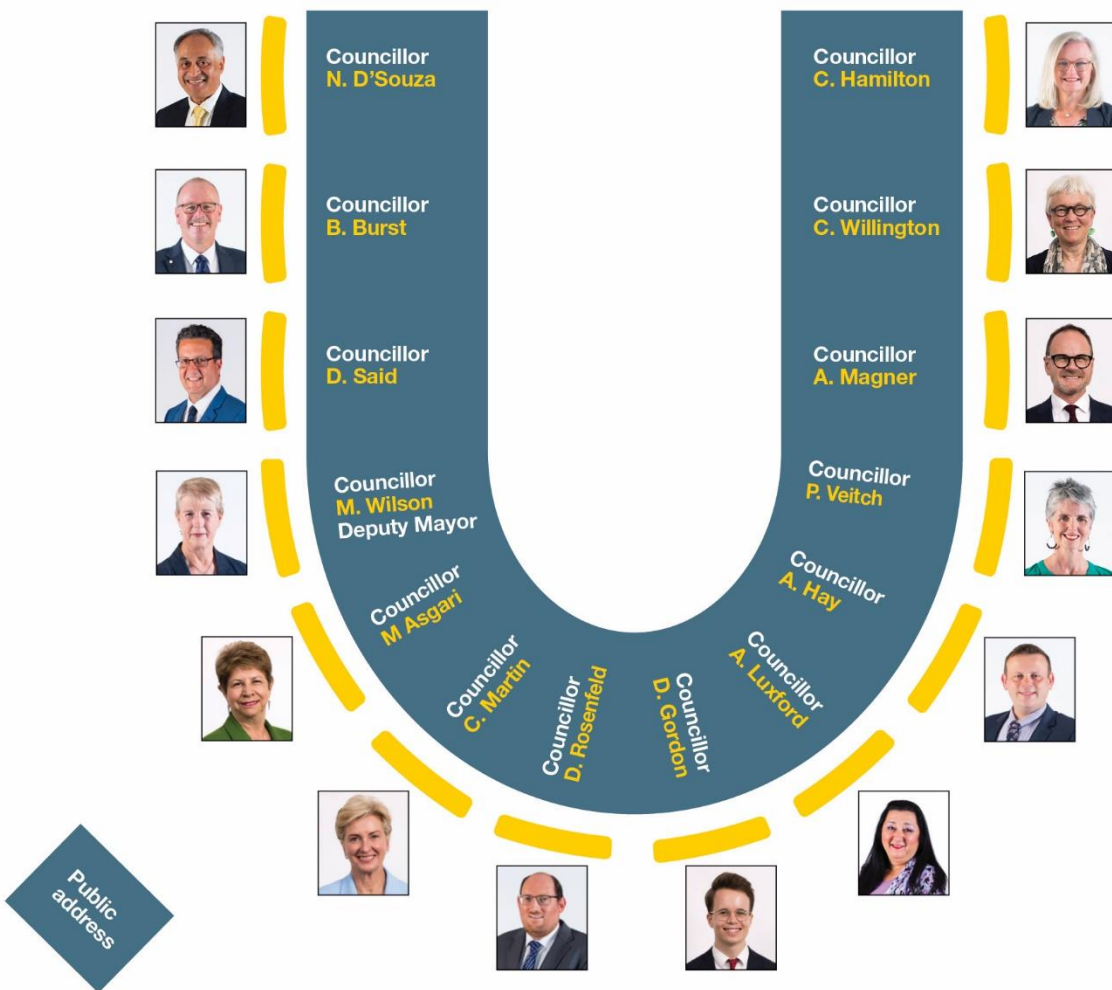


Extraordinary Council Meeting

Tuesday 29 October 2024

Seating plan for Council meetings



Statement of ethical obligations

Obligations	
Oath [Affirmation] of Office by Councillors	I swear [solemnly and sincerely declare and affirm] that I will undertake the duties of the office of councillor in the best interests of the people of Randwick City and the Randwick City Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgment.
Code of Conduct conflict of interests	
Pecuniary interests	<p>A Councillor who has a pecuniary interest in any matter with which the council is concerned, and who is present at a meeting of the council at which the matter is being considered, must disclose the nature of the interest to the meeting.</p> <p>The Councillor must not be present at, or in sight of, the meeting:</p> <ol style="list-style-type: none">at any time during which the matter is being considered or discussed, orat any time during which the council is voting on any question in relation to the matter.
Non-pecuniary conflict of interests	A Councillor who has a non-pecuniary conflict of interest in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.
Significant non-pecuniary interests	A Councillor who has a significant non-pecuniary conflict of interest in relation to a matter under consideration at a council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.
Non-significant non-pecuniary interests	A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.



