

## **MEETING NOTICE**

A meeting of the  
**Sport & Recreation Committee**  
will be held in the Level 2 Conference Room  
Bayside Administration Centre, Rockdale  
on **Monday 24 June 2019 at 6.30pm**

## **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**

4.1 Minutes of the Sport & Recreation Committee Meeting - 29 April 2019...2

### **5 REPORTS**

- 5.1 RMS Presentation Outcomes of Stage 1 F6 Recreation Needs Analysis  
Community Survey .....7
- 5.2 F6 Extension- Recreational Assets Delivery Program.....8
- 5.3 Golf Clubs on Council and Crown Land .....9
- 5.4 Proposed Licence to Rockdale Rugby .....11
- 5.5 Dog Off Leash Area at Lady Robinsons Beach Kyeemagh .....20

### **6 GENERAL BUSINESS**

### **7 NEXT MEETING**

Meredith Wallace  
**General Manager**

## **Sport & Recreation Committee**

**24/06/2019**

Item No                    4.1  
Subject                    **Minutes of the Sport & Recreation Committee Meeting - 29 April 2019**  
Report by                Scott Field, Manager Sport and Recreation  
File                        SF19/217

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### **Officer Recommendation**

That the Minutes of the Sport & Recreation Committee meeting held on 29 April 2019 be confirmed as a true record of proceedings.

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### **Present**

Councillor James Macdonald (Chair)  
Councillor Christina Curry  
Councillor Scott Morrissey  
Councillor Liz Barlow  
Councillor Andrew Tsounis  
Councillor Dorothy Rapisardi  
Councillor Bill Saravinovski  
General Manager Meredith Wallace  
Director City Life Debra Dawson  
Manager Sport and Recreation Scott Field  
Acting Coordinator Sport and Recreation Lorraine Want

### **Also Present**

Clare Harley, Manager Strategic Planning  
Samantha Urquhart, Manager Property  
Ben Heraud, Coordinator Property  
Debbie Fransen, Senior Strategic Asset Engineer  
Ahmed Balaghe, Banksia Tigers  
Hassan Chebli, Banksia Tigers

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The Chairperson opened the meeting in the Level 2 Conference Room at 6:30 pm.

## **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**

There were no apologies received.

## **3 Disclosures of Interest**

There were no disclosures of interest.

## **4 Minutes of Previous Meetings**

### **4.1 Minutes of the Sport & Recreation Committee Meeting - 25 February 2019**

#### **Committee Recommendation**

That the Minutes of the Sport & Recreation Committee meeting held on 25 February 2019 be confirmed as a true record of proceedings.

## **5 Reports**

### **5.1 Standing Items**

#### **Committee Recommendation**

That the Sport & Recreation Committee receives the updates as provided.

### **5.2 Updated Proposed Concepts for McCarthy Reserve (Ador Precinct) and Brighton Memorial Reserve - RMS F6 Southlink Project**

#### **Committee Recommendation**

- 1 That the report tabling the updated concept plans for McCarthy Reserve (Ador Precinct) and Brighton Memorial Reserve be received and noted.
- 2 That the Coordinator Property request that the McCarthy Reserve carpark have a separate entry and separate exit. That the proposed provision for an additional 36 spaces be confirmed and that bubblers are included in the design.
- 3 That the Coordinator Property request that the Brighton Memorial Reserve has an additional access point created to the carpark and that bubblers are included in the design.

### **5.3 Project Update Arncliffe Park and Gardiner Park Synthetic Fields**

#### **Committee Recommendation**

- 1 That the project update for Arncliffe Park and Gardiner Park synthetic fields is received and noted.
- 2 That the Senior Strategic Asset Engineer include in the condition of demolition that the removal of the white fence be carried out so it can be re-used in a location yet to be determined by Council.
- 3 That the Senior Strategic Asset Engineer arrange an onsite meeting at Gardiner Park with flood impact images and designs, alternative design options including costs and funding options.
- 4 That the Senior Strategic Asset Engineer consider some aluminium seating for spectators in the design.

