



Business Paper

Shire Infrastructure Committee Meeting

Monday, 7 November 2016

**Commencing at the conclusion of the Corporate Governance
Committee and Shire Services Committee Meetings**

**Committee Rooms 203 and 204,
Level 2, Administration Building
4-20 Eton Street, Sutherland**

ORDER OF BUSINESS**1. ACKNOWLEDGMENT OF COUNTRY****2. APOLOGIES****3. DISCLOSURES OF INTEREST****4. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING****5. PRESENTATIONS****6. REPORTS FROM OFFICERS**

INF001-17	Adoption of Shire Infrastructure Committee Charter
INF002-17	2015/2016 Sporting Facilities Development Fund
INF003-17	Prices Circuit & Manilla Place Woronora – Drainage
INF004-17	Extension of the Ridge Golf Course and Sports Complex Maintenance Contract
INF005-17	Cronulla Traffic Study Update

7. QUESTIONS**8. CONSIDERATION OF BUSINESS IN CLOSED SESSION****9. CONFIDENTIAL REPORTS FROM OFFICERS**

INF001A-17	T641/16 Sylvania Waters Athletics Track Resurfacing
INF002A-17	Minutes of the Commercial Property Projects Steering Committee held on 30 May 2016
INF003A-17	T545/15 Scylla Bay Oval - Demolition of Existing Amenities and Clubhouse & Construction of New Amenities and Clubhouse

INF001-17 ADOPTION OF SHIRE INFRASTRUCTURE COMMITTEE CHARTER

INF001-17

Attachments: Appendix A

EXECUTIVE SUMMARY

- The commencement of the Council term has seen Council endorse a new committee structure and the charters and members for these committees.
- The endorsed charters will facilitate the first meeting of each of the Standing Committees.
- Subsequent to their adoption feedback has been received on the Standing Committee charters which have been reviewed and are now presented to the committee for consideration.

REPORT RECOMMENDATION

That the Charter for the Shire Infrastructure Committee, as attached in Appendix A of this report, be adopted.

PURPOSE

The purpose of this report is to present the draft charter for the Shire Infrastructure Committee, for consideration.

BACKGROUND

A new committee structure was endorsed by Council on 4 October 2016 (CCL026-17) for the term of Council consisting of the following Standing Committees:

- Corporate Governance Committee
- Shire Services Committee
- Shire Planning Committee
- Shire Infrastructure Committee

Charters and membership for these committees were endorsed by Council on 24 October 2016 (COR032-17).

DISCUSSION

The charters for the Standing Committees were endorsed by Council on 24 October 2016 to facilitate the first meeting of the committees. The attached draft charter has been amended in response to feedback received after its adoption.

The presentation of the draft charter to the committee provides the opportunity for newly appointed committee members to consider the proposed changes.

BUDGET AND RESOURCES

The Governance and Customer Service Unit is responsible for providing support to committees utilising existing resources.

POLICY

Council's meeting structure is not mandated by legislation or Council policy and is amended from time to time by Council resolution.

CONCLUSION

The charter for the Shire Infrastructure Committee has been amended in response to feedback and is presented to the committee for consideration.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Corporate Governance Manager, Samantha Charlton, who can be contacted on 9710 0817.

File Number: 2015/937



Shire Infrastructure Committee

CHARTER

November 2016

1. CHAIRPERSON

As appointed by Council.

2. DEPUTY CHAIRPERSON

As appointed by Council.

3. COUNCILLORS

Seven Councillors as appointed by Council. To be expanded to include all Councillors when necessary to deal with major, special or sensitive issues.

4. STAFF ATTENDING

Staff, as determined by the General Manager, will attend when required.

5. QUORUM

Four Councillors.

6. MEETING TIME

6.30pm on the first Monday of Meeting Cycle, and at other times when required to meet with all Councillors or at other times when determined by the General Manager in consultation with the Committee Chairperson.

7. OBJECTIVES

To support the success of Council's Integrated Planning and Reporting Framework goals and objectives through the provision of strategic direction and informed decision making.

8. RESPONSIBILITIES

The Committee shall have responsibility for consideration of matters related to all functions that fall within the Shire Infrastructure Division of Council.

9. TERMS OF REFERENCE

To make decisions and/or recommendations to Council in relation to matters falling within the responsibility of the Committee.

INF002-17 2015/2016 SPORTING FACILITIES DEVELOPMENT FUND

Attachments: Appendix A

EXECUTIVE SUMMARY

- The Sporting Facilities Development Fund was established by Council to assist Sutherland Shire based sporting clubs/associations finance improvements to their club infrastructure through a low interest loan. Loans are for a minimum of \$25,000 to a maximum of \$250,000 (out of a fund of \$1 million).
- The Sporting Facilities Development Fund was advertised twice during the 2015/2016 financial year (August/September 2015 and February/March 2016) with one application received each round.
- Applications were assessed by the Sporting Facilities Development Fund Panel and recommendations are being made to Council through this report.
- The minutes of the Sporting Facilities Development Fund Panel meeting of 25 May 2016 are attached to receive and note.

REPORT RECOMMENDATION

That the minutes of the Sporting Facilities Development Fund Panel meeting of 25 May 2016 be received and noted, and Council endorse the recommendations therein.

PURPOSE

The purpose of this report is to seek Council approval for the recommendations made by the Sporting Facilities Development Fund Panel in relation to the Sporting Facilities Development Fund.

BACKGROUND

An earlier report (CAL005-17) on this matter was not resolved by Council at its meeting of 15 August 2016 and is returned for further consideration.

On 5 August 2014 via Mayoral Minute No. 04/14-15 the Sporting Facilities Development Fund was established.

The Sporting Facilities Development Fund was created to assist clubs to finance infrastructure needs separate from budget planning schedules. Council established a panel comprising seven members including two Councillors, one of whom was appointed Chairperson.

Council invited applications from members of sporting associations to be members of the Panel with selected members appointed for an initial period of three years.

During the 2015/2016 financial year, the Sporting Facilities Development Fund was advertised twice, August/September 2015 and February/March 2016, with one application received each round.

The results of these applications were tabled at Council on 15 August 2016 via report CAL005-17.

DISCUSSION

Round 1

In order to advertise Round 1, a letter and information pack was sent to Sporting Associations/Clubs with information available on Council's website. The loan was spotlighted and advertised on Council's website, an advertisement was placed in The Leader and two groups of reminder emails were sent.

Submissions opened on 10 August 2015 and closed 28 September 2015. One application was received:

- Lilli Pilli Football Club (LPFC);
- Loan amount of \$250,000 (total cost of build \$660,000);
- Term of loan - 10 year term;
- No grants received for this work;
- Project type is a new asset - synthetic surface on Lilli Pilli Oval;
- This project was put forward in 2013. Detailed information with regards to project delivery is contained in WKS062-14 and CCL042-14.