Notice is hereby given that an Extraordinary Council meeting of Randwick City Council will be held in the Council Chamber, 1st floor Town Hall building, 90 Avoca Street, Randwick on Tuesday, 29 October 2024 at 7:00 PM

Acknowledgement of Country

“I would like to acknowledge that we are meeting on the land of the Bidjigal and the Gadigal peoples who occupied the Sydney Coast, being the traditional owners. On behalf of Randwick City Council, I acknowledge and pay my respects to the Elders past and present, and to Aboriginal people in attendance today.”

Prayer

*“Almighty God,
We humbly beseech you to bestow your blessings upon this Council and to direct and prosper our deliberations to the advancement of your glory and the true welfare of the people of Randwick and Australia.
Amen”*

Apologies/Granting of Leave of Absences

Requests to attend meeting by audio-visual link

Declarations of Pecuniary and Non-Pecuniary Interests

Address of Council by Members of the Public

Privacy warning;

In respect to Privacy & Personal Information Protection Act, members of the public are advised that the proceedings of this meeting will be recorded for the purposes of clause 5.20-5.23 of Council’s Code of Meeting Practice.

Audio/video recording of meetings prohibited without permission;

A person may be expelled from a meeting for using, or having used, an audio/video recorder without the express authority of the Council.

Director City Services Reports

CS49/24 Maroubra Surf Lifesaving Club - Project Update 1

Ray Brownlee, PSM
GENERAL MANAGER

Director City Services Report No. CS49/24

Subject: Maroubra Surf Lifesaving Club - Project Update

Executive Summary

- This report provides an update to Council on the Maroubra Surf Lifesaving Club (MSLSC) project progression and status and the background information to the Council to make a decision in relation to a revised funding strategy.
- The project planning phase has well commenced, and the Project Control Group comprising of both Council Officers and representatives of MSLSC's board of management has been activated.
- The Concept Design phase is nearing completion in preparation for final Council consideration and community consultation. Council should be aware that there is no requirement at this stage to adopt the draft concept plans provided in this report. They are provided for Council's information only. A subsequent report will be provided to Council in early 2025 seeking final adopting of the concept plans.
- Council Officers have been working closely with the Gujaga Foundation in designing the project with Country.
- The PCG, Project Management Firm, the Lead Design Consultant and the Cost Consultant are now further progressing the draft concepts as supported by MSLSC membership to the value management phase to identify cost savings and align the project to a realistic budget.
- The intention of this report is to request a budget uplift for the Maroubra Surf Lifesaving Club project budget including all contingencies of \$15M.
- The report outlines the funding strategy from Council, The State and Federal Government opportunities to support this budget uplift.
- Once the project budget is finalised, the Concept Plans will be completed and reported to Council for final adoption seeking approval to go to community consultation in a subsequent report in early 2025.
- This matter was considered at the 22 October 2024 Council meeting wherein it was resolved as follows:

(Hamilton/Rosenfeld) that Council:

- a) defer decision on the funding increase;*
- b) release the concept design report and hold a briefing for Councillors presenting both the report and factors impacting the requirement for a budget uplift; [briefing held 23 October 2024]*
- c) hold an extraordinary Council meeting; and*
- d) bring the report CS49/24 back to Council after the Councillor briefing, seeking final adoption of the concept plan in line with the revised budget in early 2025.*

Recommendation

That Council:

- a) endorse the revised funding strategy for the future redevelopment of Maroubra Surf Lifesaving Club building; and
- b) note a subsequent report will be brought back to Council seeking final adoption of the concept plan in line with the revised budget in early 2025.

Attachment/s:

[LINK TO VIEW PART 1](#) - Maroubra Surf Lifesaving Club - Draft Concept Presentation

[LINK TO VIEW PART 2](#) - Maroubra Surf Lifesaving Club - Draft Concept Presentation

CS49/24

Purpose

This report provides an update to Council of the Maroubra Surf Lifesaving Club (MSLSC) project's progression and status and the background information to the Council to make a decision in relation to the recommended revised funding strategy.

Discussion

To provide Council with the required background to understand the project status the following key issues will be considered:

- Background
- Project Progress Update
- Project Revised Funding Strategy
- Next Steps.

Background

The Maroubra Surf Life Saving Club (MSLSC) building is a Randwick City Council (RCC) asset and is located in a beachfront location in the Northern end of Maroubra Beach. The site is located at 5RR Marine Parade, Maroubra (Lot 7314 in DP 1147545).