#### **5.4 Ramadan 2019: Progress Update**

##### **Committee Recommendation**

- 1 That the report be received and noted.
- 2 That the Coordinator Events advise the attendance numbers and measure the success of the event to be reported back at the next Sport & Recreation Committee meeting.

#### **5.5 Update on Scarborough Park Tennis Courts and Bexley Tennis Courts**

##### **Committee Recommendation**

That the Sport & Recreation Committee receives and notes the report.

#### **5.6 Pagewood Botany Football Club - Jellicoe Park Fees**

##### **Committee Recommendation**

- 1 That priority is given to the review of the current fees and charges to be harmonised to provide parity for users across the Bayside LGA.
- 2 That the historical arrangement remain in place until the fees and charges are harmonised (July 2020 when new fees and charges will apply) and that the Manager Sport and Recreation advise PBFC that this reduced fee is subject to PBFC providing financial information in line with requirements for fee subsidy.

## **5.7 Botany Aquatic Centre Presentation Feedback**

### **Committee Recommendation**

- 1 That this report be received and noted.
- 2 Feedback was received that the grandstand is important and should be maintained. Additional car park spaces, careful consideration of positioning of pools & activities needs to be considered.
- 3 That presentation to a GM Briefing be arranged to look at the next steps including funding, costs, options.
- 4 That a feasibility report be provided on the sport centres / gym facilities.
- 5 That a reference group be established.

## **6 General Business**

### **6.1 Botany Aquatic Outdoor Cinema Events**

Councillor Curry discussed the success of the outdoor cinema movie nights and requested that a minimum of three outdoor cinema events be arranged and included in the yearly event program.

### **Committee Recommendation**

The Sport & Recreation Committee support a Halloween, End of Season and Christmas event as well as a trial of an cinema night for an 18 years and over audience.

### **6.2 Beachside Dash**

The Manager Sport and Recreation briefed the Committee that the St George and Sutherland Medical Research Foundation have requested assistance from Council.

### **Committee Recommendation**

That the Manager Sport and Recreation write to the St George and Sutherland Medical Research Foundation and advise that Council would provide a fee waiver and collection of garbage as a contribution to the event.

### **6.3 Frequency of Sport and Recreation Committee**

Councillor Macdonald suggested meetings be set every two months on the fourth Monday of each Month.

#### **Committee Recommendation**

That the Sport and Recreation Committee support the meetings be set every two months on the fourth Monday of each month.

## **7 Next Meeting**

That the next meeting be held in the Level 2 Conference Room at 6.30pm on Monday 24 June 2019.

The Chairperson closed the meeting at 8:30 pm.

## **Attachments**

Nil

**Sport & Recreation Committee**

**24/06/2019**

Item No	5.1
Subject	<b>RMS Presentation Outcomes of Stage 1 F6 Recreation Needs Analysis Community Survey</b>
Report by	Alexandra Vandine, Coordinator Policy and Strategy
File	SF12/172

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**Summary**

Report on the outcomes of the F6 Extension (F6E) Stage 1 Recreation Needs Analysis (RNA) that is being developed to understand the impact of the F6 Stage 1 Project on existing open space.

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**Officer Recommendation**

That the Sport & Recreation Committee reviews the Stage 1 F6 Recreation Needs Analysis community engagement outcomes from a recent online survey.

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**Background**

The F6 Extension (F6E) Stage 1 Recreation Needs Analysis (RNA) is being developed to better understand the impact of the F6 Stage 1 Project on existing open space. The RNA will assist Council and RMS identify and respond to the short and long-term impacts on community use of Bicentennial Park and Scarborough Park North (fronting President Avenue).

The development of the RNA included an online survey that this was live from 17 May to 3 June 2019 and was promoted to the community via:

- Link on RMS website, Facebook posts and email to stakeholders.
- Bayside Council Facebook.
- Letterbox drop and brochures in local libraries.
- Facebook post.
- Information in Brighton-Le-Sands Public School newsletter.

