



City Works & Assets Committee

commences at the conclusion of the
City Planning & Environment Committee
meeting
Wednesday 4 June 2025

Venue:
Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)

Contact Us:

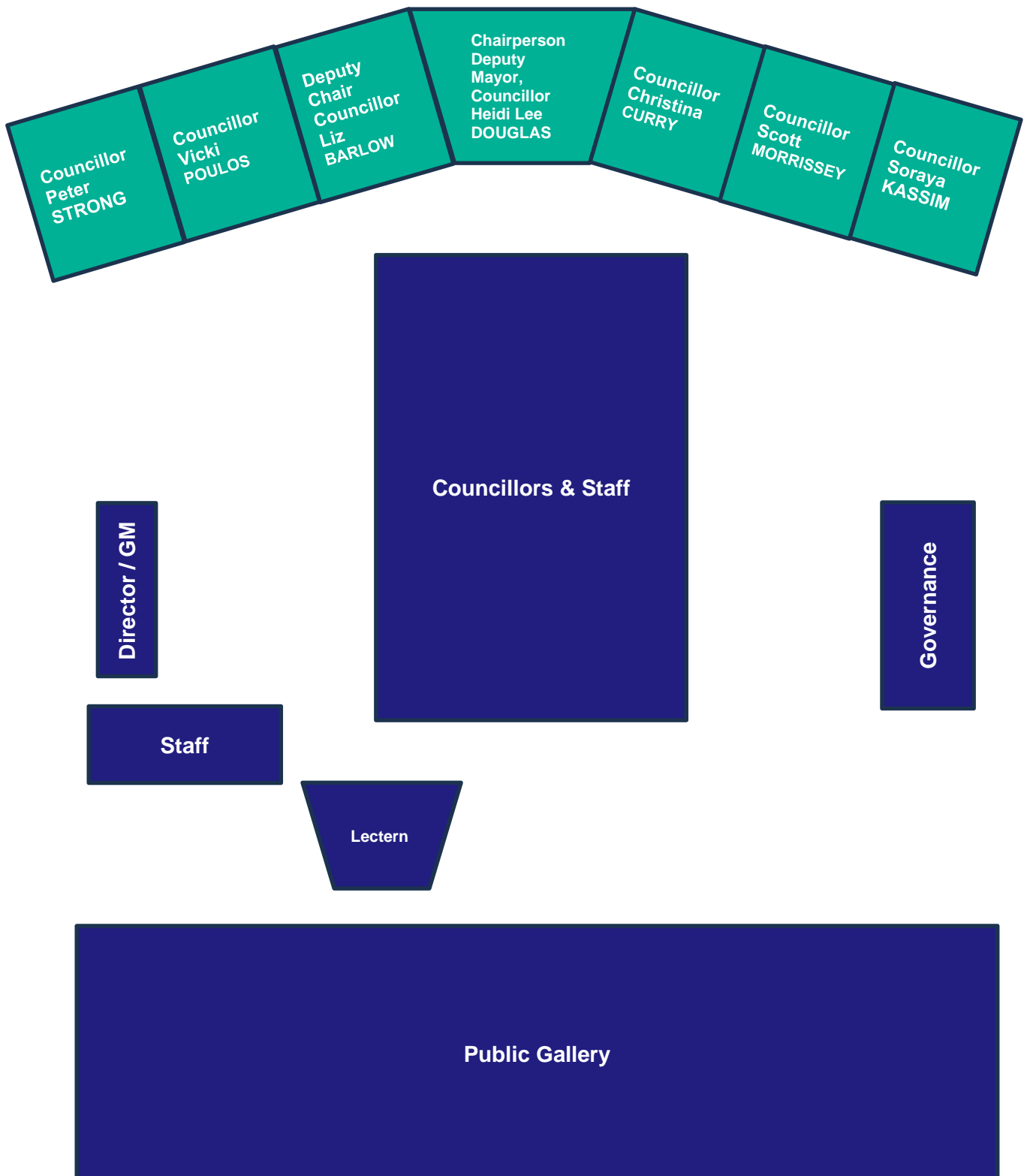
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PO Box 21, Rockdale NSW 2216

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City Works & Assets Committee Seating Plan



Statement of Ethical Obligations

Obligations

Oath [Affirmation] of Office by Councillors

Oath

I swear that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside 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.

Affirmation

I 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 Bayside Local Government Area and the Bayside 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

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.

The Councillor must not be present at, or in sight of, the meeting:

- a) at any time during which the matter is being considered or discussed, or
- b) at any time during which the council is voting on any question in relation to the matter.

Non-pecuniary conflicts 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.

MEETING NOTICE

A meeting of the
City Works & Assets Committee
will be held in the Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)
on **Wednesday 4 June 2025 at commences at the conclusion of the City Planning & Environment Committee meeting**

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The meeting will be video recorded and live streamed to the community via Council's YouTube channel, in accordance with Council's Code of Meeting Practice.

