

MEETING NOTICE

A meeting of the
Sport & Recreation Committee
will be held in the Level 2 Multipurpose Room
Angelo Anestis Aquatic Centre, 98c Preddys Road, Bexley
on **Monday 26 August 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 - 24 June 2019 ..2

5 REPORTS

- 5.1 Presentation from Todd McHardy CEO BlueFit Group (6:30pm).....9
- 5.2 Multi-Sport facility options at Cook Cove (7:15pm).....10
- 5.3 Major Projects Sport & Recreation Projects Related Update (7:45pm)...11
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- 5.5 Preddy's Road entry - Angelo Anestis Aquatic Centre (8.15pm)18

6 GENERAL BUSINESS

7 NEXT MEETING

Meredith Wallace
General Manager

Sport & Recreation Committee

26/08/2019

Item No	4.1
Subject	Minutes of the Sport & Recreation Committee Meeting - 24 June 2019
Report by	Scott Field, Manager Sport and Recreation
File	SF19/219

Officer Recommendation

That the Minutes of the Sport & Recreation Committee meeting held on 24 June 2019 be confirmed as a true record of proceedings.

Present

Councillor James Macdonald (Chair)
Councillor Christina Curry
Councillor Scott Morrissey
Meredith Wallace, General Manager
Debra Dawson, Director City Life
Scott Field, Manager Sport & Recreation

Also Present

Councillor Dorothy Rapisardi
Councillor Andrew Tsounis
Councillor Liz Barlow
Michael McCabe, Director City Futures
Clare Harley, Manager Strategic Planning
Gavin Ross, Coordinator Sport & Recreation
Samantha Urquhart, Manager Property
Benjamin Heraud, Coordinator Property
Debbie Fransen, Coordinator Asset Strategy
Hassan Chebli, Banksia Tigers
Richard Blackburn, Botnay Golf Club
Bede Hebden, Tee It Up
Muriel Maher, Road & Maritime Services

The Chairperson opened the meeting in the Level 2 Conference Room at 6:31pm.

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 - 29 April 2019

Committee Recommendation

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

5 Reports

5.1 RMS Presentation Outcomes of Stage 1 F6 Recreation Needs Analysis Community Survey

- 1 The RMS briefed the Committee on the issue and provided a summary of outcomes achieved from the RNA community survey, which closed 17 May.
- 2 The RMS will develop a final report inclusive of recommendations for Council to receipt in early July for consideration.

Committee Recommendation

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

5.2 F6 Extension- Recreational Assets Delivery Program

- 1 The Coordinator Property, Benjamin Heraud briefed the Committee on the issue providing an update on discussions with RMS relating to the roles and responsibilities of stakeholders for both the upper and lower parcel of land, as part of the broader footprint of the project.
- 2 The discussions with the RMS had not resulted in solutions being reached for the bottom parcel of land, which is presenting as problematic and causing delays to the progression of the project.

- 3 Council is seeking a formal response stating the position of the RMS, yet to be received at the time of this meeting.
- 4 The Coordinator Property, Benjamin Heraud included a summary of options put forward to Council by the RMS relating to the transitional management of affected parks.
- 5 The Committee expressed consensus that a GM briefing will be required to bring about a decision on options put forward by the RMS to progress the project forward. To inform this briefing, the RMS has been asked for a QS of all the works and an estimate of associated cost. Discussions between the RMS and Council to address the lower parcel of land will continue.

Committee Recommendation

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

5.3 Golf Clubs on Council and Crown Land

- 1 Representatives of Tee It Up, at the request of Botany Golf Club, briefed the Committee on a proposed business and management plan for Botany Golf Course.
- 2 Representatives of the Botany Golf Club noted that although their preference would be to maintain their current arrangement, they identify that they do not have the capacity to facilitate the continuing management of the course.
- 3 The Committee discussed the issue and identified that the best financial option presented by Teed Up still presented a significant financial loss to Council, with a need for further financial investment in the asset.
- 4 The General Manager noted that any commercial interest in the management of a Council asset would need to follow appropriate procurement process as per the Local Government act. Additionally, it was noted that the Manager of Property would table a holistic view to golf course management across the LGA for discussion.
- 6 The Committee expressed consensus that a confidential report would be developed to inform a GM briefing as the next step in this process.