Following assessment and discussion regarding the application, the Sporting Facilities Development Fund Panel did not recommend that Lilli Pilli Football Club be supported through the Fund due to the following concerns:

- a. Quality and compliance of synthetic field product to be used;
- b. Insurance concerns with compliance of synthetic field product to be used;
- c. Gives exclusivity to one club, limits community benefit;
- d. Cost of maintaining field and future replacement cost;
- e. To be used as a multipurpose field the surface would need to comply with standards required by Cricket Australia, AFL and NRL;
- f. Application not supported by Football NSW.

The matter was also considered on 6 June 2016 via IPR046-16 where it was resolved:

1. *Lilli Pilli Football Club be advised the outstanding items of field design, on-site water detention, endorsement of the synthetic product by Sutherland Shire Football Association and Football NSW and the accommodation of cricket required for the proposed project to progress, need to be provided by end of winter season 2016, or Council will commence investigations into a natural turf solution for the intense utilisation of the current field.*
2. *Any sporting loan application under the Sporting Facilities Development Fund by the Club related to the project be held in abeyance from consideration by Council until item 1 of the resolution is resolved.*

Since the consideration of the loan application in May, the winter season 2016 has ended and Lilli Pilli Football Club have commenced discussions with Council officers to establish Lilli Pilli Oval as a hard wearing natural turf field. The Club are considering investing funding into the upgrade of the current club house facilities.

Round 2

Due to the poor response to Round 1, further advertising measures were taken to promote Round 2. A letter and information pack was sent to Sporting Associations/Clubs and information was available on Council's website. The loan was spotlighted and advertised on Council's website; an advertisement was placed in The Leader; two groups of reminder emails were sent out and the loan was advertised on Facebook.

Submissions opened on 24 February 2016 and closed on 24 March 2016. One application was received:

- Southern Districts Rugby Club;
- Loan amount of \$187,500 (total cost of build \$250,000);
- Term of loan – 10 year term;
- No grants received for this work;
- Project type is renewal of asset – roof and parapet replacement.

Following assessment and discussion regarding the application, the Sporting Facilities Development Fund Panel did not recommend that Southern Districts Rugby Union Club be supported through the Fund due the following concerns:

- a. The club has financial constraints;
- b. The club already has a commitment for \$90,000 as their contribution towards the carpark upgrade; and
- c. Maintenance costs for Council.

The proceedings of the Panel meeting of 25 May 2016 are documented in the meeting minutes attached as Appendix A.

CONSULTATION

Members of the Sporting Facilities Development Fund Panel were consulted. This included representatives from:

- Sutherland Shire Netball Association
- Sutherland Shire Junior Cricket Association
- Cronulla Baseball Club

BUDGET AND RESOURCES

A funding pool of \$1 million has been established by Council for the Sporting Facilities Development Fund.

POLICY

There is no specific policy on this issue but provision of playing fields is dealt with in the Shire Life Strategy - Planning for Open Space and Recreation.

CONCLUSION

In line with the assessment and recommendations made by the Sporting Facilities Development Fund Panel, the applications made by Lilli Pilli Football Club for a synthetic field at Lilli Pilli Oval and Southern District Rugby Club for a club house roof replacement should not be supported at this time.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Sport Services Manager, Kellie Hayes, who can be contacted on 9710 0469.

File Number: 2015/86878

Minutes of the Sporting Facilities Development Fund Panel meeting held on 25 May 2016.

PRESENT:

Councillor Steve Simpson (Chairperson), Karen Salter (representing Sutherland Shire Netball Association), Brett Bryant (representing Sutherland Shire Junior Cricket Association), Colin Bowmaker (representing Cronulla Baseball Club), Group Manager Asset Management (Phil Mansfield, Acting Manager Finance (Steven Baker), Sports Services Manager (Kellie Hayes) and Executive Officer - Governance (Karen Barrass).

1. WELCOME

The meeting opened at 6.05pm and Councillor Simpson welcomed those in attendance.

2. APOLOGIES

Apologies were tendered and accepted on behalf of Jeff Stewart.

3. QUORUM

A quorum was achieved.

4. DISCLOSURES OF INTEREST

There were no disclosures of interest.

5. CONFIRMATION OF THE PREVIOUS MEETING

Decision: (Cr Simpson/Bowmaker)

That the minutes of the meeting of the Sporting Facilities Development Fund Panel held on 3 June 2015 be confirmed as a correct record.

6. CONSIDERATION OF APPLICATION FOR FUNDING (FIRST ROUND)

BACKGROUND: The Sporting Facilities Development Fund was established to assist clubs finance improvements to their club infrastructure such as: Club house extensions and renovations, floodlighting, innovations/improvements to playing fields and surrounds and/or seating.

A letter and information pack was sent to Sporting Associations/Clubs and information was also available on Council's website. The loan was spotlighted on SSC website, an advertisement was placed in The Leader and two lots of reminder emails were sent out.

Summary Round 1 –

- Submissions opened on 10 August 2015 and closed on 28 September 2015.
- One application only was received –
 - Lilli Pilli Football Club (LPFC)
 - Loan amount of \$250,000 (total cost of build \$660,000)
 - Term of loan – 10 year term
 - No grants received for this work

- Project type is new asset – synthetic surface on Lilli Pilli Oval
- NB Project put forward in 2013, detailed information with project delivery, related Council resolutions/reports – WKS062-14, CCL042-14, Draft Licence Agreement Ref: LS/05/141967 (17 Feb 2015)

Mr Mansfield advised that in parallel to this application there has been a presentation to Council in relation to the project. Different issues have been raised and put back to the Club to respond but still remain outstanding.

At this stage Council have still not been provided the final estimate for the project. The new surface needs to accommodate junior soccer. The surface needs to meet the surface grade and needs to be a shared sport facility.

Ms Hayes advised that issues like access to the stormwater retention tank still have not been resolved. Cr Simpson advised that Council understands the wear and tear of the grounds and a retention plan is required for the maintenance of the pitch. Ms Hayes advised there is no current retention plan and Lilli Pilli have not identified the life cycle of the project. Council have surfaced Kareela so have an excellent understanding of the standard required.

Assessment Criteria (Section 4)

Round 1 – Lilli Pilli Football Club

Organisation

Not for profit organisation representing a sport recognised by the Australian Sports Commission - Yes
Shire-based - Yes

Registered as an incorporated association - Yes

Application supported by the peak body (where applicable) in the Shire or the State for the particular sport
- No, Football NSW endorsed the idea but not the particular product that LPFC wants to use.

Assessment did not continue due to the above.

Recommendation: (Cr Simpson/Salter)

The following recommendation is based on the Assessment Criteria (Section 4) of the application form and information pack.

1. Round 1 Submission – Lilli Pilli Football Club – not recommended to receive fund due to concerns regarding:
 - a. quality and compliance of synthetic field product to be used
 - b. Insurance concerns with compliance of synthetic field product to be used
 - c. Gives exclusivity to one club, limits community benefit
 - d. Cost of maintaining field and future replacement cost
 - e. To be used as a multipurpose field the surface would need to comply with standards required by Cricket Australia, AFL and NRL.
 - f. Application not supported by Football NSW

7. CONSIDERATION OF APPLICATION FOR FUNDING (SECOND ROUND)

Mr Mansfield advised there was extensive advertising for this round but only one application was received.

