

# Corporate & Works Committee Minutes

Monday 20 November 2006

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# Corporate & Works Committee Minutes

**Minutes of the Meeting held on  
Monday 20 November 2006 at 6.05pm**

Present: Her Worship the Mayor, Councillor Keri Huxley, for Item D7  
Councillors Julian Martin (Chair)  
Marcus Ehrlich  
Wilhelmina Gardner  
Isabelle Shapiro  
David Shoebridge  
John Walker

Staff: G Clarke (Director – Corporate Services)  
W Hatton (Director – Technical Services)  
G James (General Manager)  
A Coker (Director Planning and Development)  
A Sheedy (Property Officer)  
G Stewart (Project Manager)

Also in Attendance: Nil

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## **Leave of Absence**

Leave of Absence previously granted by Council: Nil

Apologies:

Apologies were received and accepted from Councillor Fiona Sinclair King and Leave of Absence granted.

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## **Late Correspondence**

Late correspondence was submitted to the committee in relation to Items: R5

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## **Declarations of Interest**

Nil

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**Items Decided by this Committee using its Delegated Authority (Items D1 to D7)**

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**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 6 November 2006**  
**Author:** Les Windle, Manager – Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 6 November 2006 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.

**(Shoebridge/Gardner)**

**Resolved:**

That the Minutes of the Corporate and Works Committee Meeting of 6 November 2006 be taken as read and confirmed.

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**Item No:** D2 Delegated to Committee  
**Subject:** **Monthly Financial Report - October 2006**  
**Author:** Tracey Walker, Financial Accountant  
Don Johnston, Manager Finance  
**File No:** 987G  
**Reason for Report:** To present the monthly financial report for October 2006

**(Shoebridge/Walker)**

**Resolved:**

- A. THAT the monthly financial report for October 2006 be received and noted.
- B. THAT a further report be prepared on Council's investment options and how ethical investments could be part of Council's investment management strategy.

**Item No:** D3 Delegated to Committee  
**Subject:** **Hand over of the Council's Commuter Ferry Wharves to the State Government**  
**Author:** Greg Stewart - Project Manager Strategic Projects and Policy  
**File No:** 908.G  
**Reason for Report:** To inform Council of the details of the hand over of the Council's commuter ferry wharves to the State Government

**(Walker/Shapiro)**

**Resolved:**

- A. That Council note that NSW Maritime will take over responsibility for the maintenance, repair and upgrading of the Council's three commuter ferry wharves once works commence on the safety and structural repair works for which tenders are currently being obtained by Maritime NSW.
- B. That Council negotiate with Maritime NSW on the following basis:
- a. that until the end of the current financial year, Council is prepared to provide the following services to these wharves at Council's cost:
    - i. Rubbish removal
    - ii. Twice weekly wharf cleaning
    - iii. Graffiti removal
    - iv. Minor repairs (light globes/fittings, bins and seats)
    - v. Ongoing provision of lighting and electrical services.
  - b. that at the completion of the current financial year, Council would provide these services on a negotiated fee for service basis which reflects the true cost of providing the service.
- C. That Council note that Council's Disability Action Plan for ferry wharves will no longer apply once the ownership of these ferry wharves is transferred to Maritime NSW.
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**Item No:** D4 Delegated to Committee  
**Subject:** **Organisation Support Principal Activity - 1st Quarter Management Plan Review**  
**Author:** Geoff Clarke - Director Corporate Services  
Warwick Hatton - Director Technical Services  
**File No:**  
**Reason for Report:** To review the status of works, services, and Notices of Motion for the Management Plan principal activity of Organisation Support for the 3 months ending 30 September 2006

**(Walker/Ehrlich)**

**Resolved:**

- A. That the status of projects for the Organisation Support principal activity be noted.
- B. That the variations to projects be agreed subject to adoption of the relevant budget variations included in the separately reported end of year financial review.
- C. That a report be provided to the Committee on, the legal obligations of Councillors and, the organisational best practice for Councillors, in managing Council's Occupational Health and Safety risks.

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**Item No:** D5 Delegated to Committee  
**Subject:** **Customer Service and Communication Principal Activity - 1st Quarter Management Plan Review**  
**Author:** Justine Henderson – Communications Manager  
Geoff Clarke – Director Corporate Services  
**File No:** 827.G 04-07  
**Reason for Report:** To review the status of works and services for the Management Plan principal activity of Customer Service and Communication for the 3 months ending 30 September 2006

**(Shapiro/Gardner)**

**Resolved:**

- A. That the status of projects for the Customer Service and Communication principal activity be noted.
  - B. That the variations to projects be agreed subject to adoption of the relevant budget variations included in the separately reported end of year financial review.
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**Item No:** D6 Delegated to Committee  
**Subject:** **Roads, Traffic and Transport Principal Activity - 1<sup>st</sup> Quarter Management Plan Review**  
**Author:** Warwick Hatton - Director Technical Services  
**File No:** 827.G 04-07  
**Reason for Report:** To review the status of works, services, and Notices of Motion for the Management Plan principal activity of Roads, Traffic & Transport for the 3 months ending 30 September 2006

(Walker/Shapiro)

**Resolved:**

- A. That the status of projects for the Roads, Traffic & Transport principal activity be noted.
- B. That the variations to projects be agreed subject to adoption of the relevant budget variations included in the separately reported end of year financial review.

