



**RECORD OF
PROCEEDINGS**

COMMUNITY FORUM
TUESDAY 20 JUNE 2023

The Community Forum commenced at 6.32pm and was held in the Council Chambers and remotely via audio visual link.

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OPENING BY THE CHAIRPERSON

The Chairperson, Cr Gibbs opened the Community Forum at 6.32pm. The Chairperson welcomed all those in attendance at the Community Forum. The Chairperson introduced the Mayor, Councillors, the Chief Executive Officer, Directors and other staff to the Community Forum participants.

The Chairperson stated that the electronic recording of the Community Forum and the use of electronic media during the proceedings is not permitted including devices such as laptops, mobile phones, tape recorders and video cameras. The Chairperson requested that participants switch off their mobile phones.

WEBCAST NOTICE

Members of the public are advised that this meeting is Webcast live for public viewing on Council's website. Audio and video footage taken is of the elected body, senior staff, presenters and registered speakers only; your image and voice will not be recorded if you remain quietly within the public gallery. Submissions from registered speakers that do not want to be part of the Webcast will be read out by a Council representative.

ACKNOWLEDGEMENT OF COUNTRY

The Chairperson acknowledged the Traditional Custodians of the Land:

I would like to pay my respect and acknowledge the traditional custodians of the land on which this meeting takes place, and also pay respect to Elders both past and present.

PRESENT

Councillors: Gould (Mayor), Gibbs, Rogers, Deeth, Hannan, Banasik, Briggs, and Spearpoint.

Staff: Chief Executive Officer, Director Shire Connections, Director Shire Futures, Director Shire Services, Chief Financial Officer, Manager of Governance, Integrity and Ethics, Manager Project Delivery and two Governance Officers.

APOLOGIES

Councillor: Brandstater

DECLARATION OF INTEREST

Mayor Matt Gould declared a Non-Pecuniary, Less than Significant Conflict of Interest in Item 16.3 – Draft Policy – Leasing and Licensing Council Property due to being a Deputy Captain within the RFS and the policy relates to Rural Fire Stations. Mayor Gould advised he would remain in the Forum during this item.

Mayor Matt Gould declared a Non-Pecuniary, Less than Significant Conflict of Interest in Item 17.1 – Notice of Motion – Naming of future The Oaks Training Centre due to being a Deputy Captain within the RFS. Mayor Gould advised he would remain in the Forum during this item.

Councillor Paul Rogers declared a Non-Pecuniary, Less than Significant Conflict of Interest in Item 16.3 – Draft Policy – Leasing and Licensing Council Property due to being a Deputy Captain and life member of the RFS and the policy relates to Rural Fire Stations. Cr Rogers advised he would remain in the Forum during this item.

Councillor Paul Rogers declared a Non-Pecuniary, Less than Significant Conflict of Interest in Item 17.1 – Notice of Motion – Naming of future The Oaks Training Centre due to being a Deputy Captain and life member of the RFS. Cr Rogers advised he would remain in the Forum the meeting during this item.

Councillor Blair Briggs declared a Non-Pecuniary, Less than Significant Conflict of Interest in Item 16.3 – Draft Policy – Leasing and Licensing Council Property due to being a Deputy Captain of the Lakesland RFS. Councillor Briggs advised he would remain in the Forum during this item.

Councillor Blair Briggs declared a Non-Pecuniary, Less than Significant Conflict of Interest in Item 17.1 – Notice of Motion – Naming of future The Oaks Training Centre due to being a Deputy Captain of the Lakesland RFS. Councillor Briggs advised he would remain in the Forum during this item.

Councillor Blair Briggs declared a Non-Pecuniary, Less than Significant Conflict of Interest in Item 17.6 – Notice of Motion – Local Heritage Items due to managing 13 heritage buildings. Councillor Briggs advised he would remain in the Forum during this item given there was no decision making occurring.

