

**Meeting Date:** Tuesday 14 July 2015  
**Location:** Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde  
**Time:** 7.30pm

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

**Apologies:** Nil.

**Leave of Absence:** Nil.

**Staff Present:** General Manager, Acting Group Manager – Community Life, Group Manager – Corporate Services, Group Manager – Environment and Planning, Acting Group Manager – Public Works, Acting General Counsel, Manager – Communications and Media, Manager – Governance, Risk and Audit, Manager – Operations, Manager – Environmental, Health and Building, Acting Manager – Urban Planning, Section Manager – Traffic, Transport and Developments, Executive Officer – Ryde Civic Hub, Kristopher Wozniak (Local Government Procurement), Michael Robinson (Local Government Procurement) and Section Manager – Governance.

### **PRAYER**

Reverend Michael Smith of the Eastwood Anglican Church was present and offered prayer prior to the commencement of the meeting.

### **LEAVE OF ABSENCE**

Councillor Simon requested a Leave of Absence for the periods 20 July 2015 to 24 July 2015 and 24 August 2015 to 4 September 2015 inclusive.

Councillor Salvestro-Martin requested a Leave of Absence for the period 28 July 2015 to 8 August 2015 inclusive.

**RESOLUTION:** (Moved by Councillors Maggio and Pendleton)

- (a) That Councillor Simon's Leave of Absence for the periods 20 July 2015 to 24 July 2015 and 24 August 2015 to 4 September 2015 inclusive be approved.
- (b) That Councillor Salvestro-Martin's Leave of Absence for the period 28 July 2015 to 8 August 2015 inclusive be approved.

**Record of Voting:**

For the Motion: Unanimous

### **DISCLOSURES OF INTEREST**

Councillor Pendleton disclosed a Less than Significant Non-Pecuniary Interest in Notice of Rescission 1 – Ryde Civic Hub – Overview of International Design Competition Process, for the reason that her opposition to public land sale and its redevelopment will negatively impact local amenity and access to community services at Top Ryde was a political commitment at the 2012 elections.

Councillor Simon disclosed a Less than Significant Non-Pecuniary Interest in the Matter of Urgency – Extension of the Football Season, for the reason that he plays football in this competition.

### **TABLING OF PETITIONS**

There were no petitions tabled.

### **VERBAL ACKNOWLEDGEMENT FROM THE MAYOR REGARDING FIT FOR THE FUTURE**

The Mayor, Councillor Pickering congratulated Council staff for their efforts with all the work done in preparing and submitting Council's Fit for the Future Joint Submission with Hunter's Hill and Lane Cove Councils. In particular, the Mayor thanked the efforts of Dominic Johnson, when Acting General Manager, Gail Connolly, General Manager, Roy Newsome, Group Manager – Corporate Services and Angela Jones-Blayney, Manager – Communications and Media. The Mayor also thanked and recognised the collaborative efforts of both Hunter's Hill and Lane Cove Councils in working with the City of Ryde in lodging the Joint Submission to IPART.

### **VERBAL ACKNOWLEDGEMENT FROM THE MAYOR REGARDING THE GROUP MANAGER – ENVIRONMENT AND PLANNING'S (DOMINIC JOHNSON) SECONDMENT TO WILLOUGHBY COUNCIL**

The Mayor, Councillor Pickering acknowledged that this was Mr Johnson's last Council Meeting as he has a three month secondment to Willoughby Council.

On behalf of Council, the Mayor wished Mr Johnson all the best.

### **PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA**

The following persons addressed the Council:-

Name	Topic
Jeremy Quek	<b>Item 2</b> – Planning Proposal – 2 College Street and 10 Monash Road – Outcomes of Consultation
Kevin Page	<b>Notice of Rescission 1</b> – Ryde Civic Hub – Overview of International Design Competition Process

Name	Topic
Jennie Minifie (representing Ryde Community Alliance)	<b>Notice of Rescission 1</b> – Ryde Civic Hub – Overview of International Design Competition Process

### **PUBLIC PARTICIPATION ON ITEMS NOT LISTED ON THE AGENDA**

No addresses were made to Council.