Committee Recommendation

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

5.4 Proposed Licence to Rockdale Rugby

The Committee expressed consensus to endorse the licence with no amendment.

Committee Recommendation

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.

5.5 Dog Off Leash Area at Lady Robinsons Beach Kyeemagh

- 1 The Manager Sport & Recreation, Scott Field upon discussion with relevant stakeholders reported positive feedback upon the trial implementation of the Dog Off Leash Area.
- 2 The Committee expressed consensus for the Dog Off Leash Area to be implemented permanently on the basis of its trial success.

Committee Recommendation

That the report is received and noted.

6 General Business

6.1 Bexley & Scarborough Park Tennis Courts

- 1 The Coordinator Property, Benjamin Heraud, briefed the Committee on the issue. That the current contract provider of the Scarborough Park Tennis Courts has not put forward the requested business plan and financial reporting. The submission that was put forward did not meet Council's request for information and cannot be considered, and an extended lease was not an option.
- 2 The Committee reiterated its requirement for a definitive response on the ongoing commitment of the current contract provider, so that alternative uses could be considered at a future date if needed.

Committee Recommendation

That the current contract provider be asked to respond within one month, providing their business plan for the ongoing operation of both the Bexley and Scarborough Courts.

6.2 Rockdale Ilinden Football Club

- 1 Coordinator Property, Benjamin Heraud briefed the Committee on the issue.
- 2 The club could not absorb the cost of re-turfing the surface for their grounds, including the use of their sinking funds due to their financial positioning as a community club.
- 3 Rockdale Ilinden Football Club have elected to undertake their own market rental evaluation on and then meet with Council to further negotiate.

Committee Recommendation

That further discussion would take place after Rockdale Ilinden Football Club completes its own market rental evaluation on the grounds.

6.3 Arncliffe Park

The General Manager, Meredith Wallace, provided the Committee with an update on the project.

Committee Recommendation

That the update is noted.

6.4 Gardiner Park Synthetic Turf Upgrade

- 1 The Coordinator Asset Strategy, Debbie Fransen, briefed the Committee on the project, summarising feedback received from a site visit with a third party water management consultant.
- 2 The Committee discussed the issue with reference to the orientation, size and positioning of the field, receiving questions and feedback from Hassan Chebli representing the key external stakeholder, Banksia Tigers.
- 3 Due to the footprint of the site and working in with suggested advice regarding water flow management, the courts proposed will not be FIFA compliant.
- 4 Hassan Chebli, Banksia Tigers noted this would not have an impact to the club as they do not plan to expand into a higher grade within their sport.
- 5 The Committee discussed the proposed plans and suggested the inclusion of a pathway to allow players to move from barracks to the field without transferring mud onto the synthetic field. This could include fencing and a gate if required.

Committee Recommendation

That plans would be amended with the Committee's feedback and fed back into the project, which will be managed by Council's Major Projects Team.

6.5 Bexley Pool Upgrade

- 1 The General Manager, Meredith Wallace, briefed the Committee on the issue, noting the financial shortfall in the project due to electoral outcomes.
- 2 The project would need to be revised down or funding would need to be identified to make the project feasible.
- 3 The Committee discussed the issue reviewing potential options and modelling to fund the project, however, the extent of the shortfall in funding remained a clear obstacle for the project.
- 4 The Committee discussed the issue relating to the Angelo Anestis Aquatic Centre Car Park entry and exit.

Committee Recommendation

- 1 That Council is to undertake further review into the feasibility of the project, including funding options.
- 2 That the Coordinator Infrastructure Projects, Maritza Abra be invited to provide an update on the project at the next meeting of the Committee and to present on the draft plans and proposed changes to the car park.

6.6 Bexley Bowling Club

The Coordinator Property, Benjamin Heraud briefed the Committee on the project.

Committee Recommendation

That the update is noted.

6.7 Defibrillators

The Manager Sport & Recreation, Scott Field briefed the Committee on the project. Once the defibrillators were received, communication would take place with the office of The Hon Matt Thistlethwaite MP to determine the distribution to clubs.