Meredith Wallace
General Manager

1 ACKNOWLEDGEMENT OF COUNTRY

Bayside Council acknowledges the Bidjigal Clan, the traditional owners of the land on which we meet and work and acknowledges the Gadigal people of the Eora Nation. Bayside Council pays respects to Elders past and present.

2 APOLOGIES, LEAVE OF ABSENCE & ATTENDANCE VIA AUDIO-VISUAL LINK

3 DISCLOSURES OF INTEREST

In accordance with Council's Code of Meeting Practice, Councillors are reminded of their Oath or Affirmation of Office made under Section 233A of the Local Government Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

4 MINUTES OF PREVIOUS MEETINGS

City Works & Assets Committee

4/06/2025

Item No	4.1
Subject	Minutes of the City Works & Assets Committee Meeting - 7 May 2025
Report by	Richard Sheridan, Director City Performance
File	SF24/8128

Officer Recommendation

That the Minutes of the City Works & Assets Committee meeting held on 7 May 2025 be noted.

Present

Councillor Heidi Lee Douglas, Deputy Mayor, Chairperson
Councillor Liz Barlow, Deputy Chairperson
Councillor Vicki Poulos
Councillor Soraya Kassim
Councillor Peter Strong
Councillor Scott Morrissey
Councillor Christina Curry

Also present

Meredith Wallace, General Manager
Peter Barber, Director City Futures
David Smith, Manager Strategic Planning
Louise Farrell, Manager City Infrastructure
Mariam Fares, Manager City Projects (Acting)
Helen Tola, Manager, Governance and Risk (Via Audio-Visual Link)
Anne Suann, Governance Officer
Linda Hackett, Governance Officer
Wolfgang Gill, IT Service Management Officer

The Deputy Chairperson opened the meeting in the Committee Room, Botany Town Hall at 7:19pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council acknowledges the Bidjigal Clan, the traditional owners of the land on which we meet and work and acknowledges the Gadigal people of the Eora Nation. Bayside Council pays respects to Elders past and present.

2 Apologies, Leave of Absence & Attendance Via Audio-Visual Link

Apologies

There were no apologies received.

Leave of Absence

There were no applications for Leave of Absence received.

Attendance Via Audio-Visual Link

There were no Committee members in attendance via audio-visual link.

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

[4.1 Minutes of the City Works & Assets Committee Meeting - 2 April 2025](#)

Committee Recommendation

Moved by Councillors Curry and Kassim

That the Minutes of the City Works & Assets Committee meeting held on 2 April 2025 be noted

4.2 Business Arising

There was no Business Arising.

The Committee notes that the Minutes of the City Works & Assets Committee of Wednesday 2 April 2025 were received, and the recommendations therein were adopted by the Council at its meeting of 23 April 2025.

5 Items by Exception

There were no Items by Exception.

6 Public Forum

CWA25.015 Firmstone Reserve Dog Park Refurbishments - Report on the outcomes of community engagement

The following people spoke at the meeting:

- Ms Barbara Parker, interested resident, speaking against the Committee Recommendation.
- Mr Michael Kotsohilis, interested resident, speaking for the Committee Recommendation.
- Mr Nathan Brown, interested resident, speaking against the Committee Recommendation.
- Ms Daniella Barda, interested resident, speaking against the Committee Recommendation.

7 Reports

CWA25.015 Firmstone Reserve Dog Park Refurbishments - Report on the outcomes of community engagement

The following people spoke at the meeting:

- Ms Barbara Parker, interested resident, speaking against the Committee Recommendation.
- Mr Michael Kotsohilis, interested resident, speaking for the Committee Recommendation.
- Mr Nathan Brown, interested resident, speaking against the Committee Recommendation.
- Ms Daniella Barda, interested resident, speaking against the Committee Recommendation.

Written submissions were received from the following people:

- Mrs Barbara Mallam, interested resident, against the Committee Recommendation.
- Mr Peter McCrudden, interested resident, against the Committee Recommendation.
- Mr John Godward, interested resident, against the Committee Recommendation.
- Miss Sucheng Tung, interested resident, against the Committee Recommendation.

and were distributed to Councillors prior to the meeting.

Note: A presentation was given by Louise Farrell, Manager City Infrastructure.

Committee Recommendation

Moved by Councillors Curry and Morrissey

- 1 That Attachment 2 to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (a) of the Local Government Act 1993, the attachment relates to personnel matters concerning particular individuals (other than Councillors).
- 2 That the Firmstone Reserve Engagement Outcomes report be received and noted.
- 3 That an additional round of community consultation with the immediately adjoining neighbours takes place on whether or not to retain the Firmstone Reserve Dog Park.
- 4 That a separate 'Have your Say' page be used for the community consultation period for the appropriate period of time.
- 5 That the previous reports of dog park options (including a summary of decisions and options considered in the previously term of Council) be prepared and reported via the at the next City Works & Assets Committee meeting.