The application from the Southern Districts Rugby Club who are under the lease and have responsibility for the building and the field at Forshaw Field, Sylvania Waters.

The purpose of the Sporting Facilities Development Fund was to improve, not for repair and maintenance.

Summary Round 2 -

- Submissions opened on 24 February 2016 and closed on 24 March 2016.
- One application only was received –
 - Southern Districts Rugby Club
 - Loan amount of \$187,500 (total cost of build \$250,000)
 - Term of loan – 10 year term
 - No grants received for this work
 - Project type is renewal of asset – roof and parapet replacement

Assessment Criteria (Section 4)

Round 2 – Southern District Rugby Club

Organisation

Not for profit organisation representing a sport recognised by the Australian Sports Commission - Yes

Shire-based - Yes

Registered as an incorporated association - Yes

Application supported by the peak body (where applicable) in the Shire or the State for the particular sport

- Not Applicable

Project

Improves the actual playing of the game by playing field improvement - No

Improves amenities facilities for players or spectators - Yes

Is consistent with Council's Open Space and Recreation Strategy (when adopted) – Not Applicable

Community Benefit

Improves universal access for persons of limited mobility - No

Multi-use capacity for completed project - No

Improves safety - No

Where a Club House is proposed, an agreement has been reached on lease terms with Council - Yes

Promotes grass roots sporting participation and healthy lifestyle - No

Asset/Energy Efficiency

Will reduce the consumption of electricity, water or gas - No

Will reduce maintenance costs for the club or Council. In the short term - Yes

Recommendation: (Salter/Bowmaker)

The following recommendation is based on the Assessment Criteria (Section 4) of the application form and information pack.

1. Round 2 Submission – Southern District Rugby Club – not recommended to receive fund due to concerns regarding:
 - a. The club has financial constraints
 - b. The club already has a commitment for \$90,000 as their contribution to the carpark upgrade
 - c. Maintenance costs for Council

Cr Simpson reminded Committee members that information discussed at this meeting is not to be disclosed.

Council staff will prepare a report to Council providing the outcomes of the two rounds of applications. Council will need to decide if we continue to offer the fund. The Sporting representative committee members advised they think the concept is good and would like to see Council continue to offer the fund.

8. AMALGAMATION OF SPORTING FACILITIES DEVELOPMENT FUND PANEL WITH SPORTS AND ACTIVE COMMUNITIES SUB COMMITTEE

Mr Mansfield advised that in September 2015 the Mayor submitted a list of sub committees for the next 12 months. It was decided that the Sporting Facilities Development Fund Panel combine with the Sports and Active Communities Sub Committee to oversee the Fund and also to advise Council on all matters which will encourage healthy and active lifestyles. A charter has been created for this newly formed committee and will be adopted by Council shortly.

Therefore this will be the last meeting of the Sporting Facilities Development Fund Panel.

Meeting closed at 6.35pm.

INF003-17 PRICES CIRCUIT & MANILLA PLACE WORONORA – DRAINAGE

Attachments: Appendices A, B, C, D and E

EXECUTIVE SUMMARY

- This report seeks to allocate a total of \$474,000 for urgent drainage and road works in Prices Circuit, Woronora in order to address flooding and poor road drainage identified following intense storms that occurred in April 2015 and June 2016.
- The proposal has been prioritised due to the major flooding (including raw sewage contamination) due to pipe capacity and blockages that has affected properties in Prices Circuit, Yanko Close and Manilla Place, Woronora as well as the nearby caravan park.
- Council has worked with Sydney Water to develop an action plan which was presented to a meeting of the Woronora Valley community on the 17 August 2016, which included a number of mitigation measures to be undertaken by Council. Clearing works have been undertaken and a design has now been completed for the drainage system upgrade.
- The proposal has been assessed as critical and as a result of this assessment it should be actioned for completion as a high priority. This means an immediate allocation of funds, and funds will be provided through current project budget savings and drawing upon the capital works reserve.

REPORT RECOMMENDATION

That Council vote funds totalling \$474,000 for the design, project management and construction of drainage and road works in Prices Circuit, Woronora to be funded from current project savings and capital works reserve.

PURPOSE

The purpose of the report is to advise Council of the nature and severity of flooding in the vicinity of Prices Circuit, Woronora and to recommend that funds be provided in Council's 2016/17 Budget to enable capital works to be implemented as a critical priority in order to mitigate further flooding.

BACKGROUND

The residential estates accessed through Prices Circuit, Manilla Place, Boomi Place and Yanko Close was developed by Council as a commercial enterprise in the early 1970's.

The lower parts of Prices Circuit, Manilla Place, Boomi Place and Yanko Close are near level and are below the level of the banks of the Woronora River. They in effect form a basin drained only by stormwater pipelines to the River. There is no overland escape route for flood flows and it is not feasible to develop an escape route. The pipelines are themselves near level making them prone to sedimentation and blockage. In the case of the pipeline draining Manilla Place, the pipe outlet is below the level of the beach at the river bank making it even more prone to blockage than other pipelines in the area.

Even when fully operational, Council's piped drainage system downstream of Yanko Close can control the discharge resulting from storms of once in one year recurrence interval only. The discharge from more intense storms causes stormwater to pond in Prices Circuit.

Prices Circuit was inundated by flood waters during and following intense storms that occurred in April 2015 and in June 2016. Flood waters reached to depths up to 700mm above the road surface and entered at least five homes (Appendix A). The Caravan Park on the northern side of Menai Road was also inundated.

The flooding was the result of insufficient pipeline capacity and pipeline blockages.

A large sewer carrier main (750mm diameter) runs the length of the lower part of Prices Circuit. The sewer main drains waste water from properties as far away as Illawong and Barden Ridge. It surcharged during the storms of April 2015 and June 2016 (Appendix B). The sewer was observed to surcharge well before the area was inundated. This shows that the contamination of flood waters by waste water is not the result of flooding in Prices Circuit but is attributable to the operation of the sewer system itself.

Senior Council and Sydney Water officers have agreed that both organisations need to improve infrastructure in and upstream of the area. Both organisations met with affected residents at a community meeting held on 17 August 2016 and agreed to develop proposals and to update the community in October.

DISCUSSION

Action Taken by Sydney Water

Sydney Water has completed preliminary investigations and has concluded that the most likely cause of surcharge from its main in Prices Circuit is the displacement of sewer manhole lids located in watercourses upstream of Prices Circuit. It has undertaken to check all manholes (there are reportedly hundreds of manholes in watercourses through bush land accessible only on foot) and to modify them as necessary to prevent further inflows of stormwater.

