



**31 MARCH 2003**

**Meeting No 1380**

**MINUTES** of an Extraordinary Meeting of the Council of the City of Sydney held in the Finance Committee Room at the Sydney Town Hall, commencing at 4.50pm on 31 March 2003 pursuant to Notice 5/1380 dated 27 March 2003.

**INDEX TO MINUTES**

<b><u>Subject</u></b>	<b><u>Page No.</u></b>
1. <b>Cross City Tunnel, RTA Compulsory Acquisition of Lots 101 and 102 and Easement in DP 1048011 - Consent .....</b>	<b>198</b>
2. <b>Establishment of a Development Resolution Committee to Clear the Backlog of Small Applications in the Newly Acquired Areas Following the Boundary Changes .....</b>	<b>199</b>

<u>Subject</u>	<u>Page No.</u>
3. <b>Town Hall Enhancement Strategy (Including Accommodation Study) .....</b>	<b>211</b>
4. <b>Capital Works Budget Reallocation .....</b>	<b>206</b>
5. <b>Budget Implications of Boundary Changes to 30 June 2003 .....</b>	<b>209</b>
6. <b>50-52 Darlinghurst Road, Kings Cross – Base Building Refurbishment and NSC Fitout - Acceptance of Tender .....</b>	<b>211</b>
7. <b>Temporary Neighbourhood Service Centre – Leasing of Premises .....</b>	<b>212</b>

### PRESENT

The Right Hon The Lord Mayor Councillor Frank Sartor  
(Chairman)

Councillors - Dixie Coulton, Kathryn Greiner, Robert Ho, Fabian Marsden and Lucy Turnbull.

At the commencement of business at 4.50pm those present were:-

The Lord Mayor, Councillors Coulton, Greiner, Ho, Marsden and Turnbull.

The General Manager, General Counsel, Director Corporate Services, Director City Development and Projects and Acting Director Asset Management and Compliance were also present.

### Apologies

Councillor Nick Farr-Jones extended his apologies for his inability to attend the Extraordinary Meeting of Council as he was overseas.

Moved by Councillor Greiner, seconded by Councillor Ho -

That the apology from Councillor Farr-Jones be accepted and leave of absence from the meeting be granted.

Carried.

### **ITEM 1. CROSS CITY TUNNEL, RTA COMPULSORY ACQUISITION OF LOTS 101 AND 102 AND EASEMENT IN DP 1048011 - CONSENT (S017852)**

Note - no report was circulated and this matter was not discussed at the Extraordinary Meeting of Council.

**ITEM 2. ESTABLISHMENT OF A DEVELOPMENT RESOLUTION COMMITTEE TO CLEAR THE BACKLOG OF SMALL APPLICATIONS IN THE NEWLY ACQUIRED AREAS FOLLOWING THE BOUNDARY CHANGES**

Moved by the Chairman (the Lord Mayor), seconded by Councillor Turnbull -

That arising from consideration of a report by the Director City Development and Projects to the Extraordinary Meeting of Council on 31 March 2003, regarding the Establishment of a Development Resolution Committee to Clear the Backlog of Small Applications in the Newly Acquired Areas Following the Boundary Changes, it be resolved that:

- (A) the Terms of Reference for the Development Resolution Committee contained at Attachment A to the subject report, and as amended at the meeting of Council in Clauses 2 and 4, be endorsed, including the delegation for determining applications contained therein;
- (B) the existing Terms of Reference for the Small Permits Appeal Panel be retained and be applied to the expanded Council area;
- (C) the General Manager be directed to ensure that:
  - (i) the best endeavours are made to ensure the backlog of development applications (DAs) are cleared within 3 months of the date of the boundaries transfer;
  - (ii) within 3 months of the date of the transfer, the average determination time for development applications be 40 days or less (excluding DAs with a value of \$2M or more);
- (D) within 9 months of the date of the transfer, the average determination time for development applications be 30 days or less (excluding DAs with a value of \$2M or more).