CWA25.016 Installation of lights at Scarborough Park Tennis/Sports Courts

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Poulos and Strong

- 1 That community engagement with nearby potentially impacted residents and the local bush heritage group be undertaken in relation to the installation of lights at Scarborough tennis/sports courts.
- 2 That a further report be prepared on the outcome of community engagement for Council's consideration.
- 3 That Sydney Sports Management Group Pty Ltd be advised of Council's decision.

CWA25.017 Response to Notice of Motion - Major General William Holmes Memorial - Design options and costings for new turf, shrubs and foliage

Note: A verbal update was provided by the Meredith Wallace, General Manager.

Committee Recommendation

Moved by Councillors Poulos and Strong

- 1 That the General Holmes Monument Landscape design report be received and noted.
- 2 That the landscape design for the site be supported by the Committee and recommended to Council.
- 3 That a costing recommendation be brought to the next committee meeting for further discussion and identify if this area is suitable to indigenous native woodland.

The next meeting will be held in the Committee Room, Botany Town Hall on Wednesday, 4 June 2025.

The Chairperson closed the meeting at 8:22pm.

Attachments

Nil

5 ITEMS BY EXCEPTION

These are items that have been identified to be confirmed in bulk in accordance with the Officer Recommendation and without debate. These items will not include items identified in the Public Forum, items in which councillors have declared a Significant Conflict of Interest and a Pecuniary Interest, items requiring a Division and any other item that a Councillor has identified as one they intend to speak on or vote against the recommendation.

6 PUBLIC FORUM

Members of the public, who have applied to speak at the meeting, will be invited to address the meeting.

Any item the subject of the Public Forum will be brought forward and considered after the conclusion of the speakers for that item.

7 REPORTS

City Works & Assets Committee

4/06/2025

Item No	CWA25.018
Subject	7 Chalmers Crescent, Mascot
Report by	Peter Barber, Director City Futures
File	F25/105

Summary

This paper provides an update to the Council on the status of a previously approved sale of Council land in Chalmers Crescent Mascot. The sale did not proceed, and a new price needs to be agreed. It recommends a valuation approach to be adopted for the sale of a 1,118 sqm of land that was formerly part of the Chalmers Cr Road reserve.

Officer Recommendation

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

With reference to Section 10(A) (2) (c) of the Local Government Act 1993, the attachment relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with.
 - 2 That Council endorses the proposed valuation approach to be taken for the sale of land to F Mayer as contained in the confidential attachment to this report.
 - 3 That Council notes that a follow up report will be submitted once negotiations with the developer are concluded.
-

Background

On 8 May 2019, Council resolved to close a 1,118 sqm portion of Chalmers Crescent and negotiate a sale agreement with F Mayer Holdings to acquire the closed portion of the road reserve. The transaction arose due to an unsolicited proposal from F Mayer to acquire the street so it could be included as part of a larger development it proposed on land it owns adjacent to the road reserve (DA 2015/191).

Contract terms and price were agreed based on a valuation prepared by Savills. The road was closed and a separate lot created to facilitate the sale. The parties executed a contract for sale on 4 November 2020.

The agreement is now terminated because the sale of the road was conditional upon the developer obtaining a Construction Certificate for the DA 2015/191 scheme before the Development Application expired on 15 March 2024, and this did not occur.

Current Situation

Prior to expiry of the Contract, the developer lodged a fresh development application (DA 2024/56) and is now seeking to enter a new contract to acquire the land from the Council. The price offered is linked to the previous DA that provided for 41,230 sqm of GFA, whilst the latest submitted scheme provides for 48,645 sqm of GFA.

The GFA in the latest DA is substantially larger than the maximum limit of 37,806 sqm allowed under the Bayside LEP 2021. The DA is accompanied by a request to vary the maximum floorspace control, which will be determined by the Sydney Eastern City Planning Panel.

A large discrepancy exists between Council's opinion of the price that should be paid for its land and the developer's current offer. The differentiating factors relate to:

- the amount of floor space incorporated into the valuation;
- the discount that should be applied in recognition that part of the land to be sold will be incumbered by a right of carriageway to replace the existing road;
- the limited market that Council has for the sale; and
- the value unlocked by incorporating Council's unique land holding into the surrounding development site.

Confidential Attachment 2 contains commentary and a suggestion as to how these factors should be dealt with in a proposed valuation methodology.

Financial Implications

The intent in determining a value for Council's land is to achieve a fair and reasonable outcome for both parties that reflects true market value.