A sewer overflow to the Woronora River was disconnected some time ago because of operational problems. Sydney Water has undertaken to replace the overflow in the medium term. As a short term measure, Sydney Water has installed temporary pumps to discharge waste water to the River if surcharge from the sewer main in Prices Circuit becomes imminent. Sydney Water has installed flow meters in its sewer main in order to monitor flows with a view to anticipating surcharge and obtaining more accurate data in relation to future surcharge.

Action Taken by Council to Date

Maintenance of Existing Pipelines

All stormwater pipelines in the area have been cleared of sediment.

Ongoing Inspection and Maintenance

Past practice has been to carry out a cursory inspection of all road drainage pits in the Shire in conjunction with annual inspection of road and footpath assets. The events of 2015 and 2016 have shown that past practices relating to the inspection and clearing of stormwater pipelines prone to blockage cannot guarantee that pipelines will be fully operational when intense storms occur.

All pipelines that have a history of blockage have now been listed for periodic detailed inspection and clearing.

Scope of Proposed Capital Works By Council

Drainage Downstream of Yanko Place - Budget Cost Estimate \$240,800

The stormwater catchment draining through Prices Circuit downstream of Yanko Place consists of two approximately equal sub-catchments (Appendix C). One sub-catchment (shaded red in Appendix C) drains to a low point in the upper part of Prices Circuit above Yanko Close (Point "A" in Appendix C) and the other (shaded green in Appendix C) drains directly to stormwater inlet pits in the low lying section of Prices Circuit.

The owners of properties at the low point in Prices Circuit above Yanko Close (Point "A") have confirmed that all of the stormwater arriving at that point is collected in the piped drainage system. Unfortunately, where the pipeline passes through the low lying area of Prices Circuit, stormwater surcharges from surface inlet pits intended to collect stormwater. Council staff propose to separate the pipeline draining the upper part of Prices Circuit from the local system draining the low lying areas. The pipeline draining the upper part of Prices Circuit will be sealed between Yanko Close and the outlet into the Woronora River. The existing pipeline in Council's drainage easement adjacent to the southern boundary of No. 233 Prices Circuit will be duplicated and geometric improvements will be made to the drainage system in Prices Circuit in order to improve hydraulic performance (Appendix D). Detailed design by Council's Design Services Unit is at an advanced stage and will be available for construction by end October.

Regrading of Prices Circuit between No. 233 and No. 241 - Budget Cost Estimate \$192,000

As noted, Council has a drainage easement through No. 233 Prices Circuit. The existing low point in Prices Circuit is outside No. 237 Prices Circuit. The existing near-level kerb and gutter between No's 233 and 237 has been uplifted by tree roots and ponds water. It needs to be reconstructed in order to eliminate ponding. Rather than reconstructing the kerb and gutter at the same levels, Council should regrade the road carriageway in such a way as to shift the low point from its current location outside No. 237 to the drainage pit outside No. 233. This will raise the lowest point in Prices Circuit and so reduce the frequency and depth of flooding.

Sediment Trap at Outlet of Pipeline Downstream of Manilla Place - Budget Cost Estimate \$14,200

The pipeline draining Manilla Place is particularly problematic. This is because the pipe outlet is below the level of the beach at the river bank making it even more prone to blockage than the other pipelines in the area. Inspections have revealed that as early as two weeks after clearing, the pipe outlet was again half full of river sand (Appendix E). A search of the internet and enquiries made of other local councils has failed to identify an off-the-shelf device that could be installed to prevent the entry of sand into the pipeline. Council staff have prepared a concept design for a bespoke sediment trap to prevent the entry of river sand into the pipeline. Detailed design is being prepared by Council's Design Services Unit and is expected to be completed by end November. This design process has been undertaken in consultation with operational staff that have experience in clearing of sediment traps. As the design has not been proven there is a risk that problems will be experienced in its operation, this will therefore be a trial of the adopted design which may be implemented elsewhere if successful.

Footpath Construction - Listed for inclusion in future Footpath Construction Programs.

Comments made by residents at the Community Meeting held in August brought Council's attention to the fact that the nature strip of Prices Circuit is difficult to walk along due to surface roots of paper bark trees planted by Council many years ago. The roots of these trees have also lifted kerbs causing water to pond, damaging the adjacent granular road pavements and creating a nuisance to residents. The trees would cause uplift of any paved footpath constructed within the nature strip.

The trees should be removed and when funds become available, a paved footpath should be constructed in Prices Circuit to link Woronora Public School to the intersection of Prices Circuit and Menai Road. A paved footpath already exists along the upper part of Prices Circuit and the proposed footpath will link to both ends of the existing path.

There is a warrant for a footpath and the construction of a footpath in the lower section of Prices Circuit has been listed for consideration in the 2017/18 and 2018/19 Footpath Construction Programs.

Risk assessment – current situation

Council staff are currently developing a customer response tool for stormwater issues to assist in prioritisation and although it is in draft form it is based on another council's adopted approach and it represents an aid to determine priority in a logical and objective manner. It follows a common four step process of likelihood, consequence, rating and timing for treatment of the risk. The following tables illustrate the process

Table 1 Likelihood - Qualitative Descriptors

Likelihood	Descriptor	Probability of occurrence
Rare	May occur only in exceptional circumstances	Once in 20 years
Unlikely	Could occur at some time	Once in 10-20 years
Possible	Might occur at some time	Once in 3-5 years
Likely	Will probably occur in most circumstances	Once in 2 years or less

Table 2 Consequences - Qualitative Descriptors

Consequence	Potential Safety Risk to Personnel	Potential Risk to Property Damages	Threat to Environment	Number of properties affected
Insignificant	Nil	Road affected	Nil	1
Minor	First Aid	Access to property affected	Insignificant and short term	2 – 5
Moderate	Medical treatment	Property/ Yard affected	Significant and short term	5 – 10
Major	Disability/Fatality	Building affected	Significant and long term	>10

Table 3 Risk Rating

Risk Rating				
Likelihood	Consequences			
	Insignificant	Minor	Moderate	Major
Rare	L	L	M	M
Unlikely	L	L	M	M
Possible	L	M	H	H
Likely	M	M	H	H

The current situation has been determined as a high risk due to potential frequency of occurrence, private property damage and related public health concerns from sewage contamination.

The following table then allocates priority and based on this it has been determined that in the subject case immediate corrective action is required.

Table 4 Classification of Risk and respective treatment

Risk Rating	Action required & response time
High Risk	Requiring prioritised corrective action within 0 – 30 days
Medium Risk	Planned action required within 30 – 60 days
Low Risk	Manage by routine maintenance within 60 – 90 days

Risk Assessment – new works

Technical

The trench for the new pipeline in No 233 Prices Circuit will be excavated in water-charged ground in very close proximity to the dwelling adjacent to Council's drainage easement. The dwelling has shallow footings and the owner of the property has advised that it has settled. Cracks in outside walls of the dwelling are consistent with settlement having occurred. In order to dodge utility services located in the footpath of Prices Circuit, the trench for the new pipeline will be approximately 2m deep adjacent to the shallow footings of the dwelling.