MSLSC is one of Australia's first Lifesaving clubs and was established on 7 November 1906. It is an active community organisation, providing volunteer patrols of Maroubra Beach, lifesaving education, surf sport activities and maintains a focus on educating children within the local community. Since 2017, MSLSC has seen a 25.7% increase in membership, 60% of that increase being local youth and on average MSLSC lifesavers rescue 285 people per year.

At its Ordinary Council Meeting held on 26 April 2022, Council resolved:

(Luxford/D'Souza) that Council:

- a) endorse a "knock down and rebuild" renewal/replacement strategy for Maroubra Surf Lifesaving Club building;*
- b) endorse the funding strategy for the future redevelopment of Maroubra Surf Lifesaving Club building.*
- c) future planning for the club needs to consider affordable access by the public for community and cultural events; and*
- d) all plans for the club must be considered with respect to the draft Maroubra masterplan.*

Since this resolution, the project planning phase has well commenced, and the Project Control Group comprising of both Council Officers and representatives of MSLSC's board of management has been activated.

Project Progress Update

The Concept Design phase is nearing completion in preparation for Council consideration and community consultation. MSLSC voted on the draft concept plans (see attachment 1) and functional requirements in early September 2024. Council should be aware that there is no requirement at this stage to adopt the draft concept plans provided in this report. They are provided for Council's information only. A subsequent report will be provided to Council in early 2025 seeking final adopting of the concept plans.

Council Officers have been working closely with the Gujaga Foundation in designing the project with Country. This partnership will continue through the design development. The PCG, Project Management Firm, the Lead Design Consultant and the Cost Consultant are now further progressing the draft concepts as supported by MSLSC membership to the value management phase to identify cost savings and align the project to a realistic budget. The revised proposed budget will be further substantiated later in this report.



Table 1 - Milestone Schedule

Stage	Forecast Completion	Status
Completion of Draft Concept Design	November 24	On Track
DA Application Stage (commencement only)	November 24	On Track
Community Consultation	January 25	On Track
DA Received	July 25	On Track
Detailed Design	June 25	On Track
Tender Documentation	July 25	On Track
Tender Stage & Award	Oct 25	On Track
Construction Certificate	Dec 25	On Track
Construction Commences	Dec 25	On Track
Practical Completion	Dec 26	On Track
DLP Period (Commencement only)	Dec 26	On Track

Project Revised Funding Strategy

The Director City Services' Council Report (CS15/22) which supports the resolution of Council as noted above on 26 April 2022, proposed a funding strategy for the project as shown in Table 2 below.

Table 2 - Original Funding 2022 Strategy

Year	FY	Budget Allocation	Accumulative Total
0	2021/22	\$600,000	\$600,000
1	2022/23	\$2,600,000	\$3,200,000
2	2023/24	\$2,140,000	\$5,340,000
3	2024/25	\$1,000,000	\$6,340,000

The current Project Budget is \$10M. As shown above, A total of \$6,340,000 funding has been approved to date by Council with the balance to be secured from further funding opportunities. At the time of the 2022 Council Report, Mona Vale Surf Club was in construction and was used as a benchmark project for scale and budget and reported to Council at approximately \$10M.

Through discussions with key stakeholders at the completion of that project, it was understood the final project cost was closer to \$12M. (It should also be noted by Council that the land parcel for Mona Vale is approx. 15% less than Maroubra).

The intention of this report is to request a budget uplift for the Maroubra Surf Lifesaving Club project budget including all contingencies of \$15M in consideration of the following factors:

- Draft Concept Plans have now been developed for Maroubra Surf Lifesaving Club;
- Cost consultants have now provided more accurate project estimates of MSLSC's actual functional requirements compared the 2022 bench marking exercise;
- Cost escalation on the project from 2024 to 2026; and
- Inflation (rising construction, materials and contract costs).

To be consistent with the previous funding strategy adopted by Council it is still recommended that Council seek at least 40% project costs from external funding sources, including fundraising and grant opportunities. Should Council not be successful in this endeavor, further funding consideration will need to be made by Council.

At the time of this report, Council Officers are preparing a submission on behalf of RCC and MSLSC for two (2) significant grants being:

1. Surf Club Facility Program

The Surf Club Facility Program aims to assist eligible Surf Life Saving Clubs throughout NSW to develop facilities that will enable increased participation in Surf Life Saving for all people, increased facility usage, and improved safety. The NSW Government has allocated up to \$5,404,000 for this Program in 2024/25.

2. Federal Grant - Urban Precincts and Partnerships Program

This program seeks to support transformative investment in urban precincts based on the principles of unifying urban places, growing economies, and serving communities.