Committee Recommendation

That the update is noted.

6.8 Grants for Sporting Clubs

The Manager Sport & Recreation, Scott Field briefed the Committee on the issue. Council does not offer its own grant funding stream for sporting clubs, however, information and support is provided for clubs in identifying and applying for funding opportunities across the sporting and recreation sector.

Committee Recommendation

That the update is noted.

6.9 Bexley Pool PCG

The Manager Sport & Recreation, Scott Field suggested the PCG for the Bexley Pool be reactivated.

The damaged cover for the seating at the external pool had been replaced with new sails.

Committee Recommendation

That contract providers, Blue Fit, makes a presentation at the next Committee meeting.

6.10 Draft Synthetic Field Policy

The Director City Life, Debra Dawson briefed the Committee on the need for Council to develop a Draft Synthetic Field Policy.

Committee Recommendation

That the briefing is noted.

7 Next Meeting

The next meeting of the Sport and Recreation Committee will be held on Monday, 26 August 2019 at 6:30 pm in the level 2 Conference Room of the Bayside Administration Centre.

The Chairperson closed the meeting at 9:25 pm.

Attachments

Nil

Sport & Recreation Committee

26/08/2019

Item No 5.1
Subject **Presentation from Todd McHardy CEO BlueFit Group**
Report by Scott Field, Manager Sport and Recreation
File F19/604

Summary

That the Committee receive and note the presentation from Todd McHardy, CEO BlueFit Group regarding the following:

- 1 Site inspection of the Angelo Anestis Aquatic Centre
 - 2 Financial and performance review of the Centre for the 2018/19 Financial Year
 - 3 Overview of industry trends for Aquatic Centres.
-

Officer Recommendation

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

Attachments

Nil

Sport & Recreation Committee

26/08/2019

Item No 5.2
Subject **Multi-Sport facility options at Cook Cove**
Report by Debra Dawson, Director City Life
File F19/604

Summary

Mr Greg Granville and others attended a meeting with the General Manager and the Chair of the Sport & Recreation Committee to discuss their ideas for a multi-sports facility at Cook Cove. Mr Granville will present these options to the Committee and also discuss the opportunity to apply for funding via the Greater Sydney Sports Facility Fund.

Officer Recommendation

That the Sport & Recreation Committee receives and notes the presentation by Mr Greg Granville.

Attachments

Nil

Sport & Recreation Committee

26/08/2019

Item No	5.3
Subject	Major Projects Sport & Recreation Projects Related Update
Report by	Louise Farrell, Senior Project Architect
File	F17/1256

Summary

This document provides an update on Sport & Recreation related projects that are managed by the Major Projects Unit.

Officer Recommendation

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

Background

Update on new Major Projects:

Ador Reserve Lighting

The lights are now operational.

Ador Reserve Sporting Amenities

The project is currently being tendered, a report will be presented to the Council on the outcomes of Tender in September 2019. Construction is due to commence in October 2019.

Arncliffe Park Synthetic Field

The tender was approved by Council on 14 August. The project is due to commence construction in September 2019.

AS Tanner Reserve Amenities

Construction is ahead of schedule and the construction is due to be completed at the end of October 2019.

Cahill Park Tennis Courts

A scope for the project is currently being developed.

Gardiner Park Synthetic Field

A consultant has been engaged and the detailed design is underway. The Banksia Tigers and the St George Football Association have requested for construction commencement to be delayed until after the soccer season 2019/20. This means construction will be commencing in September 2020.

Hensley Reserve Athletic Synthetic Track Renewal

The scope for the renewal is currently being prepared and will be presented to the September Sport & Recreation Committee meeting.

L'Estrange Sporting Amenities

The Major Projects team are currently compiling survey, geotechnical and flood information on the park and will engage an architect to commence concept and detailed design. A report with the concept/detail of the project will be presented in December 2019.

Mutch Park Skate Park

The project is due to be completed at the end of September 2019.

Mutch Park toilets for skate park in Squash Centre

The existing squash centre toilets are to be refurbished to accommodate external toilets to cater for the skate park. A concept design for the layout of the toilets is attached to this report.