There is a very real risk that the footings will be undermined if precautions are not taken to avoid this. Specialist Geotechnical engineers have been engaged to advise Council of measures that should be taken in order to avoid damage to the building during construction works.

The design of the sediment trap to be constructed at the outlet to the pipeline draining Manilla Place has not been tested. Even though operational staff experienced in the clearing of sediment traps have been consulted during development of the concept design and support the proposal, there is a possibility that unforeseen difficulties may be experienced in clearing trapped sediment.

Financial

Precautionary measures recommended by the geotechnical engineers for works adjacent to the dwelling at No. 233 Prices Circuit may result in an increase in the cost of the works.

The cost estimates referred to in this report have been prepared without the benefit of final detailed design and may need to change when detailed design is finalised. It is considered that the risk of cost increases is warranted in view of the benefits that will accrue from timely implementation of the works.

Scope

The scope of the proposed works has been carefully considered and it is unlikely that the scope will need to increase.

Political

The community response to Council's proposals has been positive to date and it is unlikely that affected residents will raise objections.

Organisational Credibility & Reputation

Residents hold Council responsible for the flooding because Council developed the land and constructed the road and drainage works that have proven to be insufficient. The timely implementation of remedial works is likely to have a significant positive impact on the community's perception of Council.

Environmental

The paperbark trees that will need to be removed in order to make way for the proposed drainage works and in order to avoid further damage to road and footpath assets, have a beneficial impact on the amenity of the area generally and are known to lower the water table within the root zone of the tree.

Suitable replacement trees will be planted in order to offset the loss in amenity however trees planted in the nature strip in close proximity to kerb and the proposed footpath will need to be small. Larger trees will be planted in the nature strip on the far side of the road carriageway. Residents will be encouraged to plant larger trees within their properties.

Project Timeline

In view of the priority of the drainage works, they will be scheduled for commencement in late October or early November 2016. Road regrading will be commenced following the completion of drainage works.

CONSULTATION**Communication Plan**

The proposed works will be detailed to affected residents at a community meeting to be scheduled for late October.

Works within No. 233 Prices Circuit will be discussed with the property owners prior to finalisation of the design with a view to modifying the design as appropriate to accommodate any concerns or suggestions made. Proposals to regrade footpath crossings and private driveways in conjunction with regrading of the carriageway of Prices Circuit will be discussed with property owners and their concurrence will be secured prior to finalising the designs.

Project Governance

The project will be reviewed following further community consultation and consultation with the owners of properties within which works are proposed.

BUDGET AND RESOURCES

Project Implications

Whilst the need for drainage works in the vicinity of Prices Circuit has been known for some time, the scale of the works required was underestimated and a provision of \$146,352 only was included in Council's 2016/17 Budget.

Budget savings realised on drainage projects completed to date amount to \$41,648. These savings can be put to the proposed drainage works in Prices Circuit. The remaining additional funds required to complete the necessary drainage works will need to come from the Capital Works Reserve.

No provision has been made for road works in Prices Circuit in Council's 2016/17 Budget. The funding of necessary road works will come from the 2016/17 Roads to Recovery Program and will have a minor impact on pavement renewal projects that might otherwise have been completed under that Program.

Construction

The project will be constructed by Council's Civil Operations Unit with oversight by Council's Executive Engineer, Manager - Roads and Footpaths and Manager - Stormwater and Waterway Assets. The proposed works are to be completed by utilising a combination of day labour staff and contractors engaged under Preferred Supplier Agreements. The works can be completed without additional day labour resources.

Potential Reimbursement of Program Funds

In the longer term, it may prove possible to reimburse the Capital Works Reserve and the Roads to Recovery Program by developing and selling a residential allotment within Council owned land across the River at No 28 Prince Edward Park Road. That land was acquired for drainage purposes in the early 1980's and has been left to lie idle since. It may be possible to construct a formed escape route for surface flows clear of a sufficiently large area of land suitable for residential development.

Financial

The funds required to complete the proposed works will be sourced in the short term from the Capital Works Reserve and from the 2016/17 Roads to Recovery Program. It may be possible in the longer term to reimburse those programs with funds from the sale of land at 28 Prince Edward Park Road, Woronora.

The design, project management and construction cost estimates for the project are as follows:

	231-237 Prices Circuit Drainage Upgrade, Woronora
Design & Project Management	\$ 27,000
Construction Estimate (Inclusive of contingencies)	\$ 447,000
Total Cost	\$ 474,000

Budget Vote Details

Budget Description: Stormwater Drainage Program
 Program Description: 2016/2017 Drainage Construction Program
 Project Description: Prices Circuit & Manilla Place Woronora - Drainage
 Project Account No: 156460
 Strategic Intent: Well maintained and efficient critical infrastructure which meets current and future needs.

	General Revenue	Other Funds	Total
	\$	\$	\$
Current Budget Allocation (including other authorised variations to date)	146,352	-	146,352
Carry Over Funds Available	-	-	-
Total Funds (as represented in Finance One)	146,352	-	146,352
Add: Additional Funds 1	-	119,000*	119,000
Add: Additional Funds 2	167,000**	-	167,000
Add: Additional Funds 3	41,648***	-	41,648
<u>Less:</u> Funds Voted to Date	-	-	-
Available Funds (as represented in Finance One)	355,000	119,000	474,000
Proposed Design Funds	27,000		
Proposed Construction Funds	328,000	119,000	474,000
Total Proposed Funds per this Report	355,000	119,000	474,000
Balance of Funds Yet to be Voted from Allocation	-	-	-

* Commonwealth Government AusLink Roads to Recovery Grant Fund

** Capital Work Reserve Fund

*** Savings made from completed 2016/2017 Drainage Projects to date

POLICY

The environmental impact of all works will be assessed in accordance with the provisions of Part 5 of the Environmental Planning and Assessment Act prior to finalisation of designs.

CONCLUSION

The drainage systems servicing the residential estates which are accessed via Prices Circuit, Manilla Place, Boomi Place and Yanko Close, Woronora are prone to blockages. Even when fully functional the piped system draining Prices Circuit in the vicinity of Yanko Close have limited capacity. Storms in 2015 and 2016 saw several critical sections blocked causing sewage contaminated flood waters to inundate Prices Circuit.

To mitigate future flooding Council should implement the works detailed in this report. These works will also limit the ponding of water in the road carriageway of Prices Circuit and reduce sedimentation in the pipeline draining Manilla Place, Woronora.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Executive Engineer, Mario Sherrie, who can be contacted on 9710 0503.

