

MEETING NOTICE

A meeting of the
Sport & Recreation Committee
will be held in the Level 2 Conference Room,
Bayside Administration Building, Rockdale
on **Monday 19 November 2018 at 6:30 pm**

AGENDA

1 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Bayside Council respects the traditional custodians of the land, and elders past and present, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

2 APOLOGIES

3 DISCLOSURES OF INTEREST

4 MINUTES OF PREVIOUS MEETINGS

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20182

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6 GENERAL BUSINESS

7 NEXT MEETING

Meredith Wallace
General Manager

Sport & Recreation Committee

19/11/2018

Item No	4.1
Subject	Minutes of the Sport & Recreation Committee Meeting - 15 October 2018
Report by	Hayla Doris, Manager Recreation and Community Services
File	SC18/59

Committee Recommendation

That the Minutes of the Sport & Recreation Committee meeting held on 15 October 2018 be confirmed as a true record of proceedings.

Present

Councillor James Macdonald
Councillor Christina Curry (left the meeting at 7:16pm)
Councillor Scott Morrissey

Also present

Councillor Andrew Tsounis
Councillor Dorothy Rapisardi
Councillor Michael Nagi
Councillor Liz Barlow
Meredith Wallace, General Manager
Michael McCabe, Director City Futures
Hayla Doris, Manager Recreation & Community Services
Clare Harley, Manager Strategic Planning
Sue Matthew, Coordinator Sports & Recreation
Alexandra Vandine, Coordinator Policy & Strategy

The Chairperson opened the meeting in the Meeting Room, Botany Town Hall at 6.35pm.

1 Acknowledgement of Traditional Owners

The Chairperson affirmed that Bayside Council respects the traditional custodians of the land, elders past and present and future leaders, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

2 Apologies

The following apologies were received:

Debra Dawson, Director City Life
Debbie Franson, Acting Coordinator Asset Strategy
Jeremy Morgan, Manager City Infrastructure
Craig Kiely, St George Football Association

Ahmed Balaghe, Banksia Tigers
Sam Hassan, Arncliffe Aurora

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

4.1 Minutes of the Sport & Recreation Committee Meeting - 17 September 2018

Committee Recommendation

That the Minutes of the Sport & Recreation Committee meeting held on 17 September 2018 be received and noted and that any matters arising be discussed.

5 Reports

5.4 Update on Botany Aquatic Centre

Committee Recommendation

- 1 That the Botany Aquatic Centre Request for Quote for Stage 1 and 2 will include a minimum of one GM Briefing.
- 2 That Botany Aquatic Centre upgrade will continue to be a standing agenda item at the Sport & Recreation Committee.
- 3 That the Committee supports the formation of Botany Aquatic Centre community reference group in consultation with the Manager of Community Capacity Building & Engagement to cover a broad cross-section of the community to assist Council's vision of the project.

5.1 Update on Design of Arncliffe and Gardiner Park Synthetic Playing Fields

Committee Recommendation

That a progress report continues to be provided to the Committee on the synthetic playing field projects including updated information on heritage issues identified and field orientation at Arncliffe and Gardiner Park.

5.2 F6 Update

Committee Recommendation

- 1 That the update be received and noted.
- 2 That Committee members be provided with further information on the time and location of the RMS stakeholder liaison sessions that will be held on 30 October and 1 November 2018.

5.3 Fry's Reserve - Cricket Practice Nets

Committee Recommendation

- 1 That the Committee considers the options put forward for cricket practice nets and supports Option 4 to progress;

Option 4:

Deferred renewal and to continue maintenance on the cricket practise nets. The existing nets have very limited life and action will need to be taken within the next 4 years.

- 2 That the Committee supports the funds identified for renewing the cricket nets be considered for an alternative location within the Bayside area. Alternative locations to be presented by City Infrastructure at the next Sport & Recreation Committee meeting for consideration.

6 General Business

6.1 Botany RSL Swimming Club

A request was received from Botany RSL seeking a reduction to the entry fees of \$6.50 charged to parents of children in the Botany RSL Swimming Club. Parents could pay a Spectator fee of \$3.00 in line with Council endorsed fees and charges spectator fees currently charged for carnivals and pool events.

Committee Recommendation

That the Committee supports Botany RSL Swimming Club request to charge parents a spectator fee in accordance with Council's Adopted Fees and Charges 2018- 2019.

