



MINUTES

The Minutes of the **Sport and Recreation Reference Group Meeting** held in the Ros Crichton Pavilion, 200 Miller Street, North Sydney on Tuesday 15 November 2022.



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Councillor Beregi in the Chair, Councillor Baker and Councillor Welch.

Staff: Rob Emerson, Acting General Manager
Peter Massey, Acting Director Open Space and Environmental Services
David Manson, Manager Parks & Reserves
Kieran Meurant, Turf Manager Parks and Reserves
Peita Rose, Governance Officer (Minutes)

Citizen Members: Layton Gould, Cammeray Golf Club
Christine Cannon, North Sydney Women's Hockey/
Mosman Hockey (online)
Cameron Herbert, North Sydney Junior Cricket
Diana Brown, Northern Sydney & Beaches Hockey
Ted Wziontek, Resident
Rick Miller, Resident

Apologies were received from Toni Field, Northern Suburbs Netball Association, Simon Cox, North Sydney United Football Club, Anne Simmons, Sydney University Hockey Club (Juniors), Matt Dawson, North Sydney Parkrun, Duncan Mitchell, Director Engineering and Property Services.

1. Confirmation of Minutes

The Minutes of the previous meeting held on 15 August 2022, copies of which had been previously circulated, were taken as read and confirmed.

The Motion was moved by Councillor Welch and seconded by Councillor Baker.

Voting was unanimous.

Resolved to recommend:

THAT the Minutes of the previous meeting held on 15 August 2022, copies of which had been previously circulated, be taken as read and confirmed.

2. Disclosures of Interest

Nil.

Martin Sheppard, Managing Director of a sports and ledger consultancy practice called Smart Connection Consultancy presented an update to the Committee on where synthetic surfaces are specifically around hockey and winter sports.

3. Committee Reports

3.1. Anderson Park Sportsfield Reconstruction

Report of David Manson, Parks and Reserves Manager

This report provides a status update on the Anderson Park Sportsfield Reconstruction and Lighting Upgrade.

This report presents information on the construction progress and ongoing program for the Anderson Park Sportsfield reconstruction and lighting upgrade.

Grant funding of \$782,062.50 has been provided through a successful grant application.

North Sydney Council will provide the additional funding of \$260,687.50 through capital works reserves.

Recommending:

1. THAT the Anderson Park Sportsfield Reconstruction and Lighting Upgrade report be received.

The Motion was moved by Rick Miller and seconded by Ted Wziontek.

Voting was unanimous.

Resolved to recommend:

1.THAT the Anderson Park Sportsfield Reconstruction and Lighting Upgrade report be received.

3.2. Lane Cove Council Indoor Sports Centre

Report of David Manson, Parks and Reserves Manager

This report presents information on the status of the proposed Indoor Sports Centre in Lane Cove.

This report provides relevant sport and recreation information to the committee across the NSROC (Northern Sydney Regional Organisation of Councils) district. It is of similar nature to issues within the North Sydney LGA.

There are no financial implications associated with this report

Recommending:

1. THAT the Lane Cove Council Indoor Sports Centre report be received.

The Motion was moved by Councillor Welch and seconded by Christine Cannon.

Voting was unanimous.

Resolved to recommend:

1. THAT the Lane Cove Council Indoor Sports Centre report be received.

3.3. City of Ryde – Sports Fields Action Plan

Report of David Manson, Manager Parks & Reserves

The purpose of this report is to provide the Reference Group with the City of Ryde's Sports Fields Action Plan – Towards 2036.

This report provides relevant sport and recreation information to the committee on the City of Ryde's Sports Fields Action Plan – Towards 2036. It is of a similar nature to issues within the North Sydney LGA.

There are no financial implications associated with this report.

Recommending:

1. THAT the City of Ryde's Sports Fields Action Plan report be received.

The Motion was moved by Councillor Baker and seconded by Councillor Welch.

Voting was unanimous.

Resolved to recommend:

1. THAT the City of Ryde's Sports Fields Action Plan report be received.

3.4. Reconfiguration of Primrose Park

Report of David Manson, Parks and Reserves Manager

This report presents the results of the Traffic, Parking and Acoustic studies as well as a draft concept plan for the potential reconfiguration of Primrose Park.