Rowland Park Sporting Amenities and Playground

The works are complete at Rowland Park with the official opening planned in September 2019.

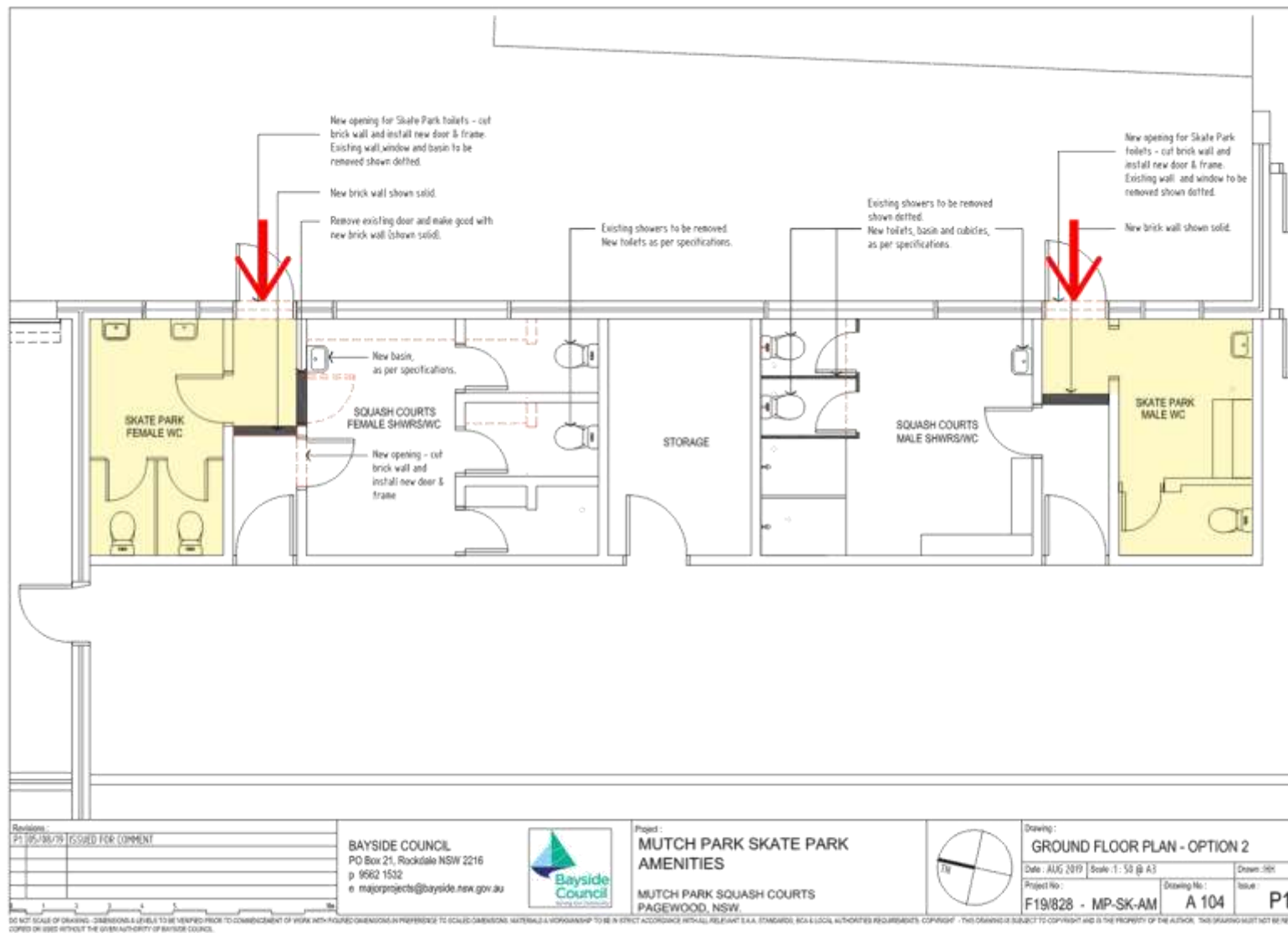
Syd Frost Hall and Amenities

The project is currently being tendered and a report will be presented to Council on the outcomes of Tender in September 2019. Construction is due to commence in October 2019.

