

Corporate & Works Committee Minutes

Monday 8 December 2014

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Corporate & Works Committee Minutes

**Minutes of the Meeting held on
Monday 8 December 2014 at 6.00pm**

Present: Councillors Jeff Zulman (Chair)
 Anthony Boskovitz
 Peter Cavanagh
 Andrew Petrie
 Matthew Robertson

Staff: Allan Coker (Director – Planning & Development)
 Stephen Dunshea (Director – Corporate Services)
 Gary James (General Manager)
 Don Johnston (Chief Financial Officer)
 Peter Kauter (Executive Planner)
 Zubin Marolia (Manager – Property & Projects)
 Jake Matuzic (Manager – Capital Projects)
 Tom O’Hanlon (Director – Technical Services)
 Mark Ramsay (Manager – Civil Operations)
 Kylie Walshe (Director – Community Services)

Also in Attendance: Councillor James Keulemans (Item D4)

Leave of Absence

Leave of Absence previously granted by Council: Nil

Apologies: Apologies were received and accepted from Councillors Deborah Thomas & Susan Wynne and Leave of Absence granted.

Late Correspondence

Late correspondence was submitted to the committee in relation to Items: D4 & R3

Declarations of Interest

Councillor Boskovitz declared a Significant, Non-Pecuniary Interest in Item R3 (Tender Report – SES Depot Relocation), due to him being a Director of a company that owns property in Grosvenor Street Woollahra. Councillor Boskovitz vacated the meeting and did not participate in the debate or vote on the matter.

Note: The Committee considered Item D4 (Cross Street Carpark – Cinema Complex) prior to Item D1 due to members of the public gallery wishing to address Councillors on the matter.

Items Decided by this Committee using its Delegated Authority (Items D1 to D4)

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 1 December 2014**
Author: Craig Bennett, Manager – Governance & Council Support
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 1 December 2014 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.

(Cavanagh/Boskovitz)

Resolved:

That the Minutes of the Corporate and Works Committee Meeting of 1 December 2014 be taken as read and confirmed.

Item No: D2 Delegated to Committee
Subject: **Minutes of the Property Assets Working Party Meeting Monday 17 November 2014**
Author: Zubin Marolia – Manager, Property & Projects
File No: 1143.G
Reason for Report: To report on the outcomes of the Property Assets Working Party meeting held on Monday 17 November 2014

(Boskovitz/Cavanagh)

Resolved:

That the minutes of the Property Assets Working Party meeting, held on Monday 17 November 2014, be noted.

Item No: D3 Delegated to Committee
Subject: **Monthly Financial Report - November 2014**
Author: Don Johnston, Chief Financial Officer
File No: 349.G
Reason for Report: To present the monthly financial report for November 2014

(Cavanagh/Robertson)

Resolved:

That the Committee:

-
- A. Receive and note the Monthly Financial Report – November 2014.
- B. Note that Council’s 12 months weighted average return on its direct investment portfolio of 3.51% continues to exceed the November 2014 benchmark 90 day term deposit index of 3.09%.
- C. Note that the total interest earned year to date to November 2014 of \$674k is slightly below the revised forecast of the 2014/15 Budget of \$681k for the same period.
- D. Note its delight at the outcome of the Oakvale mediation and commend staff for their efforts.
-

Item No: D4 Delegated to Committee
Subject: **Cross Street Carpark - Cinema Complex**
Author: Peter Kauter, Executive Planner
File No:
Reason for Report: To report on the status of the expressions of interest from the business community to develop the Cross Street carpark, Double Bay to include a cinema complex

Note: Late correspondence was tabled by Andrew Pannell.

Note: Benjamin Zeccola from Palace Cinemas and Ben Laurence from Axiom Properties addressed the Committee in relation to this item.

(Boskovitz/Petrie)

THAT the Committee resolve to enter into closed session with the press and public excluded to discuss confidential matters pertaining to the report in accordance with the provisions of Section 10A(2)(c) of the Local Government Act 1993 as the information to be discussed would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Adopted

In Closed Session

Note: The Committee discussed confidential matters pertaining to the report.

(Cavanagh/Robertson)

That the Committee move into “Open Session”.

Adopted

In Open Session**(Boskovitz/Cavanagh)****Resolved:**

1. That Council note there are now two (2) responses to the Expression of Interest for a cinema complex development on the site of the Cross Street carpark, Double Bay being from:
 - a. Axiom Properties Limited with Palace Cinemas Pty Ltd, and
 - b. Nova Cinemas with Metro Cinemas
2. That discussions continue with Nova Cinemas, Metro Cinemas and Palace Cinemas/Axiom Properties regarding their proposals.
3. That Axiom Properties Limited and Palace Cinemas Pty Limited be informed that their current proposal is unacceptable however they are welcome to submit a new/revised proposal for further consideration.
4. That the Council invite other businesses, including those who contacted us during the Expression of Interest submission period but did **not** submit a response but who may still be interested in putting forward a redevelopment proposal, to do so by the end of March 2015.
5. That Council remind all submitters that the lobbying of Councillors or staff in relation to the EOI process by parties responding to the EOI process is not permitted and that offending parties will be excluded from participating.