6.2 Bexley Bowling Club - Update

Councillor Tsounis requested an update on Bexley Bowling Club. Michael McCabe advised that this matter is scheduled for inclusion in the December Council meeting. At present no Development Application (DA) has been lodged. Once the DA has reached a satisfactory level, this will be presented at a GM Briefing prior to the December Council meeting.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.3 Bexley Tennis Courts - Update

The Committee was provided with an update on the recent Bayside Planning Panel approval of the Development Assessment (DA) application of Bexley Tennis Courts. The DA approval is for a period of 5 years to develop Bexley Tennis Courts into multi use courts. Council is currently in negotiation with Golden Goal on the capital program for both Bexley and Scarborough Tennis Courts.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.4 Kingsgrove Avenue Reserve

Councillor MacDonald advised the Committee that Bexley North Sports Club is a large soccer club that currently has over 600 members. A site inspection was undertaken of the field and a recommendation of synthetic field surface was discussed as possible options to support the growing community needs

Committee Recommendation

That the Committee be provided with further investigation on the possibilities of a synthetic field surface at Kingsgrove Avenue Reserve and the possibilities of potential funding.

6.5 Angelo Anestis Aquatic Centre - Request for Memorial

Council received a request to place a memorial seat with a plaque to be located at Angelo Anestis Aquatic Centre in memory of the late June. The Committee advised that requests for memorials were not supported at this time.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.6 Botany Aquatic Centre - Inflatable

Council is seeking opportunities to increase community participation at the Botany Aquatic Centre by providing opportunities for the community to engage in recreational activities to improve health and wellbeing. Council officers will explore the purchase of an inflatable pool obstacle course to be used at the pool for school holiday activities, birthday and Australia Day events.

Committee Recommendation

That the proposed inflatable obstacle course activities and programs hosted by Council at the Botany Aquatic Centre be supported.

6.7 Botany Golf Course - Golf Lessons

Council is seeking opportunities to increase community participation at the Botany Golf Course and provide opportunities to engage in recreational activities to improve health and wellbeing within the allocated resources.

Committee Recommendation

That the Committee supports progressing Council running golf programs and lessons at Botany Golf Course.

6.8 Bexley Oval - Major Project Update

The Committee requested an update on Bexley Oval amenities upgrades and more specifically, to the awning at Bexley Oval. The General Manager, Meredith Wallace provided the Committee with an update and confirmed that the awning issue has been resolved allowing cover for a weatherproof area.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.9 Rockdale Park

Councillor Nagi requested Council consider a walking track around Rockdale Park be investigated in the design phase.

Committee Recommendation

That the information provided by Council officers be received and noted.

6.10 Sport & Recreation Committee Meeting Dates

The Sports & Recreation Committee Chair requested the Sport & Recreation Committee meetings be held on the 4th Monday of the month, starting 2019 to facilitate Committee members' attendance.

Committee Recommendation

That the Sports & Recreation Committee meetings be held on the 4th Monday of the month and that dates for 2019 are proposed at the next Committee meeting.

6.11 Hensley Athletics Field

A request was received from Maccabi Hokoah Football club seeking a reduction on the current fees charged for the use of Hensley field. The Sport & Recreation Committee has requested an investigation into venues be presented at the next Committee meeting to benchmark other elite surrounding synthetic facilities. Maccabi

Hokoah Football Club will continue to be charged the current endorsed Fees and Charges.

Committee Recommendation

That the Committee be provided with further information on local synthetic field hire costs.

7 Next Meeting

The next meeting is to be held in the Meeting Room, Botany Town Hall at 6.30pm on Monday, 19 November 2018.

The Chairperson closed the meeting at 8.15pm.

Attachments

Nil

Sport & Recreation Committee

19/11/2018

Item No	5.1
Subject	Arncliffe and Gardiner Park Synthetic Fields Update
Report by	Debbie Fransen, Coordinator Asset Strategy
File	SC18/59

Summary

The 2018/19 City Projects Program includes the design of synthetic playing fields in Arncliffe and Gardiner Parks. This report updates progress to date and the proposed delivery program.

Officer Recommendation

That the monthly progress report (November 2018) on Arncliffe and Gardiner Park synthetic playing fields be noted.