Attachments

- 1 Mutch Park Site Plan [↓](#)
- 2 Mutch Park Floor Plan [↓](#)





Sport & Recreation Committee

26/08/2019

Item No	5.4
Subject	Property Update
Report by	Samantha Urquhart, Manager Property
File	SF19/17

Summary

This document provides an update on Sport & Recreation related matters that are managed by the Property Unit.

Officer Recommendation

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

Background

Update on Property matters listed below includes:

Standing Items

Bicentennial Lease

Rockdale Ilinden has rejected the market valuation secured by Council to re-determine the rent for Bicentennial Park South. The costs associated with rent/maintenance and replacement of the synthetic are not considered reasonable by the club and will require further discussion. The club are securing their own independent valuation, which should be available in the first week of September.

Arncliffe Lease

Council at their meeting of 12 December 2018 established resolutions for negotiations to commence with Arncliffe Aurora pursuant to their request for a direct permit. The resolution was to take into account the current arrangements in place for Gardiner Park, namely a permit issued to the Club directly as opposed to the association, which is the case with Arncliffe.

Council, at their meeting of 14 August 2019 resolved on a further notice of motion that further clarified this matter to develop a 5 year lease agreement for Arncliffe Aurora.

Work has commenced and an agreement, based on the structure of the agreement used for Ador Avenue Reserve, will be submitted for the Committee's review.

A presentation will be tabled at the Sport & Recreation Committee meeting addressing this matter.

Kyeemagh RSL EOI and Hockey Club

Negotiations with the St George Randwick Hockey Club on the terms for their agreement have been longstanding. The nature of the time incurred is attributable to the structuring of the agreement to allow the Club to secure a funding arrangement for the replacement of the playing surface and each party's agreement on the specific terms. At the date of drafting this update, the final version of the agreement is submitted and anticipated to be agreement prior to the Sport & Recreation Committee meeting.

The new agreement for the St George Randwick Hockey Club will formally conclude the agreement to the RSL and novate a finance arrangement associated with solar panels on the RSL building. These two items will allow the commencement of the EOI, which is anticipated to commence in 4 - 5 weeks.

A GM Briefing will be scheduled in September to address the EOI for the former RSL.

F6 Project

Discussions continue with the RMS on the F6 Project. Council officers are currently working through:

- the offset works to the Ador Precinct and Brighton Memorial Fields
- the Re-instatement works for both the Bicentennial site and Arncliffe site
- the Memorandum of Understanding for the project
- the leasehold and freehold acquisition of Council land
- the use of soil to improve the quality of our open space.

A GM Briefing on the F6 Project is scheduled for 28 August 2019.

Rockdale PCYC

Refer to 14 August Council report regarding the leasing negotiations with the PCYC for a short term lease.

Golf Courses Strategy

A GM Briefing is scheduled for the third week in September to discuss the strategy for the Golf Courses.

Bexley Tennis Courts

Council, at their meeting of 10 July resolved '*That the current contract provider be asked to respond within one month, providing their business plan for the ongoing operation of both the Bexley and Scarborough Courts.*'

Pursuant to this resolution, the operator was requested to provide further information by 19 August 2019.

Information received will be tabled at the August Sport & Recreation meeting.

Bexley Bowling Club

AHEPA have now lodged their Development Application for the proposed development. A revised agreement to lease is currently being negotiated.

This agreement will secure:

- an agreed program for delivery

- financial security for Council
- meeting key milestones
- delivery of works to Council's satisfaction.

A Question with Notice was tabled at the August Council meeting. A short presentation will be tabled at the Sport & Recreation Committee meeting to run through the agreement to lease and to answer the questions raised.

Attachments

Nil

Sport & Recreation Committee

26/08/2019

Item No	5.5
Subject	Preddy's Road entry - Angelo Anestis Aquatic Centre
Report by	Maritza Abra, Coordinator Infrastructure Projects
File	F19/302

Summary

The Angelo Anestis Carpark Access Improvement is an approved project on the City Projects Program 2019/20 with an allocated budget amount of \$200,000. This report discusses the status of the project and points 1 and 2 of Response to Question received at the Council meeting of 10 April 2019.