A total of 545 responses were received. Muriel Maher (RMS) and Michala Lander (GHD) will provide an overview of the results from the survey.

**Attachments**

Nil

**Sport & Recreation Committee**

**24/06/2019**

Item No	5.2
Subject	<b>F6 Extension- Recreational Assets Delivery Program</b>
Report by	Samantha Urquhart, Manager Property
File	SF19/1004

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**Summary**

Mark Levy of the Roads & Maritime Services will run through the RMS Delivery Program for the relocation of assets in terms of the F6 Extension.

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**Officer Recommendation**

That the Sport & Recreation Committee receives and notes the RMS Delivery Program for the relocation of Recreational Assets.

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**Background**

The F6 Extension will have short and long term impacts on Bicentennial Park. These works will require the relocation of assets to the Ador Precinct and to Brighton Memorial Playing Fields.

RMS and Council are currently working on the concepts for these precincts. The RMS are currently reviewing tender submissions for their detailed design and have provided Council with a Delivery Program for the relocation of assets. Mark Levy (RMS) will run through this delivery program with the Committee.

**Attachments**

Nil



**Sport & Recreation Committee**

**24/06/2019**

Item No	5.3
Subject	<b>Golf Clubs on Council and Crown Land</b>
Report by	Samantha Urquhart, Manager Property
File	SF18/2352

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**Summary**

Within the Bayside Local Government Area there are four Golf Clubs situated on land either owned or managed by Council. These being Bardwell Valley, Bexley, Botany and Kogarah Golf Clubs.

Over the last few years these golf clubs have made various representations to Council regarding their tenures and resourcing associated with operating a golf club. Given the large amount of open space these courses are situated on, Council will need to consider a holistic strategy for golf.

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**Officer Recommendation**

That the Sport & Recreation Committee recommends this be a standing agenda item.

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**Background**

Over the last 18 months Council staff have been considering the ongoing management of golf clubs upon land owned and managed by Council. Conversations with three of the clubs has identified a decline in members and financial hardship that has been experienced by all of these clubs.

All four leases/licences with the clubs have expired or are nearing expiration, requiring a decision on the long term use of these sites.

Discussions with Councillors over the last 12 months has identified the following:

- All monies owing by the golf clubs needs to be paid.
- Golf courses need to be managed holistically by Council.
- Maintenance of the courses should be the clubs responsibility.
- Golf appears to be in decline, with clubs facing financial hardship.

A presentation will be tabled at the Sport & Recreation Committee meeting by 'Teed Up', who will be presenting a business plan proposing to take on the holistic management of the Botany Golf course (inclusive of the course).

Upon completion of the presentation, a proposed strategy and high level project plan for the four golf courses will be tabled for discussion and consideration by the Committee.

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## **Attachments**

Nil

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**Sport & Recreation Committee**

**27/05/2019**

Item No	5.4
Subject	<b>Proposed Licence to Rockdale Rugby</b>
Report by	Susan Connon, Property Portfolio Manager
File	F08/382.002

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**Summary**

This report deals with a proposed renewal of the licence to Rockdale Rugby Club for the use of open space, known as C A Redmond and Greg Arkins Fields.

The existing licence expired on 31 December 2008 and has continued in hold over. Renewal of the agreement was, in part, reliant upon rectification of an area at the southern end of the site, which is completed.

Council and the Club has reached in-principle agreement on the terms for a new agreement and this report seeks approval to proceed with the renewal.

Separately, however related, part of the land (that is subject of this report) is owned by the Department of Planning & Environment and the Roads & Maritime Services, who both in principle have no objection to the proposed renewal.