### **ORDER OF BUSINESS**

**RESOLUTION:** (Moved by Councillors Maggio and Salvestro-Martin)

That Council now consider the following Items, the time being 7.56pm:

- Item 2 – Planning Proposal – 2 College Street and 10 Monash Road – Outcomes of Consultation.
- Notice of Rescission 1 – Ryde Civic Hub – Overview of International Design Competition Process.

### **Record of Voting:**

For the Motion: Unanimous

### **COUNCIL REPORTS**

#### **2 PLANNING PROPOSAL - 2 COLLEGE STREET AND 10 MONASH ROAD - Outcomes of Consultation**

Note: Jeremy Quek addressed the meeting in relation to this Item.

**RESOLUTION:** (Moved by Councillors Chung and Maggio)

- (a) That Council adopt and exercise the delegation issued by the Minister for Planning and Infrastructure to make the amendments described in the attached report to Ryde Local Environmental Plan 2014 as they apply to 2 College Street (LOT 35A DP 401201) and 10 Monash Road (LOT 35B DP 401201) Gladesville.
- (b) That Council adopt the Draft Amending Development Control Plan (DCP) - 2 College Street and 10 Monash Road in the form which was publicly exhibited to come into effect upon the notification of the associated amendments to Ryde Local Environmental Plan 2014 identified under the attached report.

- (c) That Council give public notice in a local newspaper of its decision with respect to the Draft Amending Development Control Plan (DCP) - 2 College Street and 10 Monash Road within 28 days of the decision, and provide the Director-General with a copy of the plan in accordance with the Environmental Planning and Assessment Regulation 2000.
- (d) That Council notify all community members who made a submission regarding the planning proposal of its decision.

**Record of Voting:**

For the Motion: Unanimous

**NOTICE OF RESCISSION****1 NOTICE OF RESCISSION: RYDE CIVIC HUB - OVERVIEW OF INTERNATIONAL DESIGN COMPETITION PROCESS - Councillor Jerome Laxale, Councillor Denise Pendleton and Councillor George Simon**

Note: Kevin Page and Jennie Minifie (representing Ryde Community Alliance) addressed the meeting in relation to this Item.

Note: Councillor Pendleton disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that her opposition to public land sale and its redevelopment will negatively impact local amenity and access to community services at Top Ryde was a political commitment at the 2012 elections.

**MOTION:** (Moved by Councillors Simon and Pendleton)

That Council rescind the previous resolution in relation to Item 4(2) – RYDE CIVIC HUB – OVERVIEW OF INTERNATIONAL DESIGN COMPETITION PROCESS, passed at the Council Meeting held on 23 June 2015, namely:-

- (a) *That Council endorse the site known as Ryde Civic Hub to be the subject of an International Architectural Design Competition.*
- (b) *That Council endorse the principles (outlined in this report) to inform the preparation of the brief for the International Architectural Design Competition, subject to the following amendments;*
  - i. *Inclusion of the provision of a bus interchange facility within the site; and*
  - ii. *Enhancing and improving the current pedestrian linkages and to explore new and additional options to further enhance the accessibility and intergration of pedestrian linkages to the surrounding precincts*
- (c) *That Council endorse the appointment of a Competition Advisor to coordinate and advise Council on the delivery of the International Architectural Design Competition.*

- (d) *That Council endorse the appointment of a Probity Advisor to provide the appropriate probity framework for this competition.*
- (e) *That Council note the actions taken by the General Manager in the appointment of the Executive Officer – Civic Hub and an additional Support Officer.*
- (f) *That Council endorse the program and timeframes (as outlined in this report) for the International Architectural Design Competition.*
- (g) *That Council allocate a budget of \$710,000 to the International Architectural Design Competition, funded from the Civic Centre Reserve with the balance of \$61,000 being transferred from the Fit for the Future Reserve to the Civic Centre Reserve.*

On being put to the Meeting, the voting on the Motion was five (5) votes For and seven (7) votes Against. The Motion was **LOST**.