Background

The design of synthetic fields at Arncliffe and Gardiner Parks has been ongoing since December 2017 when Council approved funding for detailed design at Arncliffe Park. There are significant design challenges present at both Arncliffe and Gardiner Park including:

- Fields are subject to flooding.
- The parks are heritage listed.
- There are sewer and stormwater lines under the fields.
- Sites were subject to historical uncontrolled filling.

Arncliffe Park - 2018 Milestones

- *Hydraulic concept design complete.*
The concept hydraulic design identifies the size of the structure and opening required to pass flood waters under the synthetic field to prevent the field from flooding and to prevent any off site flood impacts.
- *Concept structural design.*
The concept structural design involves a concrete slab to allow flow under the synthetic field to prevent flood water damaging the synthetic field.
- *Located Sydney Water sewer line under the site.*
This is the first stage in obtaining approval and design requirements from Sydney Water for constructing over the sewer line. During detailed design a solution will be required to ensure access to the sewer manholes can be maintained.
- *Reviewed planning requirements.*

- Inspected stormwater pipe condition (under the proposed synthetic field) and located stormwater pipe and manholes.
- *Arborist report.*
Identified the tree protection and structural root zones of the trees surrounding the site.
- *Council decision on detention to mitigate flooding.*
The Bayside Floodplain Risk Management Committee recommended to not proceed with detention due to the cost of detention far outweighing the minimal flood mitigation benefits, although they noted the field needed to allow for flow under to ensure there were no off site impacts. This recommendation was also made at the October 2018 Council meeting and supported by Council. Detailed design can now proceed on this basis.
- *Commenced detailed structural design and documentation.*
The detailed design has commenced and is due for completion at end December 2018.
- *Assessment of alternative orientation.*
The alternative orientation of the field to potentially provide two additional small fields was evaluated based on the site restrictions including tree root zones, batters and heritage features.

North – south orientation provides a maximum field size of 82mx58m, and a playing field of 76mx50m (includes allowance for buffers).

Football NSW Competitions must have a playing field of 100m-110m x 64m-75m. The minimum dimensions are 90m x 45m.

Ador Avenue was recently constructed with smaller than NSW competition level field dimensions of 95m x 64m.

After discussion with Craig Kiely of St George Football Association, the 76m x 50m dimensions were deemed too small for further consideration.

Current Activity

- Concept landscape design including community engagement.
- Detailed structural design.

Next Steps

- Heritage assessment.

Gardiner Park - 2018 Milestones

- *Geotechnical and Contamination Investigation.*
These reports will inform the design and the findings do not prevent the proposed activity.
- *Reviewed planning requirements.*
- *Inspected stormwater pipe condition (under the proposed synthetic field).*
- *Located Sydney Water sewer line under the site.*
This is the first stage in obtaining approval and design requirements from Sydney Water for constructing over the sewer line.

Current Activity

- Concept stormwater design.
This design will ensure the field is not damaged during flood events by runoff from the site and that there is no downstream impact from the synthetic field.
Concept design has shown that flood mitigation is not easy to provide at this site and there may be additional costs to mitigate flooding and off site impacts.
- Contamination delineation investigation.
The initial study identified two locations where contaminants were present. Delineation of these locations, involving additional sampling will reduce the risk during construction. Additional sampling is taking place in early November.

Next Steps

- Price concept stormwater designs, agree preferred design.
- Detailed stormwater design.
- Concept landscape design including community engagement.
- Heritage assessment.

Program

A program identifying the estimated timing for delivery of the synthetic fields is attached. This program identifies that construction of both synthetic fields could occur at the end of the 2019 winter football season.