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Councillor Matthew Deeth declared a Non-Pecuniary, Less than Significant Conflict of Interest in Item 14.4 as the applicants relatives are a previous acquaintance. Councillor Deeth advised he would remain in the Forum during this item.

FORMAL COMMUNITY FORUM MATTERS

1. Library and Government Services Building Design

CM 11113-1

The Chair welcomed Director Shire Services; Peter Buckley and Manager Project Delivery; Andrew Poore to present on the Library and Government Services Building (GSB) Design.

Mr Buckley provided an overview of the progress of the Wollondilly Cultural Precinct including the Shire Hall refurbishments, Library extension, new Childcare building and the commencement of construction of the Performing Arts Centre with the next stages including the Government Services Building followed by the Library and Village Green. Mr Buckley outlined the factors considered when choosing Picton to remain as the location for the GSB and the economic impact of the Project.

It is estimated that investing in this Project will bring \$732M total economic benefit to the Wollondilly Economy, 166 jobs created during construction, 110 jobs annual in local business supported in the operation phase and \$185M in benefits that flow direct to local businesses.

Mr Buckley handed over to Mr Poore who, along with Williams Ross Architects, provided an overview of the Library and GSB designs. Mr Poore advised the Project is at a key milestone point, with the DA ready to be submitted.

Extensive community consultation has been undertaken to aid in the design decision process. Ms Katie Shuttle from Williams Ross Architects discussed the development of cultural themes, incorporating stories from the Dharawal and Gundungurra People into the design. Ms Shuttle continued by describing the design choices and materials for the Library and Government Services buildings and outlined the building/facade setbacks of the two buildings.

A fly through video of the precinct, focusing on the Library and Government Services Building was displayed.

Council's Chief Financial Officer; Rob Seidel joined the presentation to outline the financial implications of the Project which includes:

- Total project cost (inclusive of 5% contingency) = \$43.1M
 - To date expended and committed \$4.1M for design and enabling works.
- Project funded through \$10M Council funds and \$33.1M Loan modelled over 20 years, with a 5% interest rate
- Total forecast cash outflow (including interest) = \$62.3M
- Forecast cash inflow (modelled over 50year building life) = \$62.3M through:
 - Commercial lettable space
 - Lease of surplus office space (first 10 years of operation)
 - Operating and maintenance savings from moving to a new energy efficient building.

Mr Seidel explained it is expected that under current forecast assumptions over 50 years, the cash inflows from the GSB meet the expected cash outflows, essentially meaning the building pays for itself.

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Mr Buckley summarised the presentation and outlined the next steps for the project of seeking Council's endorsement to submit the Development Application for the Library and Government Services building.

Questions were asked and answered on the night.

The Chair thanked the presenters.

The presentation can be viewed through the [webcast recording](#) of the Forum.

COMMUNITY QUESTION/STATEMENT TIME

In line with the Community Forum Guidelines matters must be submitted on the *Community Forum Question/Statement Form* in order to be addressed. The Record of Proceedings will only record the name of the person who raised the Question/Statement, who they represent and the topic discussed. Any additional documents handed in on the night will be noted. No verbal comments from the speaker will be documented.

A copy of all questions submitted by the cut off time is given to Councillors to consider regardless of whether they are addressed during the proceedings.

The Chairperson stated that Community Question/Statement Time is for matters that relate to items in Council's Ordinary Meeting Agenda. Reports are written by Council officers and reflect the views of the applicants' proposal, community views, legal aspects and where appropriate, comments.

All questions must be submitted in writing prior to 12pm on the day before the Forum. There will be a maximum of 2 speakers for and against a matter with each speaker limited to 5 minutes.

The Chairperson reinforced that Community Forums are to provide information and to allow comment and are not a debate night. The Chairperson asked that speakers address them and Councillors on all occasions, to stay on the subject matter and avoid making personal remarks about individuals.

The Chief Executive Officer or the appropriate Director provided an overview of the Council report for each agenda item discussed throughout the night.