Amendment moved by Councillor Greiner, seconded by Councillor Ho -

That the motion be amended by the deletion of the entire motion and the substitution of the following motion -

- (A) Council not adopt the report regarding the Establishment of the Development Resolution Committee as it would be contrary to the role of a Councillor section 232(1) and (2) of the Local Government Act 1993 as amended;
- (B) in recognition of the backlog of Development and Building matters associated with outstanding applications transferred by the South Sydney and Leichhardt Councils, Council increase the frequency of Planning Development and Transport Committee meetings;

- (C) City of Sydney delegations to staff remain with the addition of an approval sought from the CSPC to delegate authority to staff for development applications involving an objection under SEPP 1:
  - (i) where there is a variation of a standard less than 10%;
  - (ii) where the SEPP 1 objection relates to a single dwelling or a development having a height of 9 metres.
- (D) the existing terms of reference for the Small Permits Appeal Panel be retained and be applied to the expanded Council area;
- (E) the General Manager be directed to ensure that -
  - (i) the best endeavours are made to ensure the backlog of development applications are cleared within three months of the date of the boundaries transfer;
  - (ii) within three months of the transfer the average determination time for development applications be forty days or less (excluding DAs with the value of \$2m or more); and
  - (iii) within nine months of the date of the transfer the average determination time for development applications be 30 days or less (excluding DAs with the value of \$2m or more).

The amendment was lost on the following show of hands -

Ayes (2) Councillors Greiner and Ho

Noes (4) The Lord Mayor, Councillors Coulton, Marsden and Turnbull

The motion was carried on the following show of hands -

Ayes (4) The Lord Mayor, Councillors Coulton, Marsden and Turnbull

Noes (2) Councillors Greiner and Ho

Motion carried.

Note - the Development Resolution Committee - Terms of Reference, as adopted by Council, are as follows.

---

**DEVELOPMENT RESOLUTION COMMITTEE - TERMS OF REFERENCE**

---

**1. 1. Introduction**

Sydney City Council will become the consent authority for development applications (DAs) in the new areas formerly within South Sydney and Leichhardt Local Government Areas as at 8 May 2003. This will include outstanding DAs, upon the transfer of land to the City.

It is likely there will be a significant “backlog” of DAs from the new areas which the City will need to determine. Also, there will be new DAs being lodged in the new areas.

Prior to the boundary changes, approximately 900 DAs were lodged with the City annually. It is anticipated a further 800-850 annual DAs will be lodged following the boundary changes.

In terms of processing times of DAs, both Leichhardt and South Sydney were reported to have average processing times of approximately 100 days, compared to approximately 27 days for the City of Sydney (Department of Local Government figures, 2000-2001). Excessively high processing times are not in the public interest.

There is benefit in establishing a small Committee (“Development Resolution Committee”) to determine the backlog of DAs within the new areas.

The Committee will:

- (a) Free Council from the determination of minor applications;
- (b) Provide an accessible and democratic forum for applicants and objectors to minor development.

It should be noted the Committee is different in function to the Small Permits Appeals Panel (SPAP), which deals with reviews of determinations already made by staff members.

The Committee is a decision making body, having a temporary lifespan, to assist in determining outstanding applications.

Matters determined by the Committee can not be reviewed by the SPAP. Rather, any application for a review of determination made by the Committee shall be considered by the Council or the Central Sydney Planning Committee.

**2. Terms of Reference – Matters the Committee can determine**

The Development Resolution Committee (DRC), comprising the Lord Mayor (or an alternate nominated by the Lord Mayor) and the General Manager (or his or her nominee), shall determine development applications and applications under Section 96 of the EPA Act 1979, from those areas formerly administered by Leichhardt and South Sydney City Councils, including those applications which have received written objections. Specifically, the Committee shall consider:

---

**DEVELOPMENT RESOLUTION COMMITTEE - TERMS OF REFERENCE**

---

- (a) Undetermined applications which have been outstanding for 30 days or more, noting the Committee may allow such applications to be determined under staff delegation where appropriate and the determination would meet existing staff delegations. In such circumstances, these applications are to be determined by staff within 21 days.
- (b) Applications lodged after 8 May 2003 which are outstanding for a period of 40 days or more.
- (c) Matters referred to it by the Council, Central Sydney Planning Committee, the Lord Mayor, General Manager or Director City Development and Projects.