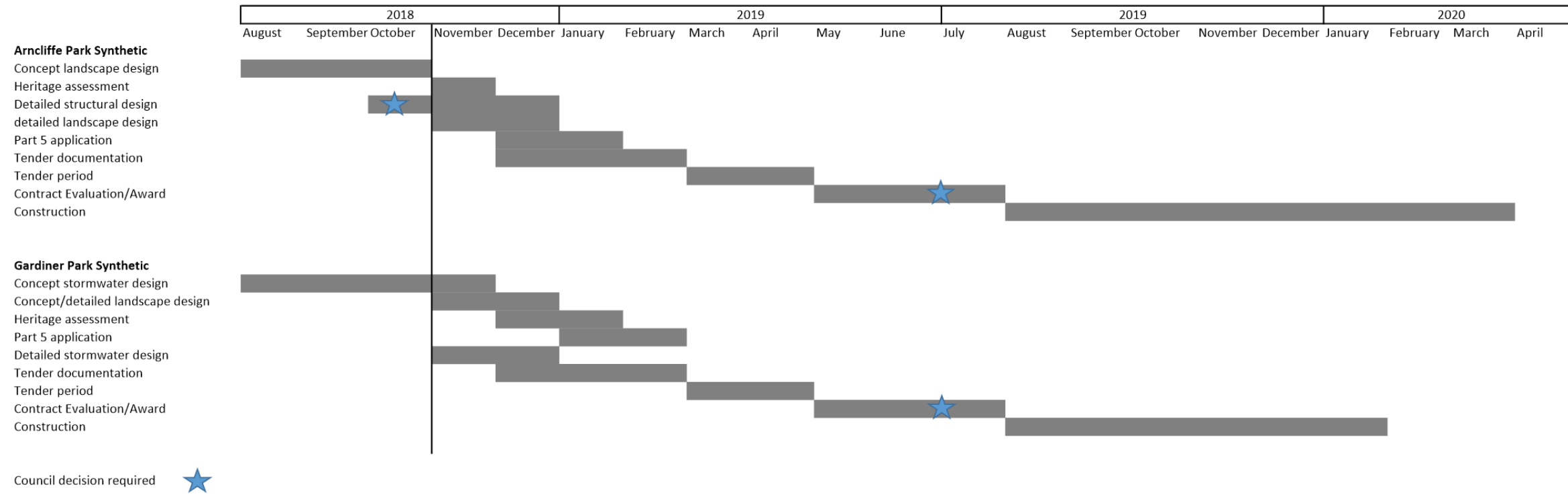
Reporting

In April 2018 the Department of Planning & Environment announced funding via the Precinct Support Scheme for \$4.5 million to Arncliffe Park and \$2.5 million to Gardiner Park to provide synthetic playing fields to cater for increased patronage, resulting from the Bayside West Priority Precincts. The funding agreement requires reporting at least every three months against milestones.

In October 2018 a progress report was provided to the Department of Planning and Environment.

Attachments

Synthetic Field timeline November 2018 [↓](#)



Sport & Recreation Committee

19/11/2018

Item No	5.2
Subject	Update on the Proposed F6 Motorway
Report by	Alexandra Vandine, Coordinator Policy and Strategy
File	SF12/172

Summary

At this meeting an update will be provided on the proposed F6 motorway.

Officer Recommendation

That the Sport & Recreation Committee provides feedback on the:

- Outcomes of the latest RMS and Bayside Council staff Technical Working Group meeting.
 - Development of the Recreational Needs Analysis.
 - Outcomes of the community RMS Workshops.
-

Background

At the November 2018 Sport & Recreation Committee an update will be provided on:

- Outcomes of the latest RMS and Bayside Council staff Technical Working Group meetings.
- Development of the Recreational Needs Analysis for Bicentennial Park and Scarborough Park North Precinct. This will include a presentation from Elton Consulting who have recently been engaged to undertake this project.
- Outcomes of the RMS Stakeholder Liaison Group.

Note that the Department of Planning & Environment have placed an Environmental Impact Statement for the F6 Extension Stage 1 New M5 Arncliffe to President Avenue, Kogarah (SSI 17 8931) on public exhibition until 14 December 2018. A Draft Submission in relation to F6 Extension Environmental Impact Statement will be tabled at the December 2018 Council meeting.

Attachments

Nil

Sport & Recreation Committee

19/11/2018

Item No	5.3
Subject	Proposed Licence To St George Football Association - Ador Synthetic Facility
Report by	Benjamin Heraud, Coordinator Property
File	F08/379P06

Summary

This report addresses a proposed licence to St George Football Association (SGFA) over the Ador Avenue Synthetic Facility, located at 331 West Botany Street, Rockdale. Specifically, this report considers the terms for the proposed licence and a submission received during the public notification period.