Not applicable	<input checked="" type="checkbox"/>
Included in existing approved budget	<input type="checkbox"/>
Additional funds required	<input type="checkbox"/>

Community Strategic Plan

Theme One – In 2035 Bayside will be a vibrant and liveable place	<input type="checkbox"/>
Theme Two – In 2035 our Bayside community will be connected and feel that they belong	<input type="checkbox"/>
Theme Three – In 2035 Bayside will be green, resilient and sustainable	<input type="checkbox"/>
Theme Four – In 2035 Bayside will be financially sustainable and support a dynamic local economy	<input checked="" type="checkbox"/>

Risk Management – Risk Level Rating

No risk	<input type="checkbox"/>
Low risk	<input checked="" type="checkbox"/>
Medium risk	<input type="checkbox"/>
High risk	<input type="checkbox"/>
Very High risk	<input type="checkbox"/>
Extreme risk	<input type="checkbox"/>

Community Engagement

N/A

Attachments

- 1 [↓](#) Perspective of proposed development at 1 - 7-9 & 14-18 Chalmers Crescent and R 8040 Chalmers Crescent
- 2 Proposed Valuation Methodology (confidential)
- 3 [↓](#) May 2019 Council Paper
- 4 May 2019 Council Attachments (confidential)



CRONE
ARCHI
TESTS

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ABN: 80 095 989 272
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- NSW Reg. No. 3929

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NOTES:

A 15.02.2024 CRN FOR APPROVAL

Rev	Date	By	Revision Notes
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0 1 2 3 4 5 m
SCALE 1:100 @A1

PROJECT INFORMATION:
CA.4096A.00
MASCOT TOWERS
7-21 Chalmers St, Mascot

DRAWING TITLE:
980 3D VIEWS
PERSPECTIVE - SHEET 1

SHEET STATUS: MASTER PLAN DA	CHECKED BY: SC
DRAWING NUMBER: DA-A-98001	REV: A

Council Meeting

8/05/2019

Item No	8.4
Subject	Road Closure and Sale of a stratum portion of Chalmers Crescent, Mascot
Report by	Ali Rizwan, Development Manager
File	SF19/793

Summary

Chalmers Crescent, Mascot comprises a Council owned public cul-de-sac road which provides a dual lane bitumen sealed roadway and turning circle, as shown at Attachment 2.

Neustein Urban (on behalf of the purchaser F. Mayer Imports Pty Ltd) seek to acquire a 1118 sqm part-portion of the cul-de-sac. The subject portion of road is confined to the Eastern portion of Chalmers Crescent.

A development Application lodged in October 2015 was determined with consent in March 2017 for the development of a commercial precinct incorporating adjoining contiguous lots currently owned by the purchaser. The Development Consent was subject to the inclusion of the subject portion of Chalmers Crescent being incorporated into the development.

This report will seek to obtain Council Resolution to enter into a transaction with the Purchaser (F Mayer Imports Pty Ltd) to dispose of the subject parcel of land at a market value consideration arrived at via the appointment of an independent valuation assessment.

Officer Recommendation

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

With reference to Section 10(A) (2) (d)(i), (d)(ii) of the Local Government Act 1993, the attachments relate to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with and commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.
 - 2 That Council approve in principle the closure of the 1118 sqm portion of Chalmers Crescent, as shown in Confidential Attachment 6, and to proceed with the road closure process under Section 38 of the Roads Act 1993.
 - 3 That Council approve the transfer and sale of the 1118 sqm portion of Chalmers Crescent, (as shown in Confidential Attachment 6) to F. Mayer Imports Pty Ltd for the purchase price (as shown at Confidential Attachment 5) subject to final approval of the Road Closure upon completion of the prescribed road closure process.
-

- 4 That Council enter into an appropriate deed, with key terms referenced at Table 1 within the body of this report.
 - 5 That Council authorises the General Manager to approve the road closure upon completion of the prescribed road closure process.
 - 6 That Council authorises the General Manager to finalise the commercial terms associated with the transfer and sale of the closed road and execute all documentation to affect the transfer of the land on the terms outlined in this report.
-

Background

Neustein Urban on behalf of F. Mayer Imports Pty Ltd (Purchaser) to seek to acquire a 1118 sqm part-portion of Chalmers Crescent. The subject portion of road is shown in Confidential Attachment 6 and adjoins 16 parcels of land currently owned by the Purchaser shown in confidential attachment 3.

The Purchaser approached the former Botany Bay Council to commence negotiations for the closure and purchase of Chalmers Crescent which resulted in the portion of road being included in the Development Application.

Discussions recommenced with Bayside Council in 2017 where the proposed purchase price was reached in early 2019.