**Record of Voting:**

For the Motion: Councillors Laxale, Li, Pendleton, Perram and Simon

Against the Motion: The Mayor, Councillor Pickering and Councillors Chung, Etmekdjian, Maggio, Salvestro-Martin, Stott and Yedelian OAM

**MATTER OF URGENCY**

Councillor Maggio raised a Matter of Urgency regarding the extension of the football season.

The Mayor, Councillor Pickering accepted this Item as an Urgent Item.

**RESOLUTION:** (Moved by Councillors Maggio and Salvestro-Martin)

That Council consider a Matter of Urgency regarding the extension of the football season, the time being 8.23pm.

**Record of Voting:**

For the Motion: Unanimous

**MATTER OF URGENCY – EXTENSION OF THE FOOTBALL SEASON**

Note: Councillor Simon disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he plays football in this competition.

**RESOLUTION:** (Moved by Councillor Maggio and Laxale)

That the General Manager and Acting Group Manager – Community Life call for an urgent meeting immediately with the NWSWF and GHFA to discuss the possible extension of the football season, allowing the utilisation of the sports fields to 6 September 2015.

**Record of Voting:**

For the Motion: Unanimous

**COUNCIL REPORTS**

**1 CONFIRMATION OF MINUTES - Council Meeting held on 23 June 2015**

**RESOLUTION:** (Moved by Councillors Yedelian OAM and Salvestro-Martin)

That the Minutes of the Council Meeting 11/15, held on 23 June 2015 be confirmed.

**Record of Voting:**

For the Motion: The Mayor, Councillor Pickering and Councillors Chung, Etmekdjian, Laxale, Li, Pendleton, Perram, Salvestro-Martin, Simon, Stott and Yedelian OAM

Against the Motion: Councillor Maggio

**2 PLANNING PROPOSAL – 2 COLLEGE STREET AND 10 MONASH ROAD – Outcomes of Consultation**

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

**3 VOLUNTARY PLANNING AGREEMENT POLICY**

**RESOLUTION:** (Moved by Councillors Pendleton and Salvestro-Martin)

- (a) That Council endorse adoption of the draft Voluntary Planning Agreement Policy and example Agreement template as exhibited to be the final form of the Policy document, subject to an amendment of the Policy to place Key Worker Housing in the “Other” category.
- (b) That Council endorse publication of the Voluntary Agreement Policy and example Agreement template on Council’s website and for the date of publication on the website to become the Effective Date from which the Policy is to operate.

**Record of Voting:**

For the Motion: Unanimous

**4 NORTH RYDE M2 SITE PLANNING AGREEMENT**

**RESOLUTION:** (Moved by Councillors Salvestro-Martin and Stott)

- (a) That Council resolves to accept the offer contained in the Summary of VPA Proposal, written by Lindsay Taylor Law for UrbanGrowth NSW, to enter into a Voluntary Planning Agreement in relation to the Staged Development Consent, State Significant Development application SSD 5093, within the North Ryde Urban Activation Precinct (UAP) that will require UrbanGrowth NSW as developer to make development contribution works and dedicate land to reduce the contributions payable under S94 of the EPA Act and in so doing,
  - (i) Provide parks and open space, shared pathways and roads on the Land and dedicate and transfer of the land on which those works are located to Council in accordance with the Staged Consent, and
  - (ii) Install artworks in locations in accordance with the Staged Consent or otherwise as agreed between the parties, and
  - (iii) Construct and deliver a community centre on part of Lot 104 in accordance with Council's requirements to a value up to \$7.8 million within Stage 1 of the development, and
  - (iv) Maintain the open space for 5 years after completion and maintain the civil works for 2 years.
- (b) That Council resolves to delegate authority to the General Manager to negotiate the specific terms of the Voluntary Planning Agreement and to subsequently exhibit a draft of the Voluntary Planning Agreement in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979*;
- (c) That Council resolves to delegate authority to the General Manager and General Counsel (as the case may be) following public exhibition of the draft Voluntary Planning Agreement to,
  - (i) Authorise any minor changes to the draft Voluntary Planning Agreement provided that those changes do not diminish the value or nature of the public benefits to be delivered as identified in (a) above, and
  - (ii) Subsequently enter into the Voluntary Planning Agreement on behalf of Council,