Officer Recommendation

- 1 That the attachment/s to this report be withheld from the press and public as they are confidential for the following reason:

The matters in this report are confidential, as it is considered that it is in the public interest that they not be disclosed to the public. In accordance with the Code of Conduct, the matters and the information contained within this report must not be discussed with or disclosed to any person who is not a member of the meeting or otherwise authorised.
 - 2 That post duly considering the submission received, the Sport & Recreation Committee re-confirms its recommendation to advance a licence agreement with the St George Football Association over the Ador Avenue Synthetic Facility.
 - 3 That the terms for the proposed licence with the St George Football Association align with those within Confidential Attachment 2.
-

Background

The Sport & Recreation Committee, at their meeting of 17 September 2018 received an update on a proposed winter licence over the Ador Avenue Synthetic Facility (Ador Avenue) to St George Football Association (SGFA). Actions arising from the 17 September meeting centred on:

- 1 Completing the statutory notification.
- 2 Further negotiation with SGFA on the proposed terms.

Statutory Advertising & Submissions Received

The Local Government Act 1993 requires Council to advertise its intention to grant a licence agreement for a minimum period of 28 days. The statutory advertising concluded on 26

October 2018 with one submission being received. The submission received was from St George Football Club, a copy of the submission is tabled as Confidential Attachment 1.

This submission does not formally object to the proposed licence to the SGFA, however seeks for Council to further consider an allocation of use to St George FC over the winter period, by way of a licence.

Prior to the statutory advertising, the SGFA had proposed a set allocation of use to St George FC, equivalent to 2 hours per week. Whilst this allocation is less than that sought by St George FC, it does not preclude both the SGFA and St George FC discussing additional allocations, should spare capacity arise during the winter licence.

In addition, Council staff will work with St George FC to determine whether their demand can be met with use of Ador Avenue outside the hours set within the winter licence.

Proposed Licence Terms

Tabled as Confidential, Attachment 2 is a draft heads of agreement outlining the proposed terms for the proposed winter licence.

The proposed terms have been developed with consideration of the special conditions compiled by the SGFA, tabled at the Sport & Recreation Committee meeting held on 17 September 2018.

The SGFA have re-raised the prioritisation of use in the event full usage is not taken up. In this regard SGFA seek to maintain their original position.

The SGFA have submitted an indicative allocation of use and proposed fees for consideration by the Sport & Recreation Committee. The schedule is tabled as Confidential Annexure 3.

In conjunction with this report, the Sport & Recreation Committee will receive a presentation on this matter.

Attachments

- 1 Confidential Attachment 1 (confidential)
- 2 Confidential Attachment 2 (confidential)
- 3 Confidential Attachment 3 (confidential)

Sport & Recreation Committee

19/11/2018

Item No	5.4
Subject	Botany Aquatic Centre Options review - Update
Report by	Clare Harley, Manager Strategic Planning
File	SC18/59

Summary

A Request for Quote (RFQ) was issued in late September 2018. The RFQ for assessment of redevelopment options for Botany Aquatic Centre was issued to seven consultants with relevant experience. Two quotes were received. Liquid Blu have been appointed to prepare the Botany Aquatic Centre Assessment of Redevelopment Options.

Officer Recommendation

- 1 That the Sport and Recreation Committee notes that Liquid Blu have been appointed to prepare the Botany Aquatic Centre Assessment of Redevelopment Options.
 - 2 That the Committee notes that the consultant fees are less than \$150,000 and a Tender process was not required in accordance with relevant legislation and the Bayside Procurement Policy.
 - 3 That the Stage 1 Options Assessment and Report will be presented to Council at a General Managers Briefing in early 2019 prior to consideration by Council.
-

Background

Since Council's resolution to prepare a discussion paper examining the future of the Botany Aquatic Centre (February 2018), a number of important milestones for delivery of an overall facility upgrade has been achieved. A summary of these milestones are identified in Appendix A, Table 1.

Council has now engaged Liquid Blu as the principal consultant to prepare an assessment of redevelopment options for the Botany Aquatic Centre. The assessment has been staged and there are separable portions in the consultancy agreement, to allow for Council decision making at the end of Stage 1.

Stage 1: Options Assessment and Report has commenced and will include:

1. Review of Botany Aquatic Centre (BAC) background reports.
2. Site visit.
3. Attendance (in person or by video link) at meetings with Council officers (including inception, prior to presentation to Councillors).
4. Preparation of an options paper including:
 - o Summary of key issues in existing/background reports.