The determination of such matters must:

- (i) Have full regard to Council's controls and policies applying in that area.
- (ii) Not waiver statutory charges (such as fees, levies under Section 61 of the City of Sydney Act 1988 or contributions under Section 94 of the EPA Act 1979).
- (iii) Not grant any consent such that the determination allows more development than an applicant originally applied for/not substantially the same as applied for.
- (iv) Give priority to the applications outstanding for the longest period of time.

Despite the above, the Committee or the Chairperson may decide not to exercise its delegations in relation to any particular applications, depending on the circumstances of the case.

### **3. Matters the Committee can not determine**

Despite the above, the Committee shall not be able to determine the following matters:

- (a) Development applications involving new external work over 3 storeys in height (Council is the consent authority);
- (b) DAs involving an objection under State Environmental Planning Policy No. 1 (CSPC is the consent authority), except in the following circumstances (and provided the CSPC delegate authority to the new Committee in these terms):
  - (i) where variation of a standard is less than 10%;
  - (ii) where a development clearly meets the objectives of the development standard(s) and it is demonstrably onerous not to grant consent to the variation, having regard to the circumstances of a case;
  - (iii) granting consent would have no adverse effect on the environment; and
  - (iv) Where the SEPP1 objection relates to a single dwelling, or a development having a height under 9m;
- (c) DAs involving demolition of a heritage item (Council is the consent authority)
- (d) Works that exceed \$2M in value.

Existing staff delegations are not proposed to be changed. These delegations allow Council staff to determine applications involving submissions which can be addressed by conditions or which are not considered well founded.

---

**DEVELOPMENT RESOLUTION COMMITTEE - TERMS OF REFERENCE**

---

**4. Panel Membership**

The Committee shall be assisted by a person external to Council, being a member of a panel nominated by the Lord Mayor, with expertise in town planning, architecture and/or development. This member may vary from meeting to meeting.

**5. Frequency of Committee Meetings**

It is intended that the Committee will meet frequently in the early stages, at least weekly, at a time determined by the Lord Mayor.

The venue shall be Council Chambers, Sydney Town Hall, or such other venue nominated by the Chairperson.

**6. Site Visits**

It is intended to make use of digital photographs at the meetings to highlight the context of a particular proposal. The necessity for a site visit in considering a matter will be at the discretion of the chairperson.

**7. Notification of Meetings**

Applicants and objectors directly impacted by a proposal shall be advised of the meeting. This shall be done by Council officers, by use of phone, letter or other appropriate means (such as facsimile or e-mail) using reasonable endeavours and having regard to the timing of a meeting, information provided in submissions and their legibility.

A copy of the agenda listing for meetings will be placed on Council's web-site.

**8. Determination of Applications**

Subject to criteria in this document, the Committee is to have delegated authority of Council to determine applications under relevant provisions of the EPA Act 1979 and associated Regulation 2000.

Notification of the outcome of a decision shall be undertaken by Council staff, as soon as is practicable after a meeting, to applicants and objectors.

Minutes of the meetings shall be published on Council's website within 10 days of the meeting. People who made formal submissions regarding a proposal will be formally advised of the determination.

Decisions of the Committee must be unanimous.

---

**DEVELOPMENT RESOLUTION COMMITTEE - TERMS OF REFERENCE**

---

**9. Term of Office**

The Committee shall be appointed for a period of 1 year, or such other lesser period nominated by the Lord Mayor. Any extension of the Committee beyond 1 year shall be considered by the Council prior to such extension.

**10. Committee Meeting - Procedures**

- (a) The General Counsel is responsible for the conduct and administration of the Committee.
- (b) The relevant Council Unit will provide the necessary resources as required.
- (c) The meetings are open to the public. The use of recording devices by the public must have prior approval of the Chairperson.
- (d) Agendas will be produced and minutes taken by Secretariat staff.
- (e) Reports will be publicly available at the meeting.
- (f) Verbal submissions shall be limited to a maximum 5 minutes duration, provided a speaker does not repeat anything raised by a previous speaker.
- (g) Speakers repeating previous issues raised, or behaving in an unruly behaviour may be ruled out of order and required to end their presentation, at the discretion of the chairperson.
- (h) Objectors are encouraged to take note of issues raised by previous objectors. Speakers will be required to raise new issues, not just repeat previous issues.
- (i) The Chairperson may require larger groups of objectors to nominate a maximum of 3 spokespeople. Similarly, applicants will be requested to limit speakers to 2.
- (j) As the purpose of the Committee is to expeditiously determine applications and to consider merits of proposals, information which will assist in understanding the merits of a case will be most valuable. The use of legal representatives is unnecessary, can be intimidating for others and is discouraged.