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**Officer Recommendation**

- 1 That the Sport & Recreation Committee endorses the grant of the five (5) year licence to Rockdale Rugby Club Inc for the use of open space known as C A Redmond and Greg Arkins Fields, subject to s47A of the Local Government Act 1993 and formal endorsement by the Department of Planning & Environment and Roads & Maritime Services.
  - 2 That the terms for the proposed renewal align with those outlined in the body of this report.
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**Background**

The Rockdale Rugby Club (the Club) occupy open space known as C A Redmond and Greg Arkins Fields, situated at Brighton Le Sands. The Club has occupied the site since the early 1960's. The site is situated within the F6 corridor and as such ownership of the site is combination of Council, Department of Planning & Environment (Planning) and Roads & Maritime Services (RMS), as shown on the plan attached.

The proposed licence is currently not affected by the current F6 project, however, should the project impact upon the land in the future, there is a special condition within the licence that provides for early termination with 6 months' notice to vacate.

The existing licence expired on 31 December 2008 and has continued in hold over. Renewal of the agreement was, in part, reliant upon rectification of an area at the southern end of the site, which has now been completed. The rectification works were required to address unauthorised works undertaken to the site by a third party.

Council staff have been in ongoing discussions with the Club to advance a renewal of the agreement whereby an in-principle agreement on the proposed has now been reached. The following section addresses the salient points of the proposed renewal.

### **Proposed Terms**

Table 1 (below) outlines the salient terms of a Heads of Agreement executed by the Club.

Term	Proposed Agreement
<i>Agreement Term</i>	Five (5) years
<i>Commencement Date</i>	1 March 2019
<i>Expiry Date</i>	28 February 2024
<i>Rent</i>	Market Rent - \$8,000.00 pa (excl GST) (less) Rental Subsidy (90%) - \$7,200.00 pa (excl GST) <b>Commencement Rent - \$800.00 pa (excl GST)</b>
<i>Annual Increase</i>	Fixed 3% pa
<i>Market Increase</i>	Year 3 (post signing the Heads of Agreement it was determined that the cost benefit analysis of undertaking the market rent review at Year 3 is not feasible. Namely, the anticipated valuation costs of this exercise would be between \$1,500 and \$2,500, which exceeds the passing rent)
<i>Outgoings</i>	100% payable by the Licensee, apportioned, based on Licensees use
<i>Insurance</i>	\$20 million Public Liability
<i>Permitted Use</i>	Rugby union training and competition matches
<i>Bank Guarantee</i>	Bank guarantee to the amount equal to three (3) month's rent
<i>Time in Use</i>	<p>The proposed licence is for the winter season:</p> <p>1 March to 30 September for each of the 5 years. 4:30 pm to 9:30 pm Monday to Friday 8:00 am to 1:00 pm Saturday and Sunday</p> <p>The Licensor may at their discretion permit the Premises for co-use outside of the above stated hours.</p> <p>The Club will be permitted to store their equipment in the Clubhouse/Amenities Building throughout the year, or otherwise as directed by the Licensor.</p>
<i>Special Condition</i>	The Property is affected by a planning reservation for the purposes of transport and in the event any portion is required for this purpose that area shall be excluded from the Licence.

## Policy

The proposed renewal was assessed against Council's Occupancy Renewal Policy. Arising from the assessment, the proposed licence will seek to specify the time in use of the reserve by the Club to allow improved co-lateral use. Based on this improved outcome, there is no impediment in proceeding with the renewal.

Separately, the Club were assessed against Council's Rental Assistance Subsidy Policy and determined to be eligible for a 90% subsidy.

## Ownership and Relevant Legislation

Council has engaged with Planning and the RMS on the proposed renewal, both of which are agreeable with a proposed renewal. Planning advises that Council has care and control of the lots they own (except one) and the RMS are willing to issue Council a licence for \$1PA to both formalise the ongoing use by Council and to allow a licence to be issued to the Club.

In regards to the land Council owns, prior to granting the licence, statutory advertising required by s47A of the Local Government Act 1993 will need to be undertaken.

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## Financial Implications

Financial implications arising from this report are limited to the receipt of rent funds arising from the proposed licence. These are profiled in the body of this report.

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## Community Engagement

To be completed post adoption of this report in accordance with s47A of the Local Government Act 1993.

