

Corporate & Works Committee Minutes

Monday 18 June 2007

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Leave of Absence

Leave of Absence previously granted by Council: Councillor Ehrlich

Apologies:

Apologies were received and accepted from the Mayor Councillor Huxley and Councillor Shapiro and Leave of Absence granted.

Late Correspondence

Late correspondence was submitted to the committee in relation to Items: R9

Declarations of Interest

Nil

**Items with Recommendations from this Committee
Submitted to the Council for Decision (Items R1 to R9)**

Item No: R1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 4 June 2007**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 4 June 2007 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

(Walker/Gardner)

Recommendation:

That the Minutes of the Corporate and Works Committee Meeting of 4 June 2007 be taken as read and confirmed.

Item No: R2 Recommended to Council
Subject: **Secure Wireless Internet Service**
Author: Nabil Saleh
File No: 900.G
Reason for Report: Response to Notice of Motion

(Walker/Gardner)

Recommendation:

1. That the planned secure wireless network to allow internet access in Council's customer service areas be extended to cover all public meeting rooms.
 2. That wireless internet access be provided on 24 hour basis without password protection for Councillors and customer convenience.
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Item No: R3 Recommended to Council
Subject: **Monthly Financial Report - May 2007**
Author: Tracey Walker, Financial Accountant
Michelle Phair, Acting Finance Manager
File No: 987G
Reason for Report: To present the monthly financial report for May 2007

(Walker/Gardner)

Recommendation:

- A. THAT the monthly financial report for May 2007 be received and noted.
- B. THAT in reporting the monthly Financial Report for June a comparison be made, in dollar terms, of the additional interest earned compared to the bench mark rate as a result of the changed Investment Policy and the move to investment advisors.

Item No: R4 Recommendation to Council
Subject: **Bad Debt Write Off**
Author: Michelle Phair, Acting Manager Finance
File No:
Reason for Report: To seek approval to write-off long-term debts of greater than \$5,000 which are considered not recoverable.

(Walker/Gardner)

Recommendation:

- A. THAT the debts detailed in confidential Annexure 1 to this report, totalling \$69,601, be written off as bad debts against the provision for doubtful debts.
- B. THAT the amount above which debts are required to be written off by resolution of Council be increased to \$25,000.

Item No: R5 Recommendation to Council
Subject: **2007/2010 Management Plan**
Author: Don Johnston
Acting Director Corporate Services
File No: 827G 2007/2010 and 331G 2007/2008
Reason for Report: For the Committee to make a recommendation regarding the approved 3.4% rate increase, review the submissions received following public exhibition of the management plan and make a recommendation regarding the adoption of the 2007 - 2010 Management Plan.

(Walker/Gardner)

Recommendation:

1. THAT, subject to the Minister approving Council's application for a special rate variation, Council adopt the exhibition copy of the Draft Management Plan 2007 – 2010 as its Management Plan 2007 – 2010, incorporating a 3.4% allowable rate increase and 6.29% special variation into Rating Structure Scenario 1
2. THAT, subject to the Minister approving Council's application for a special rate variation, Council make and levy the Rates set out in the Rating Structure incorporating a 3.4% allowable increase and 6.29% special variation
3. THAT, subject to the Minister approving Council's application for a special rate variation and Council's determination of the percentage increase to be taken up, a further report be prepared recommending the activities and projects to be reinstated in the 2007/2008 Budget
4. THAT, in the event Council's special variation application is not approved, or approved in part, a further report be presented quantifying the reduction in special levy income and proposing a means of addressing the reduction in income.
5. THAT the allocation of the additional \$100,000 be referred to the workshop in July.

Item No: R6 Recommendation to Council
Subject: **Woollahra Preschool Subsidy**
Author: Kylie Walshe
File No: 45.G, p19
Reason for Report: To seek approval to affix Council's Seal to the NSW Department of Community Services Service Agreement 2007-2008 for the subsidy to Woollahra Preschool, and further, to affix the Seal to the Section 127 Certificate (NSW Industrial Relations Act 1996).

(Walker/Gardner)

Recommendation:

That Council's Seal be affixed to:

1. the Service Agreement between Woollahra Municipal Council and the NSW Department of Community Services, and
2. the Section 127 Certificate - (Remuneration Payment Certificate) certifying that Council has remunerated all employees and contractors, in accordance with Section 127 of the New South Wales Industrial Relations Act 1996.