**11. Appeal Rights**

Appeal rights exist to the Land and Environment Court of NSW. Applicants may also seek a review under s82A of the EPA Act 1979 within 1 year of a matter being determined by the Committee. Such appeals shall be determined only by the Council (not the Small Permits Appeal Panel), or the CSPC for matters delegated from that Committee.

Notification of appeal rights are included in determination notices.

**12. Quorum**

A quorum for a meeting shall be at least two, in which case comprising the chairperson and one other member.



---

**DEVELOPMENT RESOLUTION COMMITTEE - TERMS OF REFERENCE**

---

**13. Conflict of Interest**

Committee members will be required to declare any conflict of interest in relation to any matter that comes before them. In such cases, that member will be ineligible to participate in the determination of that matter.

**14. Fees for Panel Members**

A fee shall be paid to the external representative(s) of the Committee, with such an amount or hourly rate to be determined by the General Manager in consultation with the Lord Mayor.

**15. Reporting of Decisions to the Council/minutes**

Monthly reports to Councillors and an annual report to Council shall be submitted, summarising the decisions of the Committee.

**16. Central Sydney Planning Committee**

The Terms of Reference include references to authority delegated by the Central Sydney Planning Committee (CSPC). A delegation from the CSPC will be required to empower the Committee to exercise the CSPC's functions.

---

### **Order of Business**

In accordance with Clause 12(2) of the Local Government (Meetings) Regulation 1999, Council resolved that the order of business be altered such that Items 4 and 5 be brought forward and dealt with before Item 3.

### **Open Session**

Items 4 and 5 were then dealt with in open session.

### **ITEM 4. CAPITAL WORKS BUDGET REALLOCATION (S019994)**

Moved by the Chairman (the Lord Mayor), seconded by Councillor Coulton -

That arising from consideration of a report by the Finance Manager to the Extraordinary Meeting of Council on 31 March 2003, on Capital works Budget Reallocation, it be resolved that:

- (A) Council adopt the revised Capital Works program for 2002/2003 and future years as detailed in Attachment A of the subject report;
- (B) the estimated total project costs form the basis for the budgeted Capital Works Program for 2003/2004.

Carried unanimously.

Note - the revised Capital Works Program for 2002/2003, as adopted by Council, is as follows.