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## Attachments

Copy of signed Heads of Agreement [!\[\]\(104fbf564e2e5a8fbd84f31656d114c7\_img.jpg\)](#)

# Heads of Agreement

## Proposed New Terms

**Bayside  
Council**

**Schedule of Principal Terms and Conditions**  
(Subject to the final approval by the Licensee)

**Date: 2.1.19**

<b>Property:</b>	<p><b>Address;</b> 34B, 38B, 42A, 50B &amp; 50C, Francis Avenue, Brighton-Le-Sands And 101 Bruce Street Brighton-Le-Sands</p> <p><b>Comprising;</b> Lot 4 DP 1189311, Lot X DP 400416, Lot 1 DP 834148, Lot 40 &amp; 41 DP 734413, Lot 1 DP 538229, Lot F DP 27863</p> <p><b>Known as;</b> C A Redmond Field &amp; Greg Arkin Field</p>
<b>Area:</b>	Subject to Survey (Estimated to Total 41,003sqm)
<b>Licensor:</b>	Bayside Council Department of Planning and Environment Roads and Maritime Services
<b>Licensee</b>	Rockdale Rugby
<b>Term:</b>	Five (5) years
<b>Commencement Date:</b>	1 March 2019
<b>Expiry Date:</b>	28 February 2024
<b>Option Term:</b>	N/A
<b>Market Rent</b>	\$8,000 per annum net (excl GST)


<b>Rent Subsidy</b>	Equivalent to 90% (\$7,200 per annum excl GST at commencement)
<b>Commencement Rent:</b>	\$800 per annum net (excl GST)
<b>Market Review</b>	Year 3
<b>Annual Rent Review</b>	3% per annum
<b>Goods and Services Tax:</b>	As applicable under the agreement
<b>Outgoings:</b> (including but not limited to statutory charges, water rates, council rates, electricity and gas costs, land tax and strata levies).	100% payable by the Licensee, apportioned based on Licensee's use.
<b>Permitted use:</b>	Rugby Union training and competition matches.
<b>Proposed Fit-out/Works:</b>	N/A
<b>Approvals</b>	Licensee to secure all required approvals for the proposed use or works
<b>Maintenance:</b>	The Licensee is responsible for maintenance of the Club/House Amenities Building and curtilage, along with maintenance of the playing surfaces, including topdressing repair and the like, however excluding mowing. The Lessor is responsible for all other maintenance, including structure repair.
<b>Bank Guarantee/Bond:</b>	Bank Guarantee to the amount equal to three (3) month's rent
<b>Establishment Fees:</b>	Fees are to be borne by the Licence and includes, but not limited to, valuation fees, legal fees, advertising fees and survey fees.



<b>Registration:</b>	Licensee is responsible for the Registration costs, if required.
<b>Insurance:</b>	Licensee is to hold and maintain Public Liability insurance in the amount of \$20 million and any other insurance as is required by the Licensor.
<b>Land Occupation Agreement:</b>	This proposal is subject to and conditional upon the parties entering into a written lease/licence on terms and conditions acceptable to both the parties. No legally binding relationship is to be created until such time as both parties have signed the lease/licence.
<b>Confidentially Clause:</b>	Parties are not to disclose the terms of the proposal other than to professional advisers.
<b>Incentives:</b>	N/A
<b>Special Conditions</b>	This agreement is conditional on and subject to the approval of all the listed Licensors and all rights are reserved to withdraw and/or vary any offer relating to a licence of the Property should the full approval not be secured.
	<p><b>Sub-letting</b> The Licensee may not sublet, assign this lease or part possession of the Premises or any part of them without the consent of the Lessor.</p> <p>The Licensor is entitled to require as a condition of consent (relating to the above) payment of a fine or sum of money in the nature of a fine including, a portion of any profit rent which the Lessee is entitled to receive under any licence or sublease of the whole or any part of the Premises.</p>
	<p><b>Time in Use</b> The proposed licence is for the winter season covering the following dates for each year within the term:</p> <p>1 March to 30 September each year.</p> <p>4:30 pm to 9:30 pm Monday to Friday 8:00 am to 1:00 pm Saturday and Sunday</p>