Item No: R7 Recommendation to Council

Subject **Lease of Stratum of part of Oswald Lane adjoining 14 New Beach Road, Darling Point.**

Author: Anthony Sheedy – Property Officer

File No: 327.14

Reason for Report: To recommend the granting of a lease of road stratum to the adjoining owners of 14 New Beach Road, Darling Point, and entering into a Deed of Agreement to Lease during the construction period.

(Walker/Martin)

Recommendation:

- A. That Council enter into an Agreement for Lease with Gregory William Solomons and Andrew Peter Solomons in respect of the garage construction on the stratum of land below the surface of the road portion adjoining 14 New Beach Road, Darling Point.
- B. That Council enter into a Lease with Gregory William Solomons and Andrew Peter Solomons, subject to Council's satisfaction as to completion of the garage on the stratum of land below the surface of the road portion adjoining 14 New Beach Road, Darling Point, and in accordance with the Roads Act, 1993.
- C. That the term of the lease be twenty years with an option to renew for a further twenty years.
- D. That the lease have a commencement rental of \$2,700 per annum plus GST, with review to market on every fifth anniversary of the commencement date of the lease and annual review to CPI in the intervening years. The lessee is to pay all outgoings, including but not limited to all rates and taxes.
- E. That the lessee is to pay all Council's lease preparation costs, including but not limited to advertisement, valuation, reasonable legal fees and survey, etc associated with the stratum lease.

Item No: R8 Recommendation to Council
Subject: **The Cosmopolitan Centre Ground Lease - 2-22 Knox Street Double Bay**
Author: Zubin Marolia - Manager Property and Projects
File No: 269.2 part 14
Reason for Report: To seek approval to affix Council's seal to all necessary legal documents for the commercial arrangement with Gloxinia Pty Ltd, previously approved by Council.

(Walker/Gardner)

That the Committee resolve into "Closed Session" and the meeting be closed to the press and public in accordance with Section 10A(2)(c) of the Local Government Act, as the information to be considered could confer a commercial advantage on the organisation with whom the Council proposes to conduct business if it was conducted in "Open Session".

Adopted

"In Closed Session"

The Committee considered the report.

(Walker/Gardner)

The Committee resolve to move back to Open Session.

Adopted

"In Open Session"

- A. That certification from Minter Ellison Lawyers, that the documents protect the Council's interests, be noted.
- B. That Council authorise the Mayor and General Manager to sign and affix the seal of the Council to all the legal agreements between Council and Gloxinia Investments Pty Ltd in relation to the redevelopment of the Cosmopolitan Centre Double Bay, subject to further certification advice from Council's Lawyers that the liquidated damages matter has been resolved in the interests of Council.
- C. That Council not require that the Bay Room and Chamber of Commerce areas have separate staircase access from Bay Street but that the common staircase access be included in the Council stratum.
- D. That Gloxinia be required to pay \$400,000, excl GST, in addition to the amounts already approved by Council in February 2006. This payment to be made with the first instalment payment for the residential strata component.
- E. That following Council's decisions in relation to this matter all supporting reports (except confidential annexures) be made public.

Item No: R9 Recommendation to Council
Subject: **Five Ways, Paddington Streetscape Project – Electrical Works**
Author: Alan Opera - Manager Public Infrastructure
File No: Tender 07/05
Reason for Report: To report on options for electrical undergrounding works at Five Ways Streetscape Project, Paddington

Note: Late correspondence was tabled by Council's Alan Opera, Manager of Public Infrastructure.

(Walker/Gardner)

Recommendation:

- A. That Council proceed with electrical works for the Five Ways Streetscape Project in accordance with Option 2, being removal of power poles around the intersection and installation of underground lines to adjacent poles for the amount of \$625,000 in addition to the previously approved contract sum.
- B. That the above works be funded by the deferral of the three infrastructure renewal projects identified in the report.

There being no further business the meeting concluded at 6.40pm.

We certify that the pages numbered 1270 to 1278 inclusive are the Minutes of the Corporate & Works Committee Meeting held on 18 June 2007 and confirmed by the Corporate & Works Committee on 2 July 2007 as correct.

Chairperson

Secretary of Committee