**Items with Recommendations from this Committee
Submitted to the Council for Decision (Items R1 to R4)**

Item No: R1 Recommendation to Council
Subject: **9 Fisher Road, Vaocluse - Proposed Road Closure and Sale**
Author: Minnie Cai, Property Officer
File No: 166.9
Reason for Report: To give consideration to the closure and subsequent sale of road reserve portion adjoining the property.

(Boskovitz/Petrie)**Recommendation:**

That consideration of the matter be deferred pending the Committee being provided with:

1. An assessment of the FSR capacity of the property both exclusive and inclusive of the subject portion of road reserve.
2. An assessment of the subdivision potential of the property having regard to the new LEP.
3. Details of the history of the subject encroachment.
4. Further advice regarding the proposed sale price.

Item No: R2 Recommendation to Council
Subject: **Cleaning and Sealing Footpaths and Pavers**
Author: Dave Byatt - Purchasing Coordinator
File No: Tender No 14/13
Reason for Report: To recommend to Council the acceptance of a tender

(Petrie/Cavanagh)

Recommendation:

- A. That Council accept tenders from Techni-Clean Australia Pty Ltd and Vernell Pty Ltd Trading as Select Stone Care as a panel of contractors to carry out Council's cleaning and sealing of footpath and pavers as required for a period of three years with two twelve month options subject to satisfactory service as per the schedule of rates tendered.
- B. That successful and unsuccessful tenderers be advised of the outcome of the tender process.

Item No: R3 Recommendation to Council
Subject: **Tender Report – SES Depot Relocation**
Author: Jake Matuzic – Manager Capital Projects
File No: Tender No SC2469
Reason for Report: To recommend to Council the acceptance of a Tender

Note: Late correspondence was tabled by Helen McCarthy.

Note: Councillor Boskovitz declared a Significant, Non-Pecuniary Interest in relation to this Item due to him being a Director of a company that owns property in Grosvenor Street Woollahra. Councillor Boskovitz vacated the meeting and did not participate in the debate or vote on the matter.

(Petrie/Cavanagh)

Recommendation:

- A. That subject to a financial check, Council enter into a Contract with Carfax Commercial Constructions Pty Ltd for the Relocation of the Waverley Woollahra State Emergency Service Depot for the sum of \$1,373,676.09 (excluding GST), with both Waverley and Woollahra Council's contributing equal funding.
- B. That an increase to the budget of \$200,000 be funded from the proceeds of the sale of Woollahra Council's O'Dea Avenue Public Works Depot reported as part of the December quarter Capital Budget Review.
- C. That successful and unsuccessful tenderers be advised accordingly.

Item No: R4 Recommendation to Council
Subject: **Budget Strategy for 2015/16**
Author: Don Johnston, Chief Financial Officer
File No: 331.G 2015/16
Reason for Report: To seek adoption of the strategy to guide the preparation of the 2015/16 Budget.

(Petrie/Cavanagh)

Recommendation:

That Council:

- A. Receive and note the report on the Budget Strategy for 2015/16.
- B. Note the principal strategy for the preparation of the draft 2015/16 Budget (which supports the Operational Plan and adopted four year Delivery Program), subject to the completion of management's comprehensive budget review process is to:
 1. Provide sufficient funding for all continuing services;
 2. Provide funding for recommended service expansions;
 3. Continue Council's commitment to asset renewal;
 4. Continue a program of capital improvements at similar budget levels and ratios;
 5. Maintain an adequate working funds balance
 6. Adopt a balance operating budget for 2015/16
- C. Endorse the following economic parameters around which the draft 2015/16 Budget will be prepared:
 1. That the Draft 2015/16 Budget be prepared on the basis of no new borrowings.
 2. That any transfers to and from Reserves be clearly shown in the Draft 2015/16 Budget.
 3. That fees and charges be increased by at least CPI (2.5%) where practical unless it would have an adverse impact on forecast revenue or users' capacity to pay.
 4. That the 2015/2016 draft salaries and wages Budget be prepared on the basis of a 2.7% Award increase and 4.5% vacancy rate.
 5. That the 2015/2016 budget be prepared on the basis of the continuation of higher employer contributions to the defined benefits superannuation scheme as notified by the scheme and a 9.5% contribution rate for the Superannuation Guarantee.
- D. Receive further progress reports in relation to the preparation of Council's 2015/16 Operational Plan and Budget, as well as the review of the Long Term Financial Plan, at future Corporate & Works Committee Meetings.
- E. Not proceed with a Special Rate Variation for 2015/16 and reconsider it as an option for future year budgets having regard to any developments arising from the State Government's 'Fit for the Future' Local Government Reform program.

There being no further business the meeting concluded at 7.37pm.

We certify that the pages numbered 4223 to 4231 inclusive are the Minutes of the Corporate & Works Committee Meeting held on 8 December 2014 and confirmed by the Corporate & Works Committee on 2 February 2015 as correct.

Chairperson

Secretary of Committee