File Number: 2015/216494



Appendix A – Contaminated Floodwaters April 2015 – Prices Circuit near Yanko Close

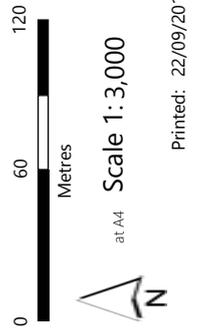


Appendix B – Sewer Surcharge from 750mm Diameter Carrier Main – Prices Circuit



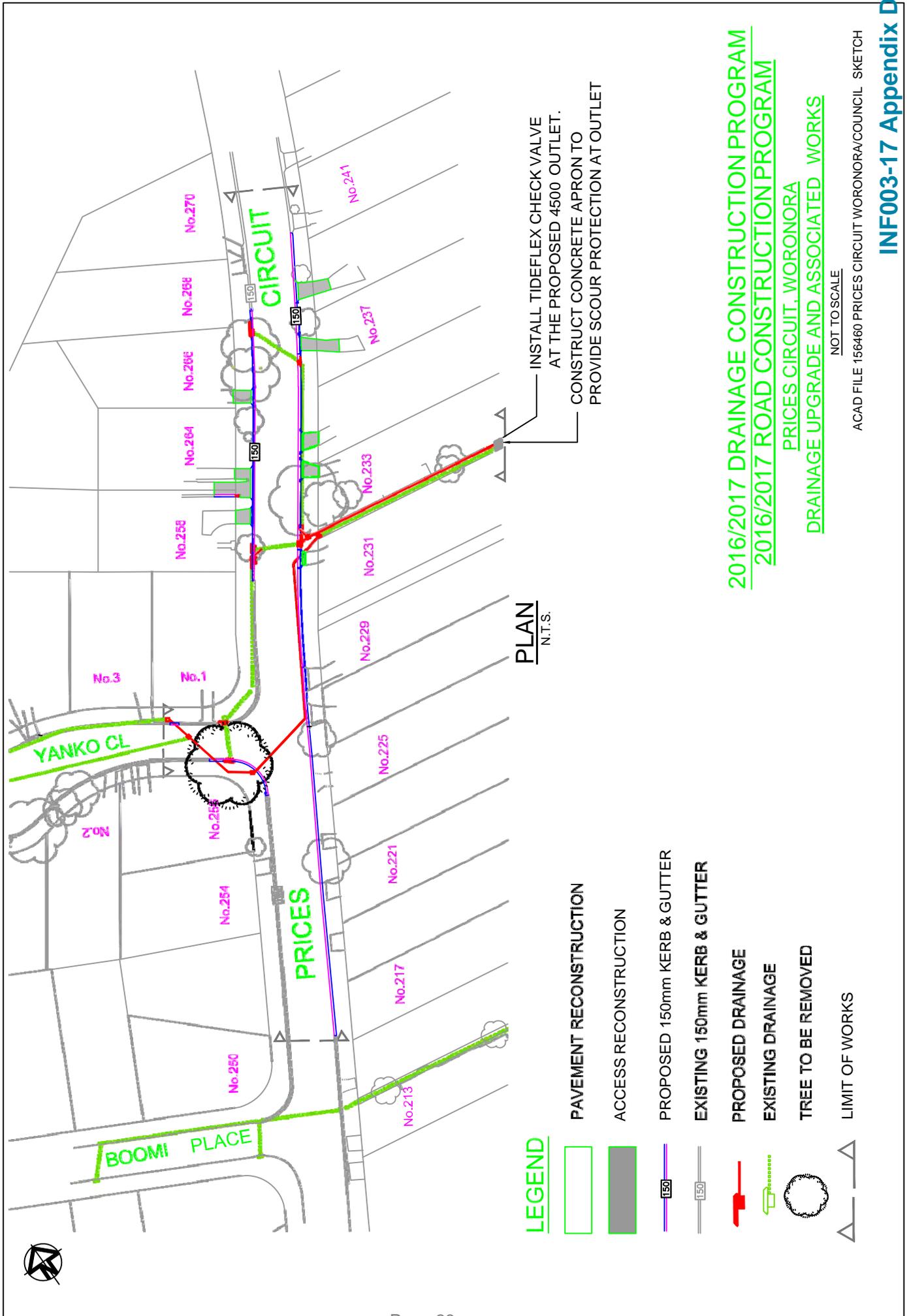
- Legend**
- - - Easements
 - Yellow Land Bdy's
 - Land
 - 2m Contours
 - Drainage Pipes
 - <all other values>
 - Assessed
 - Confirmed
 - Notional
 - Drainage Pits
 - Assessed
 - Confirmed
 - Notional

This map has been produced with the most current data available to Council as supplied by various sources. INFORMATION IN THIS MAP IS SUBJECT TO COPYRIGHT. Council is not responsible for any inaccuracies in the data provided. Contact Council's Land Information Unit (ph. 9710 0116) for more information.



Sutherland Shire Council Mapping





PLAN
N.T.S.

- LEGEND**
- PAVEMENT RECONSTRUCTION
 - ACCESS RECONSTRUCTION
 - PROPOSED 150mm KERB & GUTTER
 - EXISTING 150mm KERB & GUTTER
 - PROPOSED DRAINAGE
 - EXISTING DRAINAGE
 - TREE TO BE REMOVED
 - LIMIT OF WORKS

2016/2017 DRAINAGE CONSTRUCTION PROGRAM
2016/2017 ROAD CONSTRUCTION PROGRAM
 PRICES CIRCUIT, WORONORA
 DRAINAGE UPGRADE AND ASSOCIATED WORKS

NOT TO SCALE

ACAD FILE 156460 PRICES CIRCUIT WORONORA/COUNCIL SKETCH



Appendix E – Outlet of Pipeline Draining Manilla Place Two Weeks After Clearing

**INF004-17 EXTENSION OF THE RIDGE GOLF COURSE AND SPORTS COMPLEX
MAINTENANCE CONTRACT**

INF004-17

Attachments: Nil**EXECUTIVE SUMMARY**

- The Ridge Golf Course and Sports Complex Maintenance Contract was awarded to Programmed Turnpoint in 2011 for a three year period with an option to extend for a further three years
- In 2014 the option to extend was taken up, extending the maintenance contract to 16 January 2017 through a Deed of Extension of Contract.
- As the Deed of Extension of Contract is due to expire, support is being sought to extend the current maintenance contract for a six month period to 26 May 2017 under section 55(3)(i) of the Local Government Act 1993 which states '*a contract where, because of extenuating circumstances, remoteness of locality or unavailability of competitive or reliable tenders, a council decides by resolution (which states the reason for the decision) that a satisfactory result would not be achieved by inviting tenders*'.
- An extension to 26 May 2017 will bring the maintenance contract in line with the Management and Operational Licence of the Golf Course and Driving Range. It will also enable a thorough exploration of service levels and a cost benefit analysis to be undertaken of the maintenance options available for the complex.
- The value of the proposed extension is approximately \$500,000.

REPORT RECOMMENDATION

<p>That Council approve the extension of the current Ridge Golf Course and Sports Complex Maintenance Contract held by Programmed Turnpoint to 26 May 2017 under section 55(3)(i) of the Local Government Act 1993.</p>

PURPOSE

The purpose of this report is to seek Council support to extend the current Ridge Golf Course and Sports Complex Maintenance Contract held by Programmed Turnpoint to 26 May 2017 under section 55(3)(i) of the Local Government Act 1993.

