

Minutes

Extraordinary Meeting of Council

Held at Council Chambers, 1 Belgrave Street Manly
on:

Tuesday 28 January 2014

All minutes are subject to confirmation at a subsequent meeting.

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Council's website:*

www.manly.nsw.gov.au

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The Extraordinary Meeting of Council was held in the Council Chambers, Town Hall, Manly, on Tuesday 28 January 2014. The meeting commenced at 6pm.

PRESENT

Her Worship, The Mayor, Jean Hay AM, who presided
Councillor C Bingham
Councillor H Burns
Councillor C Griffin
Councillor J Griffin
Councillor A Heasman, Deputy Mayor
Councillor A Le Surf
Councillor S Pickering

ALSO PRESENT

Henry Wong, General Manager
Stephen Clements, Deputy General Manager, Executive Manager, Landuse & Sustainability
Beth Lawsen, Deputy General Manager, People, Place & Infrastructure
Anthony Hewton, Executive Manager, Corporate Support Services
Jenny Nascimento, Chief Financial Officer
Helen Lever, Manager Administration
Kathryn Parker, Senior Strategic Planner
Secretariat Officer

APOLOGIES

MOTION (Bingham / J Griffin)

Apologies were tendered on behalf of Councillor Aird, for non-attendance

For the Resolution: Councillors Burns, Heasman, Bingham, Pickering, Le Surf, J Griffin,
C Griffin and Hay AM

Against the Resolution: Nil

1/14 RESOLVED: (Bingham / J Griffin)

That the apology received from Councillor Aird, be accepted and leave be granted.

DECLARATIONS OF PECUNIARY INTEREST / CONFLICT OF INTEREST

Nil.

CORPORATE SERVICES DIVISION

Corporate Services Division Report No. 1

KPMG Due Diligence Report on the Manly Oval Carpark (MC/14/7458)

The following person addressed the meeting on this item:

Mr Terry LeRoux
Chair, North Harbour Precinct

SUMMARY

The KPMG Due Diligence Report on the Oval Carpark dated 16 December 2013 was published online on 20 December 2013 together with subordinate reports prepared by HILLPDA (Economic Assessment) and Bitzios Consulting (Parking Demand).

MOTION (Le Surf / Pickering)

That:

1. The General Manager's actions on Part B of Resolution 76/13 of the meeting of Council of 3 June 2013 be reaffirmed and the reports prepared by KPMG, HillPDA and Bitzios consultants be received and noted by Council; and
2. Council note the Capex Review of the Oval Carpark component of the Manly2015 Masterplan has been lodged with the DLG.
3. That the Capex Application be made available for the Councillors to view.

AMENDMENT (Bingham / Burns)

That no further action be taken by the General Manager to implement the Manly Oval Car Park project until the following has been done to the satisfaction of the full Council:

1. KPMG provide their underlying model to Council identifying the forecast profitability of the car park and cashflows to Council after the loan repayments.
2. The cost and revenue changes in relation to the proposed Manly Oval Car Park, including the information required in Item 1, be incorporated in an update of the *Manly 2015 Oval Car Park 10 Year Financial Analysis*, in the same format that was presented to Councillors at the Strategic Workshop held on 27th October 2011.
3. The consultants who prepared the three reports prepare a joint report to reconcile the apparent discrepancies in assumptions and data between their reports, while addressing the key issues raised by the community:
 - i) Assumed revenue of \$14 per car stay vs actual of \$10
 - ii) Assumption of 353 vehicles per day by KPMG vs 225-341 reported by Bitzios findings.
 - iii) Major inconsistency in growth forecast in commercial space between Bitzios report (+42%) and HillPDA (+25%)

- iv) Justify the cost of funds at 5% and whether Council can borrow at that rate until all loans are repaid.
- 4. A report that outlines the full cost of stormwater works, relocation of sporting groups and makes good on promises to any organisation affected or impacted by this project.
- 5. A report on how Council proposes to fund the Oval Car Park and whether the 5% interest rate can be guaranteed until all loans are repaid.
- 6. A copy of all reports to be made available to Councillors.
- 7. That the Capex Application be made available for the Councillors to view.

For the Amendment: Councillors Burns, Bingham and C Griffin

Against the Amendment: Councillors Heasman, Pickering, Le Surf, J Griffin and Hay AM

The **Amendment** was declared **Lost**.

For the Motion: Councillors Heasman, Pickering, Le Surf, J Griffin and Hay AM

Against the Motion: Councillors Burns, Bingham and C Griffin

The **Motion** was put and declared **Carried**.

2/14 RESOLVED: (Le Surf / Pickering)

That:

1. The General Manager's actions on Part B of Resolution 76/13 of the meeting of Council of 3 June 2013 be reaffirmed and the reports prepared by KPMG, HillPDA and Bitzios consultants be received and noted by Council; and
2. Council note the Capex Review of the Oval Carpark component of the Manly2015 Masterplan has been lodged with the DLG.
3. That the Capex Application be made available for the Councillors to view.

CLOSE

The meeting closed at 7.43 pm

The above minutes were confirmed at an **Ordinary Meeting** of Manly Council held on 10 February 2014.

MAYOR

***** END OF MINUTES *****