

Extraordinary Council Meeting

MINUTES OF MEETING NO. 18/11

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

Councillors Present: The Mayor, Councillor Etmekdjian and Councillors Campbell, Maggio, O'Donnell, Pickering and Yedelian OAM.

Apologies: Councillors Butterworth, Petch, Perram and Tagg.

Staff Present: General Manager, Acting Group Manager – Community Life, Group Manager – Corporate Services, Acting Group Manager – Environment & Planning, Acting Group Manager - Public Works, Manager – Urban Planning, Development Director – Civic Precinct Project, Chief Financial Officer and Manager – Governance.

ADJOURNMENT

In accordance with Clause 2.5.1 of the Code of Meeting Practice, The Mayor, Councillor Etmekdjian adjourned the Extraordinary Council Meeting as a quorum was not present, the time being 7.33pm. The Council Meeting was adjourned to:

Thursday, 27 October 2011 at 8.03pm in the Council Chambers, Level 6 of the Civic Centre, 1 Devlin Street, Ryde.

The following Councillors were present:

The Mayor, Councillor Etmekdjian and Councillors Campbell, Maggio, O'Donnell, Pickering and Yedelian OAM.

Apologies had been received from Councillors Butterworth, Petch, Perram, Salvestro-Martin and Tagg. It was noted that an apology was received from Councillor Salvestro-Martin via email at 7.21pm.

FURTHER ADJOURNMENT

In accordance with Clause 2.5.1 of the Code of Meeting Practice, The Mayor, Councillor Etmekdjian adjourned the Extraordinary Council Meeting as a quorum was not present, the time being 8.03pm. The Council Meeting was adjourned to:

Tuesday, 1 November 2011 at 7.30pm in the Council Chambers, Level 6 of the Civic Centre, 1 Devlin Street, Ryde.

The following Councillors were present:

The Mayor, Councillor Etmekdjian and Councillors Campbell, Maggio, O'Donnell, Pickering and Yedelian OAM.

Apologies had been received from Councillors Butterworth, Petch, Perram, Salvestro-Martin and Tagg.

MEETING RECONVENED

The Meeting reconvened at 7.30pm on Tuesday, 1 November 2011 in the Council Chambers, Level 6 of the Civic Centre, 1 Devlin Street, Ryde.

The following Councillors were present:

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

The Mayor, Councillor Etmekdjian assumed the Chair.

Staff Present: General Manager, Acting Group Manager – Community Life, Group Manager – Corporate Services, Group Manager – Environment and Planning, Group Manager – Public Works, Manager – Urban Planning, Development Director – Civic Precinct Project, Project Manager – Ryde Town Centre and Councillor Support Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

PUBLIC PARTICIPATION

RESOLUTION: (Moved by the Mayor, Councillor Etmekdjian and Councillor Campbell)

That Council allow all registered speakers to address Council.

Record of Voting:

For the Motion: Unanimous

The following persons addressed the Council regarding the following Items:

**ITEM 1 – NOTICE OF RESCISSION – PLANNING PROPOSAL RESULTS OF COMMUNITY CONSULTATION – Ryde Civic Precinct
AND**

ITEM 2 – NOTICE OF RESCISSION – CIVIC PRECINCT PROGRAM, PROCUREMENT, BUDGET AND FINANCIAL POSITION UPDATE

Speakers
Mrs Susan Watts

Speakers
Mr Noel Plumb
Mrs Lyn Slatter
Ms Julie Worsley
Mr Ping Tan
Mr Philip Peake
Ms Deanne Hinton
Ms Denise Pendleton
Ms Helen Brown
Ms Sheryl Barton
Ms Suzanne Marks
Mr Jerome Laxale

MAYORAL MINUTES

There were no Mayoral Minutes.

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

MOTION: (Moved by Councillors Tagg and Petch)

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.*

On being put to the Meeting, the voting on the Rescission Motion was six (6) all. The Mayor used his casting vote Against the Rescission Motion. The Rescission Motion was **LOST**.

Record of Voting:

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

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

2 NOTICE OF RESCISSION - CIVIC PRECINCT PROGRAM, PROCUREMENT, BUDGET AND FINANCIAL POSITION UPDATE - Councillor Vic Tagg, Councillor Ivan Petch, Councillor Justin Li

MOTION: (Moved by Councillors Tagg and Butterworth)

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).

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.*

On being put to the Meeting, the voting on the Rescission Motion was six (6) all. The Mayor used his casting vote Against the Rescission Motion. The Rescission Motion was **LOST**.

Record of Voting:

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

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

NATIONAL ANTHEM

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

The meeting closed at 10.46pm.

CONFIRMED THIS 8TH DAY OF NOVEMBER 2011

Chairperson