- (d) That Council resolves to classify any land to be dedicated to Council under the terms of the Voluntary Planning Agreement as Operational Land in accordance with the provisions of Section 31(2) of the Local Government Act 1993.

**Record of Voting:**

For the Motion: The Mayor, Councillor Pickering and Councillors Etmekdjian, Li, Pendleton, Perram, Salvestro-Martin, Stott and Yedelian OAM

Against the Motion: Councillors Chung, Laxale, Maggio and Simon

**PRECIS OF CORRESPONDENCE**

**1 ACKNOWLEDGEMENT OF LETTERS FROM COUNCIL FOLLOWING LIGHT RAIL SYMPOSIUM**

**RESOLUTION:** (Moved by Councillors Stott and Simon)

That the correspondence be received and noted.

**Record of Voting:**

For the Motion: Unanimous

**NOTICES OF MOTION**

There were no Notices of Motion.

**NOTICE OF RESCISSION**

**1 NOTICE OF RESCISSION: RYDE CIVIC HUB – OVERVIEW OF INTERNATIONAL DESIGN COMPETITION PROCESS – Councillor Jerome Laxale, Councillor Denise Pendleton and Councillor George Simon**

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

**QUESTIONS BY COUNCILLORS AS PER POLICY**

**1 QUESTIONS WITH NOTICE – Councillor Denise Pendleton**

**RESOLUTION:** (Moved by Councillors Pendleton and Simon)

That the following Answers to Questions with Notice be received and noted.

**Record of Voting:**

For the Motion: Unanimous



The report to the Ryde Civic Hub Committee of 14 July 2015 includes Annual Maintenance Expenditure from 2008 onwards which is a total of Maintenance and routine Operational costs:

Question 1.1:

What is the itemised breakdown of actual per annum building maintenance costs included in these reported totals (where available)?

Answer 1.1:

	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14
General Repairs	41,192	32,942	52,046	53,858	53,385	68,561
<b>Contractors</b>						
- Electrical	11,212	12,969	12,409	10,864	18,882	17,901
- Furniture and Fittings	6,611	7,128	20,108	9,434	7,192	95
- Mechanical Services	120,615	28,699	69,602	64,478	37,852	65,069
- Fire Protection	11,815	9,617	13,876	19,000	28,967	29,148
<b>Total Building Maintenance</b>	<b>191,445</b>	<b>91,355</b>	<b>168,041</b>	<b>157,634</b>	<b>146,278</b>	<b>180,774</b>

Question 1.2:

What is the itemised breakdown per annum of the routine operational costs which are included in the annual totals?

Answer 1.2:

	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14
Insurance	44,473	28,902	28,310	27,816	32,583	27,610
Electricity	112,234	145,910	157,720	133,203	230,492	179,128
Water	3,296	18,654	6,905	8,673	9,262	7,847
Cleaning	56,123	48,615	60,011	87,380	93,576	86,482
Security	59,153	52,562	47,927	54,595	57,055	35,403
General Operating	30,887	22,854	45,354	22,263	36,413	24,703
<b>Total Operating Costs</b>	<b>306,166</b>	<b>317,497</b>	<b>346,227</b>	<b>333,930</b>	<b>459,381</b>	<b>361,173</b>

Summary

Building Maintenance	191,445	91,355	168,041	157,634	146,278	180,774
Operating Costs	306,166	317,497	346,227	333,930	459,381	361,173
<b>TOTAL</b>	<b>497,611</b>	<b>408,852</b>	<b>514,268</b>	<b>491,564</b>	<b>605,659</b>	<b>541,947</b>

Question 1.3:

What internal project management costs have been allocated each year in these totals?

