

## LEICHHARDT MUNICIPAL COUNCIL

**MINUTES of EXTRAORDINARY MEETING** of Leichhardt Municipal Council held in the Leichhardt Town Hall, Norton Street, Leichhardt on **31 January 2011 at 7pm.**

Present at the  
commencement of  
the meeting;

The Mayor, Cr J. Parker in the chair,  
Councillors D. Byrne, A. Cinis, T. Costantino,  
V. Hannaford, L. Howison, D. Kogoy, M. McKenzie,  
C. Plate, R. Porteous, J. Stamolis & G. Weiss.

Staff Present:

General Manager, Director Corporate and Information  
Services, Director Environmental & Community  
Management, Director Infrastructure & Service Delivery,  
Manager Social Planning & Community Development,  
Senior Parks & Open Space Planner, Media & Public  
Affairs Officer, and Administration Officer.

Meeting Commenced: 7:06pm

### **\*\* ACKNOWLEDGEMENT OF EORA PEOPLE**

I acknowledge the Gadigal and Wangal people of the Eora nation on whose Country we are meeting today, and their elders past and present.

### **\*\* APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE AND/OR CONDOLENCES**

Nil

### **\*\* DECLARATION OF PECUNIARY AND NON PECUNIARY INTERESTS**

#### **Cr McKenzie – Item 1 – Callan Park Master Plan and Plan of Management**

Cr McKenzie declared a non-pecuniary (less than significant) interest in respect of this Item as she is the Vice President of the Friends of Callan Park.

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CHAIR

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### MAYORAL MINUTE

After more than a decade of campaigning against the over development of Callan Park, the retention of the hospital and a Trust to manage the site the NSW State Government introduced the Callan Park Act in 2003. This Act provides for a Trust to take care, control and management of the site and requires the Minister for Planning to undertake a master plan for the site.

In 2007 the then Planning Minister Kristina Keneally proposed part of the site (around 40 hectares) be handed to Leichhardt Council. Council acknowledged this proposal and entered into negotiations with the State Government. Many issues such as onsite contamination and subdivision were investigated and satisfactorily resolved.

Funding of the site remains an important issue. Currently managed by the Sydney Harbour Foreshore Authority, their budget of approximately \$1.8 million dollars per year is clearly inadequate.

In discussion with the Planning Minister it became clear that Council needed to propose uses of the site in order to request support from the state government for future funding. As the government has refused to undertake a Master Plan for the site (as required in the legislation) Leichhardt Council made the financial commitment to undertake the detailed and complex process.

The draft master plan has been completed and is before Council to place on exhibition.

### Clarifying information on the financial modelling

The economic consultants engaged by Council advised that the base line financial model needs to include all potential revenue/expenses from all activities in order to provide the maximum information for residents and Council.

However, Council does not have the power nor has it sought to raise any rents of the current Non Government Organisations (NGOs) on the site. In fact it was clear from the December Council meeting that market rents were not supported in any way by Council.

Council did not support changes to the current arrangements on the site and unanimously resolved to have further financial modelling developed which excluded any "market rent" proposal.

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At the first opportunity, when the model was put forward, Councillors unanimously resolved that NGOs would not be charged market rents:

*“A revised financial model be prepared that precludes market rents for Non Government Organisations and strip down costs to identify mental health requirements.*

*A variety of financial models that account for different levels of available revenue including suggested sources of offsets for consideration by Council. A line item also be included in the financial model for donations.”*

### Details of Master Plan

This updated draft plan includes four models which are all proposed to be placed on exhibition. Placing them on exhibition offers residents and interested parties the maximum amount of information but is by no means an endorsement of all of the points in the plan.

Individual Councillors have different views but Council does not support market rents for NGOs. I understand there are different views on a wide range of issues.

Residents and interested parties deserve to see a wide range of options and financial modelling. When all of the feedback is received then Council will finally determine the master plan for consideration by the Minister. I invite you to make a submission to the draft plan so Council can make an informed decision when it returns to Council for adoption.

**C01/11      RESOLVED      PARKER**

That Council:

1. Receive and note the additional information on the Draft Callan Park Master Plan.
2. Incorporate the outcomes of the 20th November 2010 Callan Park Open Forum as contained within section 7 of this report into the final Draft Master Plan exhibition documents.
3. Place the Callan Park Draft Master Plan and Plan of Management including the four (4) financial models on Public Exhibition, commencing immediately for a minimum period of 90 days.