The program focuses on a partnership approach, bringing together governments, businesses and communities to deliver multi-purpose urban precincts that are place-based, tailored to local needs and positioned around a shared vision, need or theme.

\$5 million to \$50 million will be available to help deliver a specified project or projects as part of a precinct. This could include enabling public infrastructure (roads, pathways, underground infrastructure), open spaces between elements, or a particular building/s that is the catalyst for, or complements, other investment within a precinct.

In light of the above factors, a revised project funding strategy is recommended to Council below.

Next Steps

Should Council adopt the recommendation of this report the following actions will be completed between now and March 2025:

- Draft Concepts are finalised in line with the revised funding strategy.
- MSLSC provide confirmation of Draft Concepts for recommending final approval to Council.
- Development Application process commenced concurrently with draft concept plans.
- Draft Concept Plans provided to Council for final approval.
- Community Consultation public exhibition.
- Final report back to Council following consultation seeking permission to submit proposal for Planning Approvals.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:

Strategy	Open Space and Recreation
Outcome	A community where everyone has the opportunity to participate in sport and recreation
Objective	75% or above satisfaction with new open space and recreation facilities within 2 years of implementation
Delivery program commitment	Work with the Local Aboriginal Land Council and Aboriginal Elders to develop and implement projects to increase knowledge and awareness of the local Aboriginal culture, traditions and connection to country through open space (i.e. interpretive signage for the bush tucker trail).
Delivery program commitment	Through the preparation of the Maroubra Beach master plan, incorporate a multipurpose youth recreation precinct, expanding on existing skate park, playground and outdoor fitness station, in consultation with community and young people.

Delivering services and regulatory functions:

Service area	Infrastructure Services
Function	Asset construction
Delivery program commitment	Construct new public assets and infrastructure.
Service area	Technical Services
Function	Asset Lifecycle Planning
Delivery program commitment	Manage asset lifecycle planning (including creation, renewal, operation, maintenance and disposal) to ensure sustainable service delivery

Resourcing Strategy Implications

Table 3 - Revised 2024 Funding Strategy

Year	FY	Budget Allocation	Rolling Total	Budget Status
0	2021/22	\$600,000	\$600,000	Allocated
1	2022/23	\$2,600,000	\$3,200,000	Allocated
2	2023/24	\$2,140,000	\$5,340,000	Allocated
3	2024/25	\$1,000,000	\$6,340,000	Allocated
4	2025/26	\$1,500,000	\$7,840,000	Proposed
5	2026/27	\$1,500,000	\$9,340,000	Proposed

Council should be aware there is no impact on the 2024-25 Operational Plan and Budget as a result of this recommendation.

The additional Council funding will be included in Council's *4 Year Capital Works Program* and *Long-Term Financial Plan* to be reported to the Council in 2025. The above funding strategy would then seek the remaining \$5,660,000 from The State and Federal Government from the funding streams noted above.

Risk

Risk Category	Risk Identified	Risk Mitigation
Financial	Project exceeds allocated budget before commencement of construction	Revised funding strategy is adopted. Cost Consultant and PCG report revised cost plan to Council at each key design stage, Concept, DA, Construction etc.
Reputational	Council fails to provide an asset to meet the current and future community needs	Consultation between MSLSC membership, the Community and Council continues to ensure a project is delivered that meets the need and within the realistic budget allocation
Environmental	Insufficient budget allocated which allows for appropriate consideration of the construction of a new facility in a coastal environment	Revised funding strategy is adopted. Cost Consultant and PCG report revised cost plan to Council at each key design stage, Concept, DA, Construction etc.
Legal	Council commits to a project without the appropriate resource / funding allocation to deliver	Office of Local Government approval is sought for the project to proceed (as it is in excess of \$10M) which considers the Council's ability to deliver a project of this scale.
Operational	Precedence set to the renewal of other surf clubs in the LGA	Lessons learnt from the Maroubra Surf Lifesaving Club implemented in the project planning for South Maroubra and Clovelly Surf Club.

CS49/24

Policy and legislative requirements

Local Government Act 1993.

Conclusion

A Draft Concept Plan has been finalised and costing scenarios commenced for the Maroubra Surf Lifesaving Club Project. As a result of cost escalation until the construction phase, inflation and finalising of the project brief and budget uplift from \$10M to \$15M is sought from Council.

The report outlines the funding strategy from Council, The State and Federal Government opportunities to support this budget uplift.

Once the project budget is finalised, the Concept Plans will be completed and reported to Council for final adoption seeking approval to go to community consultation in a subsequent report in early 2025.

Responsible officer: Todd Clarke, Director City Services

File Reference: F2023/00361