- Identification of what can be achieved with a range of project budgets (four) (e.g. <\$5M, \$10-\$20M, \$20-30M, \$>30M).
 - Include sketches, photos, summary of components including landscaped areas and pools, examples of upgrades or new built form.
 - Identification of technical issues associated with a staged approach (e.g. adding more components once pump/water supply designed).
 - Benefits/dis-benefits of the options (4 project budget ranges) using examples.
 - High level revenue assessment including service delivery options and indicative financial performance of facilities with various components (based on 4 budget ranges). This assessment is to utilise knowledge from current commercial operators.
 - Community benefits of various options (i.e. health and wellbeing, social inclusion, water safety).
5. Presentation of Options Paper to Councillors.

The Stage 1 Options Assessment and Report will be presented to Council at a General Managers Briefing in February 2019 prior to consideration by Council at the March 2019 meeting. Stage 1 tasks are summarised in Appendix A, Table 2.

A report will be prepared for Council to consider and indicate a budget range for redevelopment of the Botany Aquatic Centre. In the event that Council decides to proceed, the consultants will undertake further work to refine planning and design of options in the preferred budget range.

Stage 2 involves refinement of the Council's preferred option. Stage 2 will commence in March 2019 following the Council decision and will be delivered in June 2019.

Stage 2 of the assessment would include:

1. Preparation of 2 indicative upgrade layouts of the Botany Aquatic Centre identifying facility components, usage zones, site movement and landscape areas. The designer shall consider integration with and activation of adjacent and nearby public domain including Booralee Park.
2. Community engagement including:
 - a. Preparation of consultation material (including but not limited to, image boards of indicative layouts and information for Council to upload to 'Have your say' website).
 - b. Liaison with Council's Community Engagement team to jointly carry out consultation with the community at 2 sessions.
 - c. Attendance at 2 community engagement sessions by appropriate personnel who will collect feedback and use this to guide the option refinement.
3. Preparation of a Master Plan:
 - a. Utilising feedback from community engagement.
 - b. Including documentation and illustrative concept plan (A1 format) and imagery to convey the character of the proposal.
4. Preparation of a component schedule from the Master Plan identifying building works and external works including landscaping at a unit rate level.
5. Price component schedule (by quantity surveyor) based on GFA quantities and information from the Master Plan documents. Pricing shall be based on \$/m² derived from historical cost data from recently completed projects of a similar scale.
6. Preparation of whole of life cost analysis (over 25 years) taking into account operational costs planned and unplanned maintenance and capital renewal. These

costs shall be benchmarked from similar scale facilities.

7. Preparation of business case suitable to inform Council in making a decision whether to proceed.
8. Attendance at meetings with Council officers (including prior to community engagement, for discussion of component schedule (prior to pricing) and draft business case, and prior to presentation to Councillors).
9. Presentation of Masterplan, Business Case and Component Schedule to Councillors.

Attachments

Appendix A - Project Summary - Milestones and Action Items [↓](#)

Appendix A – Project Summary

Milestone	Status
Amend Botany Bay Development Contributions Plan 2016 - increased potential contribution to \$8,724,950 (up from \$7,599,150) 31% of the project cost.	Complete
Establish Project Control Group	Complete
Apply for Greater Sydney Facility Grant Funding	Complete
Negotiate Voluntary Planning Agreement for BATA II offering cash contribution	In draft
Remove water slides	Complete
Condition Assessment – Stage 1	Complete
Condition Assessment – Stage 2 – identify indicative costings	Complete
Confirm if Development Application required	Complete
Issue Request for Quotes – Options assessment	Complete
Request for Quotes – Evaluation	Complete

Table 1: Past Project Milestones

Stage 1 Action Items	Target
Review of Botany Aquatic Centre (BAC) background reports and Site Visit	November 2018
Attendance (in person or by video link) at meetings with Council officers (including inception, prior to presentation to Councillors).	January 2019
Finalisation of an options paper	February 2019
Presentation of Options Paper to Councillors	March 2019

Table 2: Project Action Items and Target Timeframes

Sport & Recreation Committee

19/11/2018

Item No	5.5
Subject	Mascot Juniors Rugby League Football Club Inc. - Licence Agreement Renewal
Report by	Samia Dirani, Property Portfolio Manager
File	F08/379P06

Summary

This report deals with the continued use of Mascot Oval by the Mascot Juniors Rugby League Football Club Inc. via the renewal of the existing licence agreements. Specifically, this report proposes the grant of two five (5) year agreements, covering:

- Winter Season – All Mascot Oval Facilities.
 - Summer Season - Gymnasium only.
-

Officer Recommendation

- 1 That the Sport & Recreation Committee endorses the grant of two five (5) year licence agreements to Mascot Juniors Rugby League Football Club Inc, pursuant to Section 46 of the Local Government Act 1993, being for; 1. The winter period for all facilities within Mascot Oval (edged red at Attachment 1); and 2. The summer season, for the Gymnasium only (edged blue at Attachment 1).
 - 2 That the terms for the new agreements be based on those outlined within the body of this report.
-

Background

Mascot Oval is located at 144 O’Riordan Street, Mascot. It is community classified land under the Local Government Act 1993.

The Club has utilised the oval for the purpose of football and associated activities since 1946. The Clubs’ occupation of Mascot Oval is by way of two existing licence agreements, one for the winter season and the other for the summer period.

Both licence agreements expired on 31 January 2018 and remain in hold over pending the outcome of the renewal. These agreements are covered in more depth below.

Existing Licence Agreements

Winter Licence

The ten (10) year winter licence agreement commenced on 1 February 2008 and expired in January 2018. The winter licence assigned to the Club for the use of Mascot Oval and amenities (as shown edged red at Attachment 1) for the following times:

- 9am to 5:30pm on Saturdays, Sundays and Public Holidays (excluding Good Friday).

- 4:30pm to 10:30pm on all other days (excluding Good Friday) for the purpose of playing football or training.

The commencement rent for the winter licence was \$10,500 plus GST per annum. The calculated current passing rent is \$13,351.85 plus GST per annum (as at February 2018), based on the application of the annual CPI adjustments.

Summer Licence

The nine (9) year summer licence commenced on 1 November 2009 and concluded on 31 January 2018. It assigns the club use of the gymnasium (as shown edged blue at Attachment 1) for the hours between 6:00am and 9:00pm on all days during the summer training season.

The commencement rent for the summer licence was \$1,000 plus GST per annum and the calculated current passing rent is \$1,221.51 plus GST per annum (as at November 17) based on the application of the annual CPI adjustments.

When combined with the winter licence, the total current passing rent is calculated at \$14,573.36 plus GST per annum.

Statutory Advertising

Council has undertaken the statutory advertising process in accordance with Section 47 of the Local Government Act 1993 for the renewal of the licence.

No submissions were received.

Community Access Improvement

As part of the discussions for the renewal of the agreements, both parties sought to improve access within Mascot Oval. The outcome of these discussions is that the Club have proposed:

- To discontinue the \$2 entry fee.
- The reduction of Saturday usage to July and August.

Valuation and the Rental Assistance Subsidy Policy (RASP)

Council engaged Southern Alliance Valuation Services (SAVS) to assess the market rent for proposed agreements. SAVS determined the market rent at \$44,000 plus GST per annum for the winter licence and \$8,300 plus GST per annum for the summer licence.

As the Club is a community organisation they are entitled to a rental subsidy in line with the Rental Assessment and Subsidy Policy (RASP). The level of subsidy to be applied to the rent is a 78% reduction of the market rent.

Summary of Proposed Terms

Table 1 below outlines the salient terms for the proposed licence agreements. The Club has agreed to these terms by way of a heads of agreement.

Table 1 – Proposed Terms

Term	Condition
Term	5 Years
Commencement Date	01/02/2018
Expiry Date	31/01/2023
Option Term	n/a
Market Rent (excl GST)	<ul style="list-style-type: none"> • Winter Licence \$44,000 pa • Summer Licence - \$8,300 pa
Rent Subsidy	<ul style="list-style-type: none"> • Winter Licence \$34,320 reduction pa • Summer Licence - \$6,474 reduction pa
Commencement Rent (rent payable by the Club)	<ul style="list-style-type: none"> • Winter Licence \$9,680 pa • Summer Licence - \$1,826 pa
Market Review	n/a
Annual Rent Review	5%
Outgoings	100% of outgoings to be borne by the Lessee (based on use).
Winter Licence Area	Subject to final survey
Summer Licence Area	Subject to final survey
Permitted use	Reserve for public recreation for the purposes of playing football.
Bank Guarantee/Bond	Bank Guarantee equivalent to three (3) months rent.
Insurance	The Club is to hold and maintain Public Liability insurance in the amount of \$20 million.
Hours of Use	<p>Winter Licence – All Mascot Oval Facilities</p> <p>1 February to 31 October each year for the hours:</p> <ul style="list-style-type: none"> • Mondays to Fridays from 4.00 p.m. to 10.00 p.m. • Every Sunday from 9.00 a.m. to 5.30 p.m. • Every Saturday from 9.00 a.m. to 5.30 p.m. in the months of July and August. <p>Summer Licence – Gymnasium Only</p> <p>1 November to 31 January each year for the hours between 6:00am and 9:00pm</p>