Officer Recommendation

That the Sport & Recreation Committee notes that a budget of \$200,000 is available in the City Projects Program for Angelo Anestis Carpark access improvement.

Background

At Council's meeting of 13 February 2019, Councillor Tsounis asked the following questions:

- 1 Given the confusion and constant vehicle conflict at the entrance to the Angelo Anestis Aquatic Centre (AAAC), can the General Manager commission a report that investigates the reconfiguration of the entry to and exit from the carpark to the aquatic centre, making one lane entry only and one lane exit only? This will involve the relocation of the bus layover.
- 2 If a single entry/exit point is not possible then the current entry at AAAC needs to be expanded to accommodate two dedicated lanes, one for entry and one for exit with the possible loss of a small number of vehicle spaces. Can a report including costs be commissioned by the General Manager to investigate this second option?
- 3 Can the General Manager bring both reports as requested above, including costing, to a GM briefing in April 2019 for consideration of the Traffic Committee if necessary, then implementation by June 2019?
- 4 Can the General Manager commission a report with a scope of formalising the parking arrangements on Preddys Lane to accommodate the potential loss resulting from Items 1 and 2 and to provide additional parking to alleviate, albeit partially, the shortfall of parking at the centre?.
- 5 Can the Council, in conjunction with the operator, revisit the plan for emergency vehicle access, as it was noted on recent site visits by councillors that access to the fire hydrant within the carpark was blocked by parked vehicles, and provide any future strategy to a GM briefing in April 2019?

- 6 Can the General Manager provide a report to Council identifying the state of repair of the car park, particularly the surrounding low height walls and capping, and a long-term strategy for any repairs by the April 2019 GM briefing.

Response to Question

The Response to Question was received at the Council meeting of 10 April 2019 as follows:

- 1 Preliminary investigation has been undertaken to reconfigure the entrance to create separate ingress and egress to the carpark. To realise this the following is being considered and guidance from Council and Traffic Committee will be required:
- Demolition of existing traffic islands, dish drain and stormwater pit.
 - New kerb, re-sheeting of the intersection and relocated stormwater infrastructure.
 - Potential roundabout, traffic islands and pram ramps.
 - Signage and line marking.
 - Minor footpath changes
 - Repositioning of three bus stops (public route as well as private bus drop off)
 - Raising of service pit lids
 - No change to parking availability

A survey is underway to confirm the extent of works required.

- 2 Preliminary investigations indicate that single entry/exit points can be achieved.
- 3 A larger proposed car park in Preddys Lane was part of the original aquatic centre design and achieved development approval prior to the project budget and scope of works reducing. The larger carpark was deleted when the project was adjusted to meet the allocated budget and was therefore not included in the scope of works adopted for construction.
- 4 The operator is currently attempting to keep the emergency access clear with the use of A-frame signs. Investigation is underway on potential to introduce signage, line marking and/or bollards.
- 5 Capping blocks to the retaining walls are susceptible to ongoing minor collision with vehicles. Maintenance of the car park is the responsibility of Blufit. Refixing the capping blocks is relatively simple and has been successfully refixed in the past. Damage to the kerbs on the ramps resulting from vehicles failure to negotiate the bends is also a problem. However, retaining walls and kerbs are effective in protecting pedestrians. Protection to pedestrians in these locations should be maintained.

City Projects Program 2019-2020

The Angelo Anestis Carpark Access Improvement is an approved project on the City Projects Program 2019/20 with an allocated budget amount of \$200,000 and is the subject of the responses provided to Council at points 1 and 2 above.

Procurement processes have commenced to obtain survey information as the design is complicated due to significant cross slopes across the road profile and there are significant stormwater services and potential for other services to be impacted.

Feedback on the design is sought from the committee before it progresses to detail documentation. The concept plan developed to date is attached.

Attachments

Concept Plan - entry to Angelo Anestis Aquatic Centre Preddy's Road [↓](#)