## REVISED CAPITAL WORKS PROGRAM FOR 2002/2003

MAJOR WORKS PROGRAM 2002/03 TO 2005/06		EXPANDED BOUNDARIES					
Project Name/ Number	Costs to Date @ 30/6/02 (WIP)	2002/03		2003/04 to 2005/06		Budget Projection @ June 02	Latest Project Estimate
		Original Budget 02/03	Latest Estimate	Future Years Estimate			
<b>CITY DEVELOPMENT &amp; PROJECTS</b>							
PAA - ABC POOL	7.721	1.728	2.278			9.450	10.000
ABC POOL - ASSET ENHANCEMENT			0.400				0.400
PAB - CITY CARE TREES		1.030	1.030	1.275		2.305	2.305
PAG - ULTIMO AQUATIC CENTRE	0.899	4.601	2.400	23.701		25.000	27.000
PAN - OBSERVATORY HILL PARK UPGRADE	0.024	0.476				12.500	0.024
PAK - PRINCE ALFRED PARK	0.005	0.595				1.000	0.005
PAH - ULTIMO PEDESTRIAN CORRIDOR		0.020	0.020			0.020	0.020
PAL - TOWN HALL UPGRADE (ALL 3 FLOORS) - Stage 2	0.114	5.203	0.500	4.703		5.317	5.317
PFA - TOWN HALL COUNCIL CHAMBERS - Stage 1	0.042	0.808	0.700	0.568		0.850	1.310
PAZ - SUSTAINABLE ENVIRONMENT IMPROVEMENTS		0.300		0.300		0.300	0.300
PDN - WATTLE/ BAY ST MASTERPLAN FEASIBILITY	0.053	0.197	0.197	0.100		0.250	0.350
PAM - COOK & PHILLIP PK - ASSET ENHANCEMENT STRATEGY	0.086	2.214	2.394			2.301	2.481
PDM - CUSTOMS HOUSE - NEW USES FEASIBILITY	0.086	0.954	0.954			1.040	1.040
PDL - CUSTOMS HOUSE - AIR CONDITIONING		1.500	0.300	1.200		1.500	1.500
PIC - CUSTOMS HOUSE REDEVELOPMENT		12.500	0.500	14.960		12.500	15.460
PHH - RECITAL HALL SIGNAGE	0.005	0.145	0.145			0.150	0.150
PHJ - UNDER THE FREEWAY	0.022	0.478	0.478			0.500	0.500
PAQ - WATTLE ST BRIDGE	1.599	0.036	0.400			1.634	1.999
PHM - NSC/KINGS CROSS	0.369	5.131	3.000	3.312		5.500	6.681
PGE - GATEWAYS PROJECT	0.029	0.221	0.521			0.250	0.550
PHO - KGV PLAYGROUND	0.010	0.490	0.590			0.500	0.600
PAI - MACQUARIE PLACE PARK		0.250				0.250	
PARK HEALING (TOILETS)		0.250	0.500	0.150		0.250	0.650
PID - SCULPTURE INITIATIVES		0.500	0.500			0.500	0.500
PIJ - FRAZER FOUNTAIN RESTORATION		0.280	0.280			0.280	0.280
PIG - SURRY HILLS PARK (Land Acquisition)		0.300		5.500		5.500	5.500
PIG - SURRY HILLS PARK				2.500		8.000	2.500
The READING ROOM/CAFÉ			0.200				0.200
CBD PARKING STUDY			0.100				0.100
Subtotal	11.062	40.207	18.389	58.269		92.147	87.721
PIB - WENTWORTH PARK FEASIBILITY		0.100	0.100			0.100	0.100
PIE - WATTLE & BAY ST REDEVELOPMENT		10.000	0.100			32.000	0.100
PIF - WENTWORTH PARK REDEVELOPMENT		4.550	0.250	12.750		19.550	13.000
PIH - TOWN HALL PRECINCT STRATEGY (Stages 3 to 7)		10.000	0.250	19.750		36.700	20.000
Subtotal		24.650	0.700	32.500		88.350	33.200
<b>SUBTOTAL</b>	<b>11.062</b>	<b>64.857</b>	<b>19.089</b>	<b>90.769</b>		<b>180.497</b>	<b>120.921</b>
PROPERTY		3.108	3.108	10.000		6.205	13.205
ROADS & FOOTWAYS		2.828	2.828	9.000		10.632	11.828
CONTRACT & ASSET MANAGEMENT		1.051	1.151	3.000		1.489	4.339
ACCESSIBLE CITY/ TRAFFIC WORKS		1.622	1.622	3.000		4.551	4.710
CAPITAL WORKS CONTINGENCY		5.000	1.495	15.000		12.000	16.495
<b>TOTAL EXISTING BOUNDARIES</b>		<b>78.466</b>	<b>29.294</b>	<b>130.769</b>		<b>215.374</b>	<b>171.497</b>

**REVISED CAPITAL WORKS PROGRAM FOR 2002/2003**

PROPOSED EXPANDED BOUNDARY WORKS ALLOCATION		EXPANDED BOUNDARIES					
		Costs to Date @ 30/6/02 (WIP)	2002/03		2003/04 to 2005/06	Budget Projection @ June 02	Latest Project Estimate
			Original Budget 02/03	Latest Estimate	Future Years Estimate		
<b>CITY PROJECTS</b>							
NEIGHBOURHOOD SERVICE CENTRES - GLEBE							
GATEWAYS							
STREETSCAPE IMPROVEMENTS							
SUB TOTAL							
<b>CITY PROJECTS</b>							
<u>OPEN SPACES/PARKS</u>							
<u>STREETSCAPE IMPROVEMENTS</u>							
<u>CONTRACT &amp; ASSET MANAGEMENT</u>							
<u>ROADS AND FOOTWAYS</u>							
<u>ACCESSIBLE CITY / TRAFFIC WORKS</u>							
<u>PROPERTY</u>							
SUB TOTAL							
<b>PROGRAM IN EXPANDED BOUNDARY AREAS TOTAL</b>							
<b>GRAND TOTAL</b>							