This report provides the outcomes of the Traffic, Parking and Acoustic studies undertaken at Primrose Park. A draft concept plan for the relocation of the existing amenities block is also provided.

Funding for the feasibility and concept design of the Primrose Park Sportsfield Reconfiguration project has been allocated in the current financial year 2022/23.

Funding for the implementation of the Primrose Park Sportsfield Reconfiguration project has been allocated in the following financial year 2023/24.

Recommending:

1. **THAT** the Reconfiguration of Primrose Park report be received.
2. **THAT** the concept design and results of the Traffic, Parking and Acoustic studies be placed on public consultation.

A Motion was moved by Councillor Baker and seconded by Rick Miller.

1. **THAT** a report be provided to Council detailing the concept of the Primrose Park reconfiguration project including the results of the Traffic, Parking and Acoustic studies.

Voting was unanimous.

Resolved to recommend:

1. **THAT** a report be provided to Council detailing the concept of the Primrose Park reconfiguration project including the results of the Traffic, Parking and Acoustic studies.

4. General Business

North Sydney Olympic Pool Update

Council's Acting General Manager updated the Reference Group on the progress of the North Sydney Olympic Pool.

On 15 December 2020 the Council authorised the General Manager to negotiate the lowest tender which was Icon Australia Pty Ltd. The total original budget was \$63.8M. A contract was executed with Icon on the 31 December 2020.

To date there has been \$3,872,000 of approved variations and there are a further number of unresolved variations. Council has a very good understanding that the budget of \$63.8M is going to be exceeded and the project will be substantially overspent. This is a problem for Council and for the community as the overrun in costs will need to be found in future Council budgets.

There have been significant time delays, the pool was supposed to be open in November 2022, potentially it will be open December 2023. The project is running approximately a year late for several reasons including: covid, supply chain issues, wet weather and with potentially more rain forecasted the project may be completed a year overdue.

The pool redevelopment is the largest project this Council has delivered.

Since June 2022 Council has undertaken modelling on a range of project costs up to \$90m to ensure that if the project overspends Council has foreseen the appropriate funding model.

Council has also reviewed the governance structure and engaged an independent probity officer to ensure there is a high level of community transparency in the project management.

There isn't a lot of opportunity to change the scope of the project to efficiently reduce costs once you execute a construction contract and therefore there is not a lot of value in changing the construction scope at this time.

Council also engaged a property lawyer to review leasing arrangements and we have undertaken an external review of the business operating model to estimate the likely revenue and expenditure for the centre. There was business modelling undertaken prior to the Council adopting the final design scope and we had concerns that this modelling over estimated potential revenue streams. We are confident now that once the pool is constructed, we have a good understanding of the real operational revenue and expenditure for the centre.

Council also undertook a review of the delivery of the pool operation once the construction is completed. Council has resolved that once the pool is opened at least initially it will be operated in house rather than outsourced to a third-party operator.

On the 10 October as a result of a Mayoral Minute, Council resolved also to undertake an independent review of the project management to date. This process will thoroughly look at the overall project management of the pool from execution of the construction contract to the present time, and determine what can be improved moving forward for the remainder of the project's construction period.

An overrun of a project as significant as possibly this will have implications on the level of available funds to Council going forward. Council is looking at all different options as to how this overrun might be the most effectively funded.

Council's objective is to manage this project to its conclusion, and we complete a project that the community is proud of, and that we can deliver it as financially efficiently as possible. We also need to ensure there is a high level of transparency and that the community has a sound understanding of the problems that the Council is facing regarding this project and the way we are managing through these problems to achieve the result of providing a high standard community facility.

The Mayor advised the reference group that we are looking at how do we get to where we are now, and what is the best way forward to make the service that we deliver a really fantastic facility and that we know how we are going to fund it without impacting the level of service delivery for everything else in the organisation and to make certain that this Council is not passing on a financial burden for future Councils.

Councillor Beregi acknowledged that Rob Emerson has concluded his role as Acting General Manager and would like to thank him. We have a new General Manager starting on 21 November.

5. Closure

The meeting concluded at 7.35pm.

CHAIRPERSON

GENERAL MANAGER