Development Consent for the Site

The purchaser currently owns several parcels (16 adjoining titles), as shown in confidential Attachment 3 and has an approved Development Application (DA-2015-191) to permit:

- a commercial development
- 3 car parking levels
- Incorporating the consolidation of 16 purchaser owned lots to create the subject site with an unimproved area of 13,385sqm.
- Specifically, the DA contemplates four x 8 storey commercial towers with a total GFA of 37,805 sqm over the consolidated parcel of land
- Parking provisions encapsulating 438 vehicles have been permitted.
- The Development contemplates the inclusion of the 1118sqm portion of Chalmers Crescent, as shown at confidential Attachment 3.

Whilst F Mayer imports are to obtain the ownership of 1,118sqm of the cul de sac from Bayside Council under the proposed agreement, they do not enjoy the full unencumbered rights to all of the land acquired. A portion of the proposed acquisition will be maintained as a right of carriageway to allow use by the general public as a cul-de-sac, parts of existing land owned by F Mayer imports will also form part of this right of carriageway to allow for a new cul de sac turning head, to be realised, as shown at Attachment 4.

In turn, F Mayer Imports would receive the FSR rights from the subject land.

Determination of Purchase Price

Despite extensive negotiations, it was agreed to appoint an independent valuer to assess the value of the subject land based on an agreed methodology, being the Before & After method. This resulted in both parties jointly appointing an independent valuer to determine a purchase price subject to Council Resolution. Please refer to Attachment 7 for a copy of the Final Valuation report.

The Purchase Price has now been agreed in principle, subject to Council approval and is shown at Confidential Attachment 5.

The Road Closure Process and Current Challenges

Recent amendments to the Roads Act 21993 granted Council the ability to approve the closure of Council owned Public Roads. The amendments to the Roads Act 1993 aligned with the introduction of the Crown Lands Management Act 2016. The amended legislative requirements for Councils in relation to road closures is outlined in Part 4 of the *Roads Act 1993*.

The changes to the Act were, in part, to enable a more efficient Council road closure process. However some recent challenges have arisen within the LRS' procedural requirements resulting from their misalignment with the updated legislation, where the LRS has requested the documentation submitted for road closures to reflect the former legislation, requiring Crown Lands approval.

This may cause some delay within the road closure process and subsequent ability to transact. However, Council will seek to follow the due road closure process in its best endeavour to transact on the subject parcel. The following key steps are to be undertaken in order to facilitate this:

- Council to enter into a Road Deed with the purchaser to agree commercial terms, these terms are shown at Table 1 below.
- Council to undertake the Road Closure process, prescribed in the Roads Act 1993.
- Further Council report to formally close the road.
- Registration of the Road Closure Plan.
- Notification of the road closure in the Government Gazette.
- Issue of Certificate of Title (the land being classified as operational land, under Section 43 of the Roads Act 1993),
- Council may then transact the subject parcel of land.

Table 1. Key Conditions

Condition	
Price	As shown as the Price at Confidential Attachment 5
Right of Carriageway	The owner of the subject land is to maintain, keep clean and operational the right of carriageway to the satisfaction of Council.

Condition	
Costs	The purchaser is responsible for all costs associated with the transaction
Works associated with the closure	The purchaser is responsible for the delivery of all works associated with the road closure, such as relocation of services etc.
Special Conditions	<p>Entering into a deed subject to conditions precedent, these conditions include (but are not limited to) the following:</p> <ul style="list-style-type: none"> • Council approval to the road closure, post the legislative assessment under the Roads Act 1993. • The Government Gazette of the Road Closure • Issue of the Certificate of Title • Creation of the Right of Carriageway

Financial Implications

- Not applicable ☒
- Included in existing approved budget ☐
- Additional funds required ☐

The purchaser will re-imburse Council the costs associated with the Road Closure. Money received by Council from the proceeds of the sale of the subject land cannot be used by the council except for acquiring land for public roads or for carrying out road work on public roads.

Community Engagement

Public notification will be undertaken as part of the statutory road closure process under the provisions of the Roads Act 1993.

Attachments

- 1 Calculation of Land Area for Post Acquisition Land Area (confidential)
- 2 Chalmers Crescent Location Maps
- 3 F Mayer Imports Current Land Deposited Plan (confidential)
- 4 Apportionment of Land Post Acquisition (confidential)
- 5 Chalmers Crescent Valuation Rationale (confidential)
- 6 Chalmers Crescent Survey Plan General (confidential)
- 7 Final Valuation (confidential)

City Works & Assets Committee

4/06/2025

Item No	CWA25.019
Subject	Gilchrist Park new facilities including Basketball Courts
Report by	Peter Barber, Director City Futures
File	SF24/5408

Summary

This report provides an update on Council's resolution of 23 April 2025 to further investigate the provision of basketball facilities at Gilchrist Park and retain cricket practice nets, being that:

Options for the basketball court and cricket nets at Gilchrist be brought back to committee for consideration.