TOTAL 2002/03 to 2005/06			
CAPITAL WORKS PROGRAM	33.804	218.259	252.063
UPCOMING PROJECTS		32.500	32.500
	33.804	250.759	284.563

**ITEM 5. BUDGET IMPLICATONS OF BOUNDARY CHANGES TO 30 JUNE 2003****MEMORANDUM BY THE GENERAL MANAGER**To Council:

Since the changes to boundaries are effective from 8 May 2003, budgetary implications arise in the current financial year. However, the relevant period is only six weeks.

Boundary-related expenditure for the duration of the financial year can therefore be sourced from existing contingencies already provided for in the budget and increased surpluses, over and above the budget, generated during the year.

Post 30 June 2003, all boundary-related income and expenditure will be provided for in the 2003-04 budget.

RECOMMENDATION:

That arising from consideration of a Memorandum by the General Manager to the Extraordinary Meeting of Council on 31 March 2003, on Budget Implications of Boundary Changes to 30 June 2003, to enable Council to effect the boundary changes and also exercise control over associated costs, it be resolved that:

- (A) additional surpluses, over and above the December 2002 year end forecast as presented to Council at Quarter 2 Review, up to a maximum of \$2.700M, be transferred to the Boundary Adjustment Contingency;
- (B) costs incurred in the transferred areas in the period to 30 June 2003 be funded from existing contingencies;
- (C) each item of expenditure relating to the transferred areas, other than Salaries & Wages relating to staff transferred from SSCC and LMC, be approved by the General Manager prior to the expenditure being incurred, subject to any expenditure from the General Contingency requiring the Lord Mayor's concurrence;
- (D) reports on expenditure from the above contingencies be presented to the Lord Mayor and the General Manager as part of the monthly reporting package and to Council as part of the Quarter 4 Review.

(SGD) ROBERT DOMM  
General Manager

Moved by the Chairman (the Lord Mayor), seconded by Councillor Turnbull -

That arising from consideration of a Memorandum by the General Manager to the Extraordinary Meeting of Council on 31 March 2003, on Budget Implications of

Boundary Changes to 30 June 2003, to enable Council to effect the boundary changes and also exercise control over associated costs, it be resolved that:

- (A) additional surpluses, over and above the December 2002 year end forecast as presented to Council at Quarter 2 Review, up to a maximum of \$2.700M, be transferred to the Boundary Adjustment Contingency;
- (B) costs incurred in the transferred areas in the period to 30 June 2003 be funded from existing contingencies;
- (C) each item of expenditure relating to the transferred areas, other than Salaries & Wages relating to staff transferred from SSCC and LMC, be approved by the General Manager prior to the expenditure being incurred, subject to any expenditure from the General Contingency requiring the Lord Mayor's concurrence;
- (D) reports on expenditure from the above contingencies be presented to the Lord Mayor and the General Manager as part of the monthly reporting package and to Council as part of the Quarter 4 Review.

Carried unanimously.

### **Closed Meeting**

At 5.25pm the Extraordinary Meeting of Council resolved -

That, due notice of the intention to close the meeting having been given, the meeting be closed in accordance with the provisions of -

- Section 10A2(c) of the Local Government Act 1993 to discuss Items 3 and 7 as these matters comprised discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; and
- Section 10A2(d)(i) of the Local Government Act 1993 to discuss Item 6 on the agenda as this matter comprised discussion of commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it;

and it was further resolved that the meeting be closed for these items on the basis that discussion of these matters in open session would, on balance, be contrary to the public interest, specifically, there is a need to preserve confidentiality having regard to the subject matter and the circumstances of communications.