**Answer 1.3:**

No project management costs have been charged to the above costs.

**Question 1.4:**

The report indicates an “Upgrade of staff breakout area” of \$84,863 in 2011/2012 – is this the refurbishment of the old library building for a new staff lunch room?

**Answer 1.4:**

Yes, noting the costs also include the provision of storage areas, meeting space plus the relocation of Council’s main printers.

**Question 2:**

What is the itemised Annual Maintenance Expenditure for the Ryde Civic Centre for FY 2014/15 – separating maintenance, operational and internal project management costs?

**Answer 2:**

<b>Operating</b>	<b>2014/2015</b>	
Graffiti/Vandalism	195	
Programme Cleaning	105,816	
Reactive Cleaning	3,631	
Water Rates	8,927	
Insurance	28,058	
Electricity	165,441	
Security	44,587	
General	1,282	
<b>Total Operating</b>		<b>357,937</b>

<b>Building Maintenance</b>	<b>2014/2015</b>	
<u>Programme Maintenance</u>		
General	2,734	
Electrical	11,275	
Mechanical Services	6841	
Pest Control	1,312	
<b>Total Programme Maintenance</b>		<b>22,162</b>

Building Maintenance	2014/2015	
<u>Reactive Maintenance</u>		
Electrical	36,259	
Plumbing	14,765	
Security	2,772	
Mechanical Services	21,958	
General	74,104	
Fire Protection	4,644	
<b>Total Reactive Maintenance</b>		<b>154,502</b>

Building Maintenance	2014/2015	
<u>Compliance Maintenance</u>		
Electrical	12,812	
Mechanical Services	4,333	
Fire Protection	21,698	
General	2,317	
<b>Total Compliance Maintenance</b>		<b>41,160</b>
<b>Total Building Maintenance</b>		<b><u>217,824</u></b>
<b>TOTAL</b>		<b><u>575,761</u></b>

## **CLOSED SESSION**

### **ITEM 5 – REQUEST FOR TENDER - LGP - EX 005 - PROVISION OF SECURITY SERVICES**

#### **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: (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

**RESOLUTION:** (Moved by Councillors Stott and Salvestro-Martin)

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

#### **Record of Voting:**

For the Motion: Unanimous

Note: The Council closed the meeting at 8.55pm. The public and media left the chamber.

## **5 REQUEST FOR TENDER - LGP - EX 005 - PROVISION OF SECURITY SERVICES**

**RECOMMENDATION:** (Moved by Councillors Chung and Stott)

- (a) That Council accepts the tenders for Security Services in the following categories:
- Category 1 – Business Security & Management Solutions Pty Ltd, trading as BSMS Security
  - Category 2 – AKBAR Enterprises Pty Ltd, trading as ECS International Security
- (b) That Council delegate to the General Manager the authority to enter into contracts with the companies mentioned in (a) 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 Voting:**

For the Motion: Unanimous

## **OPEN SESSION**

**RESOLUTION:** (Moved by Councillors Stott and Pendleton)

That Council resolve itself into open Council.

**Record of Voting:**

For the Motion: Unanimous

Note: Open Council resumed at 9.07pm.

**RESOLUTION:** (Moved by Councillors Stott and Pendleton)

That the recommendations of Items considered in Closed Session be received and adopted as resolutions of Council without any alteration or amendment thereto.

**Record of Voting:**

For the Motion: Unanimous

**NATIONAL ANTHEM**

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

The meeting closed at 9.10pm.

CONFIRMED THIS 28TH DAY OF JULY 2015

Chairperson