Sport Services staff are seeking support to extend the contract to bring the maintenance contract in line with the Management and Operational Licence of the Golf Course and Driving Range and ensure that a thorough exploration of service levels is achieved and a cost benefit analysis of all options available is conducted prior to committing Council to a further contract term. With the limited time remaining prior to the expiry of the current contract, a satisfactory result will not be able to be achieved.

BACKGROUND

The Ridge Golf Course and Sports Complex Maintenance Contract was awarded to Programmed Turnpoint in 2011 for a three year period with an option to extend for a further three years.

In 2014 the option to extend was taken up, extending the maintenance contract to 16 January 2017 through a Deed of Extension of Contract.

Under the contract, Programmed Turnpoint is responsible for the maintenance of the sporting fields, surrounds, golf course and golf driving range.

Running parallel with the maintenance contract was the Management and Operation Licence Agreement for the Golf Course and Driving Range. From 2009 to 2016, the Management and Operation of the Ridge Golf Course and Driving Range was licensed to golf management and operations company, Bootse Pty Ltd.

In May 2016, as a result of a competitive tender process, the licence for the Management and Operations of the Ridge Golf Course and Driving Range was given to new golf management company, Phoenix Sport Management Pty Ltd. This licence is for the period 27 May 2016 to 26 May 2019.

DISCUSSION

With a new licence for the management and operations of the Ridge Golf Course and Driving Range and the impending expiry of the complex maintenance contact in January 2017, an opportunity exists to explore current service levels at the Ridge Sporting Complex and thoroughly explore options available to Council.

It is more appropriate for the new Council elected in September 2016 to review this contract from a service level perspective and to integrate this contract into the operational management of the golf course and Driving Range in 2019.

If the current maintenance contract is extended to 26 May 2017, a number of options can be thoroughly explored. Any outcome of the investigation could be implemented for a two year trial in line with the Management and Operation Licence Agreement for the Golf Course and Driving Range to 26 May 2019.

The extension of time will enable the following options to be explored:

- Separating the maintenance responsibilities of the sporting fields from the Golf Course and Driving Range.
- A cost benefit analysis of Council Parks Operations Unit maintaining the Ridge Sporting Complex Fields versus a private contractor.
- A cost benefit and risk analysis of maintaining or changing the current service standard to the Golf Course and Driving Range in light of the management and operational licence concluding in May 2019.
- Consultation with Ward Councillors and users on various service level options.

The original goal of the business plan for the Ridge was for it to be cost neutral with revenue from the golf course and driving range covering the cost of planned maintenance.

BUDGET AND RESOURCES

The Ridge Golf Course and Sports Complex Maintenance Contract is the responsibility of the Sport Services Unit. The value of the proposed contract extension is approximately \$500,000 and is currently covered utilising existing budget resources.

POLICY

The recommendation is made in accordance with Section 55(3)(i) of the Local Government Act 1993.

CONCLUSION

Extending the current Ridge Golf Course and Sports Complex Maintenance Contract held by Programmed Turnpoint to 26 May 2017 will bring the planned maintenance contract in line with the Management and Operational Licence of the Golf Course and Driving Range and will ensure that a thorough service level assessment and cost benefit analysis is conducted prior to committing Council to a further contract term.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Sport Services Manager, Kellie Hayes, who can be contacted on 9710 0469.

File Number: 2015/78809

INF005-17 CRONULLA TRAFFIC STUDY UPDATE

Attachments: Nil

EXECUTIVE SUMMARY

- In response to the Cronulla Town Centre Traffic Study, Council resolved in October 2015 to progress a preferred option to improve traffic flows at the southern end of the centre.
- At the same time a number of unsolicited responses from the community were received suggesting alternative solutions that warranted further investigation and review of the original preferred option.
- In July 2016 consultants began preparing a Public Domain Masterplan for Cronulla Town Centre to plan for the short and long term future of the town centre including traffic and parking.
- The measures for improved traffic flow in Cronulla warrant further pursuit in consultation with key stakeholders and the community. In this regard, it is appropriate that this consultation be undertaken in conjunction with and as part of the development of the Cronulla Town Centre Public Domain Masterplan.

REPORT RECOMMENDATION

That the measures for improved traffic flow in Cronulla be further pursued in consultation with key stakeholders and the community as part of the development of the Cronulla Town Centre Public Domain Masterplan.

PURPOSE

The purpose of this report is to update Council on the progress of proposed traffic improvements arising from the Cronulla Town Centre Traffic Study and seek endorsement to pursue alternative measures in conjunction with the development of the Cronulla Town Centre Public Domain Masterplan.

BACKGROUND

Cronulla Traffic Study

In October 2014 Council engaged traffic consultants to undertake a traffic study for the Cronulla Town Centre.

The key elements of the project brief were as follows:

- Undertake micro simulation traffic modelling for the Cronulla Town Centre for the AM, PM and Saturday peak periods.
The modelling assesses existing and future scenarios allowing for projected growth internal and external to the study area up to 2034.
- Identify existing and future pinch points within the road network and potential options to mitigate their impact.
- Model and assess two options for the introduction of additional capacity within the road network on the western side of the town centre:
 - Option 1 - Upgrading of Cronulla Street to two lanes southbound between Croydon Street and Laycock Avenue.
 - Option 2 - Creation of an alternative through corridor via the extension of Tonkin Street north of its current end, through to Searl Road.
- With regard to Option 2 (Tonkin Street extension), undertake a preliminary feasibility study of the potential road extension to determine its viability for later detailed consideration.

The results of the study were reported to Council (see WKS017-16) at its meeting of 10 August 2015 where Council resolved the following:

- "1. That the Draft traffic study for Cronulla be endorsed for the purposes of public exhibition relating to option 1 (Cronulla Street Upgrade).
2. That after the results of the public exhibition are reviewed a further report be provided on determining an agreed "tipping point " in traffic congestion in Cronulla at which point Option 2 (Tonkin Street extension) will also be developed as a long term solution, as outlined in the report.
3. That a further report be provided in regards to a proposal that Council conduct in-house traffic modelling to undertake a review of appropriate town centres."

In response, Council's Traffic and Transport Unit commenced further design development of Option 1. At the same time it received a number of unsolicited responses from the community suggesting alternative solutions that warranted further investigation.

As yet there has been no direct consultation with the community on any of the options.

Cronulla Town Centre Public Domain Masterplan

In July 2016 Council engaged consultants Gallagher Studios to prepare a Public Domain Masterplan for Cronulla Town Centre. Preparation of a masterplan is necessary to plan for the short and long term future of the town centre and respond to a number of Council and community concerns including:

- Aging Infrastructure in the Mall and Town Centre.
- Traffic, parking and pedestrian movement.
- Integration of the public domain with existing and future land use development.
- The daytime and night time economy of the centre.

A key aspect of the Consultant's brief is the engagement of key community stakeholders during the masterplan development and subsequent exhibition of the plan to the broader community.