Attachments

Attachment 1- Location Plan [↓](#)



<p>Bayside Council Serving Our Community</p> <p>Disclaimer Note This map remains the property of Bayside Council. Reproduction of any part without approval is prohibited. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from its use or errors or omissions therein.</p>	<p>Mascot Oval sketch</p>		<p>8/11/2018</p>	
	<p>Prepared By: Samantha Urquhart</p>		<p>1:2610</p>	

Sport & Recreation Committee

19/11/2018

Item No 5.6
 Subject **Botany Golf Club**
 Report by Samantha Urquhart, Manager Property
 File SF18/2352

Summary

The Botany Golf Course is located at 1436 Botany Road, Banksmeadow, situated within Banksmeadow Park. The land is a Crown Reserve, where Council is responsible for the management and maintenance of the Reserve, as the Crown Land Manager.

Botany Golf Club has leased a portion of the Golf Course comprising the Botany Golf Club house and car park since 1 January 1978, as shown on the Location Plan at Attachment 1. The current lease expired on 31 December 2017 and is now operating on holdover, pending a short term solution being adopted.

Council has asked the Botany Golf Club to provide a 5 year business plan to support a short term use for their current lease area. Property will present the business plan and next steps.

Officer Recommendation

- 1 That the Sport & Recreation Committee notes the next steps outlined within the presentation.
- 2 That a short term strategy for the Botany Golf Course be presented to Council in December 2018.

Background

Botany Golf Course is located at 1436 Botany Road, Banksmeadow, situated within Banksmeadow Park, as shown in the Location Plan at Attachment 1. The land is a Crown Reserve where Council is responsible for the management and maintenance of the Reserve, as the Crown Land Manager.

Botany Golf Club has leased a portion of the Golf Course comprising the Botany Golf Club house and car park since 1 January 1978. The current lease expired on 31 December 2017 and is now operating on holdover, pending a short term solution being adopted.

The roles and responsibilities outlined in the expired lease are:

Item	Lease obligation
Area	10.4ha
Land ownership	Crown Land

Item	Lease obligation
Land classification	Community land
Operating costs to Council	\$457,925 pa
No of holes	9 holes
Passing Rent	\$18,671 pa
Rental Arrears	\$69,266.20
Maintenance responsibility for the course	Council
Maintenance responsibility for the club house	Botany Golf Club
Operation of Pro-shop	Council
Lease expiry	31 December 2017

Council has asked the Botany Golf Club to provide a 5 year business plan to support a short term use for their current lease area. This report will enable Council to work towards a short term solution for the Botany Golf Course.

Property will present the business plan and next steps at the Sport & Recreation Committee on 19 November 2018.

Attachments

Attachment 1: Location Plan [↓](#)



Site Management

Botany Golf Club -
Club House & use of
carpark



Council storage space

Golfing Pro Shop
operated by Council



Council maintain
entire golf course



Sport & Recreation Committee

19/11/2018

Item No 5.7
Subject **Bexley Golf Course**
Report by Samantha Urquhart, Manager Property
File F18/924

Summary

The Bexley Golf Club currently lease the Bexley Golf Course. Their current lease expired on 1 October 2018.

Council are considering the renewal of the lease for an additional 5 year term. A presentation will be shown to the Sport & Recreation Committee. This report will detail the following:

- Current rental arrears
 - Short term options for the Bexley Golf Course
 - Relevant Considerations
 - Next Steps
-

Officer Recommendation

That the Sport & Recreation Committee provides feedback and direction on the next steps for the Bexley Golf Course.

Background

A presentation will be shown to the Sport & Recreation Committee regarding the lease renewal of Bexley Golf Course.

Attachments

Nil