	<p>The Licensor may at their discretion permit the Premises for co-use outside of the above stated hours.</p> <p>The Club will be permitted to store their equipment in the Clubhouse/Amenities Building throughout the year, or otherwise as directed by the Licensor.</p>
	<p><b>Field Maintenance</b></p> <p>In undertaking the maintenance obligations, the Licensee must spend at least \$2,000.00 per annum on ground improvements.</p> <p>The club must permit schools and other sporting groups to have seasonal and casual use.</p>
	<p><b>F6 Planning Reservation</b></p> <p>The Property is affected by a planning reservation for the purposes of transport and in the event any portion is required for this purpose that area shall be excluded from the Licence.</p>

SIGNED IN FULL AGREEMENT OF ALL TERMS AND  
CONDITIONS  
CONTAINED HEREIN BY .....



DATE

**LESSEE'S SOLICITOR DETAILS**

<b>Firm</b>	
<b>Contact Name</b>	
<b>Office Address</b>	
<b>Postal Address</b>	
<b>Phone Number</b>	
<b>Email Address</b>	



## **Sport & Recreation Committee**

**24/06/2019**

Item No	5.5
Subject	<b>Dog Off Leash Area at Lady Robinsons Beach Kyeemagh</b>
Report by	Scott Field, Manager Sport and Recreation
File	F18/542

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### **Summary**

In July 2018 Council resolved to implement a Dog Off Leash area at Lady Robinsons Beach Kyeemagh. At the meeting it was also resolved for a report to be provided back to the Sport & Recreation Committee once the compliance and operation was implemented. Overall, due to the positive feedback and lack of any significant management issue the implementation has been deemed successful.

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### **Officer Recommendation**

That the report be received and noted.

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### **Background**

In July 2018, in response to public interest, Council implemented a Dog Off Leash area at Lady Robinsons Beach Kyeemagh. A holistic plan was implemented ensuring environmental concerns were met, signs were erected and an education campaign was planned.

Implementation began in December 2018 and feedback from Glen McKeachie, Coordinator Regulations has been included in this report. Initially, the area was heavily patrolled by both Council's Contracted Animal Management Officers and Rangers with new signage installed at the relevant access paths, being Gates 60 and 61. Supplementary signage was also installed along the carpark closest to these paths and in the dunes indicating the designated boundaries for off leash activities.

Council's website was also updated with information regarding this new area and tips for responsible pet owners to follow, ensuring Council's off leash areas are conflict free.

As with all initiatives, there were a number of educational issues quickly identified and these mainly involved directing responsible animal owners to the correct pathways to be utilised to access the 'Off Leash' area, defined hours for use as an off leash area (4pm to 10am) and the boundaries on the beach where dogs are and are not allowed. Enforcement Officers engaged members of the public using this area and were very lenient over the opening months verbally warning persons breaching the legislation.

Most regular users of this area quickly adapted to the conditions and times of use and feedback to staff has been positive. Unfortunately there have been pet owners who do not adhere to the rules applicable and have been detected breaching the conditions of use and this has resulted in fines being issued. These generally involve the offence of using the area outside the allowed times and unfortunately a number of persons fined are guilty of not

having their animal registered as per the requirements under the Companion Animal Act, 1998.

A total of 12 penalty notices have been issued at this location since January 2019 and patrols continue to be conducted almost daily. There are further signs to be installed at Gate 59 to direct owners wanting to use the beach Off Leash area to access paths at gates 60 and 61 and this should see a reduction in the number of people detected with dogs at the out of bounds area.

On the whole, this area has not created any more of an issue than before it was created and provides responsible dog owners a beach location on which to exercise their dogs. Since the soft opening in late December 2018, there has been no significant issues experienced or reported.

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## **Attachments**

Nil