

Extraordinary Council Meeting

AGENDA NO. 18/11

Meeting Date: Thursday 27 October 2011
Location: Council Chambers, Level 6
Time: 7.30pm

NOTICE OF BUSINESS

Note: This meeting will be recorded on audio tape for minute-taking purposes as authorised by the Local Government Act 1993.

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NOTICES OF RESCISSION	
1 NOTICE OF RESCISSION - PLANNING PROPOSAL RESULTS OF COMMUNITY CONSULTATION - Ryde Civic Precinct - Councillor Vic Tagg, Councillor Ivan Petch, Councillor Justin Li	1
2 NOTICE OF RESCISSION - CIVIC PRECINCT PROGRAM, PROCUREMENT, BUDGET AND FINANCIAL POSITION UPDATE - Councillor Vic Tagg, Councillor Ivan Petch, Councillor Justin Li	2

NOTICES OF RESCISSION**1 NOTICE OF RESCISSION - PLANNING PROPOSAL RESULTS OF
COMMUNITY CONSULTATION - Ryde Civic Precinct - Councillor Vic
Tagg, Councillor Ivan Petch, Councillor Justin Li****File Number: GRP/11/5/4/6 - BP11/720**

That Council rescind the previous resolution in relation to Item 1, passed at the Extraordinary Council Meeting held on Tuesday, 18 October 2011, namely:

- (a) *That the Planning Proposal with amended height controls (in accordance with the recommendation of the independent Planners report dated 18 October 2011) for the Ryde Civic Precinct be re-exhibited for 28 days.*
- (b) *That DCP 2010 – Part 4.4 Ryde Town Centre be amended to incorporate development controls for the Ryde Civic Precinct.*
- (c) *That the draft amendments to DCP 2010 - Part 4.4 Ryde Town Centre is reported to Council.*
- (d) *That the General Manager write to the Director General of the Department of Planning and Infrastructure requesting a variation to the timeframe condition of the Gateway Process to this Planning Proposal.*

**2 NOTICE OF RESCISSION - CIVIC PRECINCT PROGRAM,
PROCUREMENT, BUDGET AND FINANCIAL POSITION UPDATE -
Councillor Vic Tagg, Councillor Ivan Petch, Councillor Justin Li****File Number: GRP/11/5/4 - BP11/721**

That Council rescind the previous resolution in relation to Item 2, passed at the Extraordinary Council Meeting held on Tuesday, 18 October 2011, namely:

1. *That Council determine to progress to the end of stage 3 and delegate to the General Manager to undertake an EOI and tendering process in accordance with Option 1 as outlined in this report, and a further report recommending a preferred development partner be presented to Council by August 2012.*
2. *That the procurement process for tendering and selecting an appropriate development partner for a private public partnership with the City of Ryde be designed so that the selection criteria:-*
 - *Provides appropriate options for the provision of community, civic and administration facilities (as previously discussed with Council) located in Top Ryde.*
 - *Evaluates design excellence and sustainable practices (minimum 4 green star rating for the residential component and 5 green star rating for the commercial and civic elements) as a significant element of the evaluation process.*
 - *Evaluates overall site massing and urban design.*
 - *Evaluates quality of the design and the reputation of the design team nominated.*
 - *Evaluates demonstrated experience in building/developing multi million dollar mixed use developments.*
 - *Evaluates demonstrated financial integrity.*
 - *Evaluates commercial offer to Council.*
 - *Evaluates the standard and quality of the facilities, finishes and fit out offered in exchange for land sale.*
3. *That Council delegates to the General Manager the authority to negotiate extensions of procurement arrangements and execute all relevant documentation with four Civic Precinct team external providers (as listed in the information separately provided), where the commitment will exceed \$150,000 over Stages 1, 2 and 3 of the project (exercising Council's ability to resolve not to go to open tender when extenuating circumstances exist as per section 55(3) of the Local Government Act 1993).*

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4. *That Council approve expenditure of \$2.6 million from the Civic Precinct Reserve to the Civic Precinct Project budget (with costs to be recouped from the project returns).*
 5. *That the General Manager prepare a report for Council within 8 weeks outlining the potential redevelopment of the Council owned site, the Argyle Centre, as an affordable housing project site if that site becomes available with the relocation of the Community Life staff as a consequence of the Civic Centre redevelopment project. This report to include an outline of the proposed business model, governance arrangements, key project stages with projected timeframes and proposed community consultation processes.*