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**Item No:** D7 Delegated to Committee  
**Subject:** **Woollahra Golf Club Limited, O'Sullivan Rd, Rose Bay –Sub Licence in favour of Oaklands House Pty Ltd.**  
**Author:** Anthony Sheedy, Property Officer  
**File No:** 221.G  
**Reason for Report:** To seek Council's consent to Woollahra Golf Club Limited granting a Sub-Licence to Oaklands House Pty Ltd.

**Note:** In accordance with Council's Codes and Policies this matter was called to the full Council meeting to be held on 27 November 2006, by Councillor Walker, to ensure delegation was executed appropriately. **(See Item R6)**

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**Items with Recommendations from this Committee  
Submitted to the Council for Decision (Items R1 to R6)**

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**Item No:** R1 Recommendation to Council  
**Subject:** **Notice of Motion – Adjournment of Committee Meetings to allow Council Meetings to Commence on time**  
**Author:** Les Windle – Manager Governance  
**File No:** 1191.G  
**Reason for Report:** To report on a Notice of Motion

**(Walker/Shapiro)**

**Recommendation:**

THAT the amended Code of Meeting Practice containing the new section 7.21 (Adjournment of Committee Meetings to allow Council Meetings to commence on time) be placed on public exhibition in accordance with the legislative requirements and a further report be submitted to the Committee at the conclusion of the exhibition period.

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**Item No:** R2 Recommendation to Council  
**Subject:** **Urban Walkabout Guide for Paddington and Woollahra**  
**Author:** Justine Henderson, Communications Manager  
**File No:** 28.G/900.G  
**Reason for Report:** In response to previous resolution of Council and to consider support for local businesses in Paddington and Woollahra by subsidising their advertisement in the "Urban Walkabout" free map guide.

**(Ehrlich/Shapiro)**

**Recommendation:**

That Council demonstrate its support for local businesses in Paddington and Woollahra through a contribution of \$5000 to subsidise the advertising cost for inclusion in the December edition of the "Urban Walkabout" map guide.

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**Item No:** R3 Recommendation to Council  
**Subject:** **Preliminary Report on Section 94 Contributions Plan - Provision of Public Car Parking in Double Bay Commercial Centre**  
**Author:** Chris Bluett - Manager Strategic Planning  
**File No:** 136.G  
**Reason for Report:** To respond to two adopted notices of motion  
**Note:** Mr G Goldberg, President of the Double Bay Chamber of Commerce, addressed the Committee

(Shapiro/Walker)

**Recommendation**

- A. That no amendments be made to the Woollahra Section 94 Contributions Plan 2002 or the Woollahra Section 94A Development Contributions Plan 2005 at this time.
- B. That a further report on development contributions towards public car parking in the Double Bay Commercial Centre be prepared and submitted to the Corporate and Works Committee after the report from the consultant's undertaking work on the business management strategy for the Double Bay Commercial Centre has been received.
- C. That the report include a review of the current and future car parking requirements compared to the forecast requirements in the current Section 94 Plan and costing for the construction of any new car parks, including the alternative of increasing the capacity of the Cross Street carpark
- D. That the further report be brought back to the Committee in or before March 2007.

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**Item No:** R4 Recommendation to Council  
**Subject:** **Regional Dry Waste Recovery/Disposal**  
**Author:** Mark Ramsay- Manager Depot & Waste Services  
**File No:** 588.G  
**Reason for Report:** Recommendation to Council for Disposal of Dry Waste

(Ehrlich/Walker)

**Recommendation:**

That Council engage WSN Environmental Solutions as the disposal point for Dry (Hard) Waste Recovery Disposal for Product and Material collected from the four participating SSROC Councils under the terms and conditions set out in the contract documentation.

**Item No:** R5 Recommendation to Council  
**Subject:** **Public Domain Improvement Strategy– Double Bay Commercial Centre**  
**Author:** Greg Stewart - Project Manager Strategic Projects and Policy  
**File No:** 527.G Part 19  
**Reason for Report:** Council resolution calling for a report on streetscape improvements in Double Bay and other centres

**Note:** Mr G Goldberg, President of the Double Bay Chamber of Commerce, addressed the Committee.

**(Walker/Shaprio)**

**Recommendation:**

- A. That Council endorse a public domain improvement program of works for Double Bay Centre up to an estimated value of \$6.00m.
- B. That the program of works be funded by a loan repayable over 10 years.
- C. That Council agree in principle to accelerate public domain improvements in other centres identified in the report at an estimated value of \$2.07m.
- D. That the program of works referred to in (C) be considered with the 2007-08 budget, having regard to the outcome of the Council's application for an Infrastructure and Environmental Works Levy for 2007-08, and the impact of changes to the S94A legislation.
- E. That the loan funding for the improvement program be arranged as soon as possible.
- F. That further reports be provided as soon as the necessary information is available for options including decorative street tree lighting, banner poles, landscaping and other urban design options in lieu of the proposed pavement replacement.