Officer Recommendation

That Council endorse in principle Option 4, comprising a full-sized netball court, a half basketball court and enclosed cricket nets at Gilchrist Park for public consultation, with a post-exhibition report to be considered by Council in due course.

Background

Council at its meeting of 24 May 2023 (CS23.019 Minute No. 2023/080) resolved:

- 1 *That the Council notes the progress on the Notice of Motion regarding current and future basketball courts.*
- 2 *That the installation of a 3-point basketball court at Tonbridge Reserve, Ramsgate Beach, and Shaw Street Reserve, Bexley North, funded from the 2023/24 City Projects Program is endorsed.*
- 3 *That subject to further site investigation and funding, that Council recommends the following sites:*
 - **Gilchrist Park**, Bexley (northern end) for a full court; and
 - **Arncliffe Park** or surrounding area for a 3-point ring / full court
- 4 *That community engagement through 'Have Your Say' on the locations and concept designs be endorsed.*

Following this, in April 2025, the City Works and Assets Committee further considered options for Gilchrist Park. There was discussion around the proposed removal of the dilapidated cricket practice nets to allow for the construction of the proposed court. At the 23 April 2025 meeting, Council resolved:

- *That options for the basketball court and cricket nets at Gilchrist Park be brought back to committee for consideration*



Location Plan – northern section of Gilchrist Park – existing cricket nets hatched in red.

The reason why cricket nets were not recommended to be replaced in the first iteration proposed to Council in April 2025 is because they are at the end of their useful life and are not associated with a cricket club or wicket in the field, as Gilchrist Park is too small to support cricket safely. Observations and internal feedback were that the existing nets are not frequently used and are generally a type of facility with declining community interest.

During exhibition of the preferred option, the community will be asked whether they want cricket nets in this location or not.

Revised Concept Design

The revised design proposes integrating a half basketball court, a full-sized netball court, and enclosed cricket nets within a consolidated concrete footprint. There is a lack of netball facilities in Bayside, and basketball players generally prefer half courts or shooting keys for practice and social play. This layout preserves space for future shared path networks and additional park activation.

The cricket nets are proposed to be fully enclosed due to the site's high activity levels and proximity to two road frontages. This mirrors the enclosure style successfully implemented at Scarborough Park.

The concept considers accessibility across age, ability and gender, offering a mix of sports that reflect the preferences of the diverse community. It also accommodates the future integration of a walking/riding loop with supporting infrastructure, such as seating and shade. The generally flat topography also supports cost-effective construction.

Detailed Layout Options

Four options have been devised considering other general feedback received:

- Youth preference for half basketball courts
- Identified gap in local netball provision
- Desire for multi-use, flexible infrastructure
- Concern for errant balls in the park surrounded by roads.

Option 1 – Full Size Basketball Court only, with Cricket Nets



- ✓ *Compliant basketball court dimensions*
- ✓ *Fully enclosed double lane cricket wickets*
- ✓ *Integrated 200m walking loop and connections to pathways*