CM 12896

Ques 1 Ms Sue Johnson representing herself

Item 14.1 – Draft neighbourhood Plan Policy – Outcome of Public Exhibition

Director Shire Connections; Caroline Argent addressed the Forum on behalf of Ms Johnson.

CM 12275

Ques 2 Ms Pam Browne representing herself

Item 14.3 – Campaign Update – Reclassification of major Roads

Ms Browne addressed the Forum.

CM 11113-1

Ques 3 Mr Douglas Atcheson representing himself

Item 14.7 – Wollondilly Cultural Precinct – Government Services Building Milestone Approval

The Director Shire Connections; Caroline Argent addressed the Forum on behalf of Mr Atcheson

CM 11113-1

- Ques 4 Mr Geoff O'Brien representing the Picton Chamber of Commerce
- Item 14.7 – Wollondilly Cultural Precinct – Government Services Building Milestone Approval
- Mr O'Brien addressed the Forum.

CM 12275

- Ques 5 Mr Wayne Southwell representing himself
- Item 17.1 – Notice of Motion – Naming of Future The Oaks Training Centre
- Mr Southwell addressed the Forum.

CM 12275

- Ques 6 Mr Ian Tait representing himself
- Item 17.6 – Notice of Motion – Local Heritage Items
- Mr Tait addressed the Forum.

CM 12275

- Ques 7 Ms Pam Browne representing herself and Ms Marie Antill-Reeves
- Item 17.6 – Notice of Motion – Local Heritage Items
- Ms Browne addressed the Forum.

CM DA/2023423/1

- Ques 8 Ms Janet Allboncrockett representing herself and neighbours
- Item 17.9 – Notice of Motion – Carlton Road Development
- Ms Allboncrockett addressed the Forum.

CM DA/2023423/1

- Ques 9 Ms Katherine Robins representing herself
- Item 17.9 – Notice of Motion – Carlton Road Development
- Ms Robins addressed the Forum.

INFORMAL QUESTION/STATEMENT TIME

In line with Council's Community Forum Guidelines matters must be submitted on the *Community Forum Question/Statement Form* in order to be addressed. The Record of Proceedings will only record the name of the person who raised the Question/Statement, who they represent and the topic discussed. Any additional documents handed in on the night will be noted. No verbal comments from the speaker will be documented.

A copy of all questions submitted by the cut off time is given to Councillors to consider regardless of whether they are addressed during the proceedings.

The Chairperson stated that this section of the Forum is for general issues which are not on the Council's current Ordinary Meeting Agenda.

All questions must be submitted in writing prior to 12pm on the day before the Forum. There will be a maximum of 2 speakers for and against a matter with each speaker limited to 5 minutes

CM 1125

Ques 1 Ms Sue Johnson representing herself

Sydney Water Infrastructure

The Director Shire Futures addressed the Forum on behalf of Ms Johnsons.

CM 1125

Ques 2 Mr Denis McHenry representing himself and his wife

Disable Parking at The Oaks

Mr McHenry addressed the Forum.

The CEO thanked Mr McHenry and responded on the night.

CONCLUSION AND INFORMAL DISCUSSIONS

The Chairperson thanked those present for attending, for the feedback provided and interest shown in the matters discussed.

About **53** people present.

The Forum closed at 8.01pm.

YOUR COUNCILLORS

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COMMUNITY FORUM DATES

Community Forums will generally be held on the third Tuesday of each month and will commence at 6.30pm either in the Council Chambers, Wollondilly Shire Hall 44-62 Menangle Street, Picton or at another specified location across the shire

Dates for the Community Forums for 2023 are as follows:

- Tuesday 18 July - Wilton Community Centre
- Tuesday 15 August - Council Chambers, Wollondilly Shire Hall
- Tuesday 20 September - TBA
- Tuesday 18 October - Council Chambers, Wollondilly Shire Hall
- Tuesday 15 November - TBA
- Tuesday 6 December - Council Chambers, Wollondilly Shire Hall