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CHAIR

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4. Forward a copy of the Draft Master Plan and Plan of Management to the Premier and other State Government Stakeholders – with a further request that the Premier acknowledge the State Government's obligations for the Callan Park site as a whole, by reimbursing Leichhardt Council half of the actual Master Planning costs.

### **CARRIED UNANIMOUSLY**

**The following amendments were moved and voted on separately in relation to the Mayoral Minute:**

**C02/11                      RESOLVED                      WEISS/HANNAFORD**

In lieu of the Mayoral Minute recommendation to:

*“Hold an Extraordinary Meeting of Council on the 21<sup>st</sup> of March to consider formal adoption of the Callan Park Master Plan and Plan of Management and any amendments which may be made”,*

that the draft master plan be placed on exhibition for a minimum period of 90 days.

### **CARRIED UNANIMOUSLY**

**C03/11                      RESOLVED                      BYRNE/WEISS**

That the signs currently displayed in and around Callan Park calling on the Federal Government to reopen Rozelle Psychiatric Hospital be updated as Council is now endorsing a master plan for public exhibition that does not include a psychiatric hospital.

### **CARRIED UNANIMOUSLY**

**C04/11                      RESOLVED                      BYRNE/WEISS**

That all existing not for profit tenants at Callan Park be treated in the same way as existing NGO's and charities when leases or rents are negotiated.

### **CARRIED UNANIMOUSLY**

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C05/11

**RESOLVED**

**STAMOLIS/PARKER**

Council initiate community awareness about the draft master plan and draft plan of management through local media and other sources.

That Council runs community information sessions at Leichhardt Town Hall, Balmain Town Hall and Annandale Community Centre to explain the draft master plan and draft plan of management to the community and to advise the community about the submissions process.

**CARRIED UNANIMOUSLY**

**An amendment moved by Crs Byrne and Weiss was put and LOST. For the record, the LOST AMENDMENT was:**

***BYRNE/WEISS***

*That Council state its in principle support for funding the resuscitation and renovation of the sporting fields and skate park as a budget priority following lease arrangements being agreed to or the Callan Park Trust being established.*

*That if lease or Trust arrangements are not finalised by April 2011, that Council initiate negotiations with the NSW Government regarding the transfer to Council of care and control of all existing sporting fields and a skate park, subsequent to all necessary decontamination works being completed.*

**The Vote FOR and AGAINST the above LOST MOTION was;**

	<b>FOR</b>	<b>AGAINST</b>
Alan Cinis		X
Cassi Plate		X
Daniel Kogoy		X
Darcy Byrne	X	
Gordon Weiss	X	
Jamie Parker		X
John Stamolis		X
Lyndal Howison	X	
Michele McKenzie		X
Rochelle Porteous		X
Tony Costantino	X	
Vera-Ann Hannaford	X	

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### ITEM 1 CALLAN PARK MASTER PLAN AND PLAN OF MANAGEMENT

*Cr McKenzie declared a non-pecuniary (less than significant) interest in respect of this Item as she is Vice President of the Friends of Callan Park.*

#### C06/11 RESOLVED PARKER/MCKENZIE

That Council:

1. Receive and note the additional information on the Draft Callan Park Master Plan.
2. Incorporate the outcomes of the 20<sup>th</sup> November 2010 Callan Park Open Forum as contained within section 7 of the report into the final Draft Master Plan exhibition documents.
3. Place the Callan Park Draft Master Plan and Plan of Management including the four (4) financial models on Public Exhibition commencing immediately for a minimum period of 90 days.
4. Forward a copy of the Draft Master Plan and Plan of Management to the Premier and other State Government Stakeholders – with a further request that the Premier acknowledge the State Government's obligations for the Callan Park site as a whole, by reimbursing Leichhardt Council half of the actual master planning costs.
5. That the signs currently displayed in and around Callan Park calling on the Federal Government to reopen Rozelle Psychiatric Hospital be updated as Council is now endorsing a master plan for public exhibition that does not include a psychiatric hospital.
6. That all existing not for profit tenants at Callan Park be treated in the same way as existing NGO's and charities when leases or rents are negotiated.
7. Council initiate community awareness about the draft master plan and draft plan of management through local media and other sources.

That Council runs community information sessions at Leichhardt Town Hall, Balmain Town Hall and Annandale Community Centre to explain the draft master plan and draft plan of management to

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the community and to advise the community about the submissions process.

**CARRIED UNANIMOUSLY**

**The meeting closed at 9:52pm**

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CHAIR