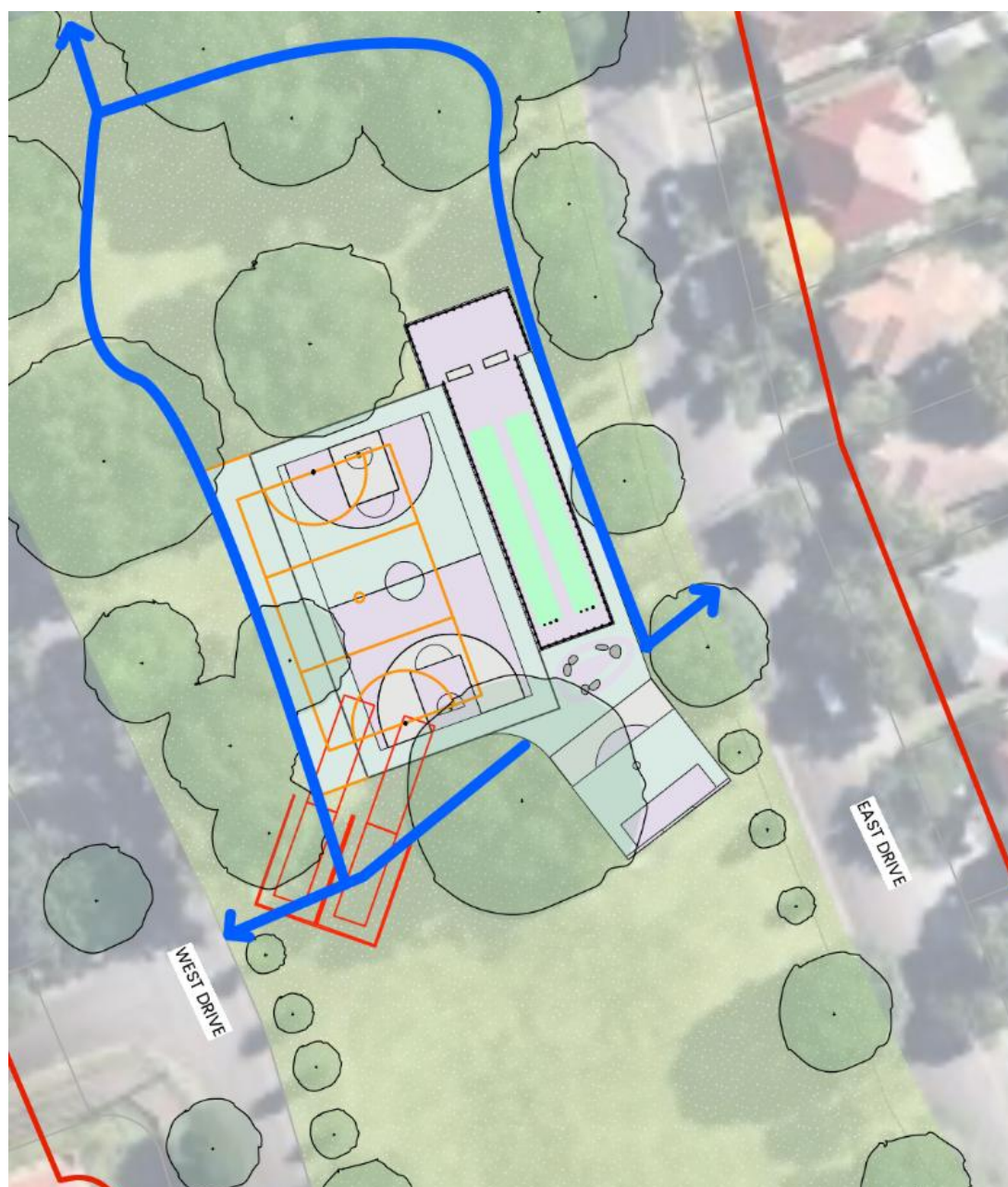
Option 2 – Half Basketball Court, Half Netball Court, with Cricket Nets



Popular basketball arrangement

- ✓ No conflict in usage with netball
- ✓ No goal post conflicts between basketball/netball user groups
- ✓ Same concrete footprint as Option 1
- ✓ Fully enclosed double lane cricket wickets
- ✓ Integrated 200m walking loop and connections to pathways

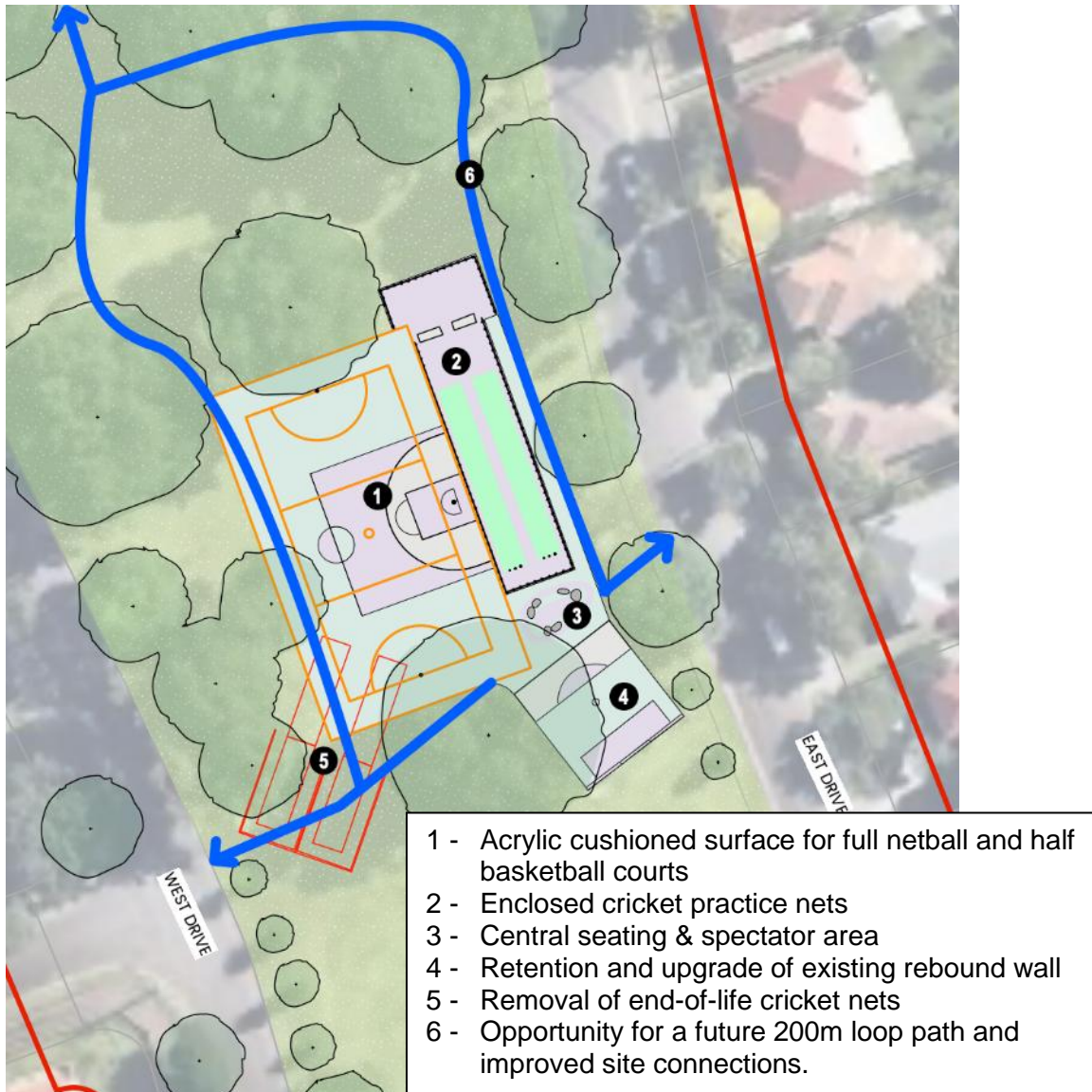
Option 3 – Multi full court – Basketball & Netball Court with Cricket Nets