Items 3, 6 and 7 were then dealt with by the Extraordinary Meeting of Council while the meeting was closed to the public.

**ITEM 3. TOWN HALL ENHANCEMENT STRATEGY (INCLUDING ACCOMMODATION STUDY) (S015629)**

Moved by the Chairman (the Lord Mayor), seconded by Councillor Greiner -

That arising from consideration of a report by the Manager - Design, Architecture and Urban Design to the Extraordinary Meeting of Council on 31 March 2003, on Town Hall Enhancement Strategy (Including Accommodation Study), it be resolved that:

- (A) the Enhancement Strategy as shown at Attachment A to the subject report be adopted;
- (B) approval be granted to call for a tender for the design development, development application, documentation, project management and cost control of Stages 3 and 4 (Town Hall Level 2 and Lower Ground office moves and refurbishments);
- (C) Durbach Block Architects be directly appointed to develop the concept for Stage 6 (Councillors' building) further, within the project budget as detailed in paragraph 19 of the subject report;
- (D) a design review panel, consisting of Councillor Kathryn Greiner, Councillor Lucy Turnbull, Richard Johnson (Architect), and a further person with appropriate expertise, nominated at the discretion of the Lord Mayor, be formed to review and direct concept development of Stages 5 and 6;
- (E) authority be delegated to the General Manager, with the concurrence of the Lord Mayor, to enter into contracts for design services on Town Hall Councillors' Building;
- (F) Council's attorney be authorised to execute all necessary documentation.

Carried unanimously.

**ITEM 6. 50-52 DARLINGHURST ROAD, KINGS CROSS – BASE BUILDING REFURBISHMENT AND NSC FITOUT - ACCEPTANCE OF TENDER (S018317)**

Moved by the Chairman (the Lord Mayor), seconded by Councillor Greiner -

That arising from consideration of a report by the Senior Project Manager, City Development and Projects to the Extraordinary Meeting of Council on 31 March 2003, for Tender No 0306, the 50-52 Darlinghurst Road, Kings Cross - Base Building Refurbishment and NSC Fitout - Acceptance of Tender, it be resolved that:

- (A) Council accept the tender submitted by Hooker Cockram Projects for Tender No 0306, the 50-52 Darlinghurst Road, Kings Cross - Base Building Refurbishment and NSC Fitout in the amount identified in paragraph 29 of the subject report;
- (B) authority be delegated to the General Manager to execute the contract;
- (C) Council's attorney be authorised to execute all necessary documentation;

- (D) expenditure of the contingency be within the limits of the appropriate delegations, noting that significant items require the approval of the Lord Mayor and the General Manager.

Carried unanimously.

Note - at this stage of the meeting, the General Manager introduced and welcomed Ms Helen Hillier, the newly appointed Kings Cross Place Manager.

#### **ADDITIONAL MATTER FOR COUNCIL**

FILE NO:

DATE: 28/3/03

#### **MINUTE BY THE LORD MAYOR**

To Council:

Attached for consideration at the Extraordinary Meeting of Council on 31 March 2003 is a confidential report on Temporary Neighbourhood Service Centre - Leasing of Premises.

I bring forward this item for the consideration of Council.

(SGD) COUNCILLOR FRANK SARTOR  
Lord Mayor

#### **ITEM 7. TEMPORARY NEIGHBOURHOOD SERVICE CENTRE – LEASING OF PREMISES (S021322)**

Moved by Councillor Turnbull, seconded by Councillor Greiner -

That arising from consideration of a report by the Property Manager and the Kings Cross Place Manager to the Extraordinary Meeting of Council of 31 March 2003, on the Temporary Neighbourhood Service Centre - Leasing of Premises, it be resolved that -

- (A) Council approve the leasing of premises at 62 Darlington Road Kings Cross for the purpose of establishing a temporary Neighbourhood Service Centre, at a cost as set out in paragraph 14 of the subject report;
- (B) Council's attorney be authorised to execute all necessary documentation.

Carried unanimously.



At 5.31pm the meeting concluded.

Chairman of a meeting of the Council of the City  
of Sydney held on 7 April 2003 at which  
meeting the signature herein was subscribed.