved by Councillors Campbell and O'Donnell)

- (a) That the Ryde Civic Precinct Redevelopment Stage 3 Status report be received and noted.
- (b) That a detailed report which recommends the most appropriate course of action for the redevelopment of the Argyle Centre site be prepared for Council by November 2012, which examines how Council can utilise a shared equity scheme, the National Rental Affordability Scheme and a partnership with a social housing company. The report to specifically include :-

- (i) A detailed financial and cash flow model (including an option for Council to borrow funds) for developing each of options 2 and 3 for the redevelopment of the Argyle Centre as outlined in this report. The model be designed to deliver 10 to 15 affordable / key worker housing units and provides Council with the best sustainable revenue stream possible considering Council's appetite for risk.
- (ii) The most appropriate governance, procurement and management model required to manage redevelopment risk, oversee the redevelopment of the Argyle Centre site and manage any housing stock which Council may retain in its ownership for each of options 2 and 3 as outlined in this report.
- (iii) An open space concept plan relating to the future development of the Ryde City Bowling Club and the Argyle Centre site.

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

Record of Voting:

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

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

The Motion was then put.

RECOMMENDATION: (Moved by Councillors Campbell and O'Donnell)

- (a) That the Ryde Civic Precinct Redevelopment Stage 3 Status report be received and noted.
- (b) That a detailed report which recommends the most appropriate course of action for the redevelopment of the Argyle Centre site be prepared for Council by November 2012, which examines how Council can utilise a shared equity scheme, the National Rental Affordability Scheme and a partnership with a social housing company. The report to specifically include :-
 - (i) A detailed financial and cash flow model (including an option for Council to borrow funds) for developing each of options 2 and 3 for the redevelopment of the Argyle Centre as outlined in this report. The model be designed to deliver 10 to 15 affordable / key worker housing units and provides Council with the best sustainable revenue stream possible considering Council's appetite for risk.

- (ii) The most appropriate governance, procurement and management model required to manage redevelopment risk, oversee the redevelopment of the Argyle Centre site and manage any housing stock which Council may retain in its ownership for each of options 2 and 3 as outlined in this report.
- (iii) An open space concept plan relating to the future development of the Ryde City Bowling Club and the Argyle Centre site.

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

Record of Voting:

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

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

Note: This matter will be dealt with at the Council Meeting to be held **8 MAY 2012** in accordance with the Civic Precinct Terms of Reference in Council's Code of Meeting Practice.

The meeting closed at 10.44pm.

CONFIRMED THIS 6TH DAY OF JUNE 2012.

Chairperson