Compliant basketball court dimensions

- ✓ *Non-compliant netball court dimensions*
- ✓ *Standard goal post designs*
- ✓ *Larger concrete footprint (requires removal of small tree)*
- ✓ *Fully enclosed double lane cricket wickets*
- ✓ *Integrated 200m walking loop and connections to pathways*

**Option 4 - Multi-court – Half Basketball & Full Size Netball Court, with Cricket Nets
(Recommended Option)**



- ✓ *3-point basketball court*
- ✓ *Netball Court*
- ✓ *Standard goal post designs*
- ✓ *Larger concrete footprint (requires removal of small tree)*
- ✓ *Fully enclosed double lane cricket wickets*
- ✓ *Integrated walking 200m loop and connections to pathways*

This option balances local demand for both basketball and netball facilities, while also responding to broader community and youth recreation needs. This design utilises the fencing from the enclosed cricket nets to manage the risk of errant balls.

It delivers multi-use functionality within a compact footprint, supporting casual sport, informal play and social gathering. The footprint minimises the impact on trees and assists in containing costs. The layout also allows for the future integration of walking paths / circuits, making it the most inclusive and adaptable option overall.

Financial Implications

These projects (except for the renewal of cricket nets) are not currently on the City Projects Program and are unfunded.

Funding may be considered for the draft Works Schedule under preparation for the new Bayside Developer Contributions Plan and/or Council could seek grant funding for these projects.

The cricket nets could be funded using Infrastructure Renewal Reserve, given that this component is renewal.

Not applicable	<input type="checkbox"/>	
Included in existing approved budget	<input type="checkbox"/>	
Additional funds required	<input checked="" type="checkbox"/>	These projects are not currently funded.

Community Strategic Plan

Theme One	In 2035 Bayside will be a vibrant and liveable place	<input checked="" type="checkbox"/>
Theme Two	In 2035 our Bayside community will be connected and feel that they belong	<input type="checkbox"/>
Theme Three	In 2035 Bayside will be green, resilient and sustainable	<input type="checkbox"/>
Theme Four	In 2035 Bayside will be financially sustainable and support a dynamic local economy	<input type="checkbox"/>

Risk Management – Risk Level Rating

No risk	<input type="checkbox"/>
Low risk	<input checked="" type="checkbox"/>
Medium risk	<input type="checkbox"/>
High risk	<input type="checkbox"/>
Very High risk	<input type="checkbox"/>
Extreme risk	<input type="checkbox"/>

Community Engagement

Community Engagement will be required for these projects in accordance with Bayside Council's Communication and Engagement Strategy. Engagement would not occur until there is a funding source allocated so as not to raise community expectations.

Given the lack of associated cricket club or field cricket, this is an opportunity to test specifically whether the community wants cricket nets replaced in this location.

Attachments

Nil

8 CONFIDENTIAL REPORTS

City Works & Assets Committee

4/06/2025

Item No	CWA25.020
Subject	CONFIDENTIAL - Le Beach Hut – Tenant Update
Report by	Peter Barber, Director City Futures
File	F19/613

Confidential

It is proposed that this report be considered in closed meeting, with the press and public excluded, for the following reason:

In accordance with section 10A (2) (c) of the Local Government Act 1993, the matters dealt with in this report relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with.