**Amendment by  
(Shoebridge/Martin)**

- A. That council limit expenditure at this time to reinstating the footpath damage associated with the Energy Australia work and to other areas where repairs are required and that the work be funded from the Energy Australia contribution and from loan funds to the extent necessary.,
- B. That work proceed on the design of Gumtree Lane and Goldman Lane and the designs along with the cost of the work proposed be submitted to the committee for consideration.
- C. That a further report be prepared on urban design options and that this report be linked to the Hill PDA consultants report on Double Bay.

The Amendment was put and there were 3 votes for the Amendment and 3 votes against.  
The Chair declined to exercise a casting vote.  
The Chair proposed an Amendment.

**Amendment by  
(Martin/Shoebridge)**

That as there was an equality of votes for the Amendment and the Motion that the Committee refer both the Amendment and the Motion to the Council for consideration.

**The Amendment was put and Carried  
The Amendment became the Motion**

(Shoebridge/Martin)

**Recommendation:**

That as there was an equality of votes for the Amendment and the Motion that the Committee refer both the Amendment and the Motion to the Council for consideration, that is:

**Option 1 (The Motion)**

- A. That Council endorse a public domain improvement program of works for Double Bay Centre up to an estimated value of \$6.00m.
- B. That the program of works be funded by a loan repayable over 10 years.
- C. That Council agree in principle to accelerate public domain improvements in other centres identified in the report at an estimated value of \$2.07m.
- D. That the program of works referred to in (C) be considered with the 2007-08 budget, having regard to the outcome of the Council's application for an Infrastructure and Environmental Works Levy for 2007-08, and the impact of changes to the S94A legislation.
- E. That the loan funding for the improvement program be arranged as soon as possible.
- F. That further reports be provided as soon as the necessary information is available for urban design, on options including decorative street tree lighting and banner poles, landscaping and other urban design options in lieu of the proposed pavement replacement.

**Option 2 (The Amendment)**

- A. That council limit expenditure at this time to reinstating the footpath damage associated with the Energy Australia work and to other areas where repairs are required and that the work be funded from the Energy Australia contribution and from loan funds to the extent necessary.,
  - B. That work proceed on the design of Gumtree Lane and Goldman Lane and the designs along with the cost of the work proposed be submitted to the committee for consideration.
  - C. That a further report be prepared on urban design options and that this report be linked to the Hill PDA consultants report on Double Bay.
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**Item No:** R6 Recommendation to Council  
**Subject:** **Woollahra Golf Club Limited, O'Sullivan Rd, Rose Bay –Sub Licence in favour of Oaklands House Pty Ltd.**  
**Author:** Anthony Sheedy, Property Officer  
**File No:** 221.G  
**Reason for Report:** To seek Council's consent to Woollahra Golf Club Limited granting a Sub-Licence to Oaklands House Pty Ltd.

**Note:** Mr C Matthews, President of Woollahra Golf Club, addressed the Committee

**Note:** In accordance with Council's Codes and Policies this matter was called to the full Council meeting to be held on 27 November 2006, by Councillor Walker, to ensure delegation was executed appropriately.

**(Walker/Ehrlich)**

**Recommendation:**

- A. That Council consent to Woollahra Golf Club Limited granting a Sub-Licence to Oaklands House Pty Ltd for the purpose of a restaurant for members and their guests, subject to the following conditions:
1. The Head-Licence be varied to ensure that the Council's interests are protected. Head-Licensee to pay Council an additional rent of \$11,700 per annum (plus annual CPI adjustment) in relation to the restaurant.
  2. Head-Licensee to pay Council an additional rental of 12.5% of turnover of Restaurant food sales in excess of \$190,000 per annum.
  3. The Woollahra Golf Club Limited agreeing to pay all Council's costs associated with the Sub-Licence proposal.
- B. That the Head-licence be amended urgently to permit Community service group meetings as these are permissible under the current Local Environment Plan (LEP).
- C. That the Golf Club be advised immediately that Council proposes to vary the license to permit community service group meetings, but permission is not granted to rent sections of the Golf Club building for auction presentations or business conferences as these uses are not permissible under the current Local Environment Plan (LEP).
- D. That Council consider the proposed uses of auction presentations and conferences specifically for the Club building when it prepares the new comprehensive Local Environmental Plan for the Municipality.
- E. That the club be invited to make submission on the additional rental following 12 months trading of the restaurant
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There being no further business the meeting concluded at 8.20pm.

*We certify that the pages numbered 2019 to 2031 inclusive are the Minutes of the Corporate & Works Committee Meeting held on 20 November 2006 and confirmed by the Corporate & Works Committee on 4 December 2006 as correct.*

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**Chairperson**

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**Secretary of Committee**