The masterplan is programmed for delivery and adoption by Council in mid 2017.

DISCUSSION

Traffic Improvement Options

Original Preferred Option

The original option 1 was to provide additional southbound capacity through the provision of the following:

- A short left turn slip lane in Croydon Street for vehicles turning left into the "town centre" via the one way northbound section of Cronulla Street.
- A two lane southbound approach and departure at the signalised pedestrian crossing adjacent the railway station.
- A two lane southbound approach to the roundabout at the intersection of Cronulla Street and Laycock Avenue.

The works require significant widening of the road carriageway towards the railway station within sections of the rail corridor. Further design development indicates that this option:

- Limits opportunity to improve pedestrian accessibility via the pedestrian underpass to the west of the rail corridor (including the Bundeena Ferry).
- Limits opportunity to bring bike riders up to the centre and train station via the proposed Sutherland to Cronulla Active Transport Link (SCATL).

Modified Option

A modification to this option which maintains the two lane approach and departure at the pedestrian signals without having to widen the road carriageway is achievable but requires the following measures:

- Removal of the right turn lane and prohibiting right turn movements into the southern end of the centre.
- Relocation of the pedestrian crossing further to the north to provide an area for vehicles entering the centre to queue clear of the southbound through traffic.

Alternative Options

The queuing out of the left turn movement from Croydon Street into Cronulla Street at the southern end of the shopping strip is a significant factor in causing traffic delays in weekday PM and weekend peak periods.

There are a number of contributing factors which cause the traffic to queue out:

- The volume of motorists circulating through the retail centre looking for a parking space close to their destination. In peak periods this is both undesirable and unnecessary given that parking spaces in the centre are generally fully occupied and alternative parking options are available on the edge of the centre.
- The pedestrian crossing located at the southern end of the retail centre.
- Motorists waiting for parked cars to vacate their spaces thereby blocking the traffic stream.
- The lack of queuing area between the entry and the "friction" created by the pedestrian crossing and parking manoeuvres.

Primarily the alternatives investigated involve prohibiting the left turn movement into the retail centre including the following options:

- Reversal of the one way movement in Surf Road and in Cronulla Street south of Surf Road.
- Reversal of the existing one way movement in Cronulla Street and Purley Place.
- Relocating the pedestrian crossing further to the north and permitting only right turn movements into the southern end of the centre.

Whilst these alternatives all have their own disadvantages, such as loss of parking spaces and reduced accessibility, initial traffic modelling showed that they potentially provided superior results to the original Option 1 in terms of traffic flow and overall cost. There was also the additional advantage that they could be potentially implemented on a trial basis without significant capital outlay.

However further, more detailed analysis indicates that the results are not as positive as first thought due to problems with the original traffic modelling commissioned by Council. Council's Traffic and Transport Unit has now purchased the traffic modelling software and is working through these issues in house.

With regard to Points 2 and 3 of the previous Council resolution, the following comments are made:

- Any further investigation of an alternate route south of the rail line (Tonkin Street extension) should remain in abeyance pending the outcome of measures proposed and discussed in this report.
- Council has recently purchased the specialised traffic modelling software which allows the ability to undertake more complex modelling of town centres in house. Funds have also been allocated in the 2016/17 budget for the undertaking of a strategic shire wide traffic model. This will require the use of a consultancy to build the strategic model which can then be maintained and modified in house using the specialist software.

CONSULTATION

As yet neither Option 1 nor the alternative proposals presented in this report have been advertised to stakeholders or the community. It is recommended that traffic improvement measures be incorporated into the Cronulla Public Domain Masterplan including consultation with key stakeholders and general exhibition to the public. At this stage it is proposed to commence workshopping the Masterplan with stakeholders in late October 2016 and to publicly exhibit the Masterplan in February/March 2017.

BUDGET AND RESOURCES

\$800,000 in Council funds are currently allocated in the Financial Plan via project ID 161210 across the 2017/18 and 2018/19 financial years for traffic works arising from the traffic study. Significant lead time prior to construction with NSW government agencies involvement is required. However, it is possible that the alternative options now under consideration could be implemented within a reduced time frame.

Preparation of the masterplan is separately funded in the current 2016/17 budget allocation.

POLICY

Any of the proposed traffic changes require the endorsement of the Sutherland Traffic and Traffic Safety Committee and the direct approval of Roads and Maritime Services.

CONCLUSION

The Cronulla traffic study and masterplan are tightly interconnected and some of the directions and principles of the latter document are likely to influence the infrastructure solutions required to address the issues in the traffic study.

Options for improved traffic flow in Cronulla warrant further consultation with key stakeholders and the community. In this regard, it is appropriate that this consultation be undertaken as part of the development of the Cronulla Town Centre Public Domain Masterplan.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Traffic and Transport Manager, Bruce Powe, who can be contacted on 9710 0498.

File Number: 2015/36604, 2015/36175

CONFIDENTIAL REPORTS FROM OFFICERS

In accordance with Section 10A(1) of Local Government Act 1993, the following matters will be considered in the Closed Session:

INF001A-17 T641/16 SYLVANIA WATERS ATHLETICS TRACK RESURFACING**Section 10A(2)(d)(i) Commercial Information of a Confidential Nature:**

This matter is being considered in Closed session as it relates to commercial information the disclosure of which would be likely to prejudice the commercial position of the person, company or tenderer who supplied it. On balance, the public interest in preserving the confidentiality of information provided by persons, companies or tenderers outweighs the public interest in maintaining openness and transparency in council decision-making because the disclosure of this information could reveal information that is commercial in confidence and the release of which could damage the commercial position of the person, company or tenderer who supplied it.

INF002A-17 MINUTES OF THE COMMERCIAL PROPERTY PROJECTS STEERING COMMITTEE HELD ON 30 MAY 2016**Section 10A(2)(d)(ii) Commercial Information of a Confidential Nature:**

This matter is being considered in Closed session as it relates to commercial information the disclosure of which would be likely to confer a commercial advantage on a competitor of the council. On balance, the public interest in preserving the confidentiality of information relating to council's commercial activities outweighs the public interest in maintaining openness and transparency in council decision-making because the disclosure of this information could allow competitors to council's commercial activities to gain a commercial advantage.

INF003A-17 T545/15 SCYLLA BAY OVAL - DEMOLITION OF EXISTING AMENITIES AND CLUBHOUSE & CONSTRUCTION OF NEW AMENITIES AND CLUBHOUSE**Section 10A(2)(d)(i) Commercial Information of a Confidential Nature:**

This matter is being considered in Closed session as it relates to commercial information the disclosure of which would be likely to prejudice the commercial position of the person, company or tenderer who supplied it. On balance, the public interest in preserving the confidentiality of information provided by persons, companies or tenderers outweighs the public interest in maintaining openness and transparency in council decision-making because the disclosure of this information could reveal information that is commercial in confidence and the release of which could damage the commercial position of the person, company or tenderer who supplied it.