



**Minutes of the General Meeting held on Monday 15 May 2023 at 6.30pm
at Northbridge Golf Club**

Present	63 attended, 43 from Bay, 9 from Plateau, and 11 from other Precincts.
Convenor PW:	Meeting declared open 6.35pm. Acknowledgement of First People.
Correspondence:	<p>Correspondence was not tabled at the meeting. The Secretary advises the correspondence received since the AGM in November 2022 was:</p> <p>Incoming</p> <p>NSC - Various DA's NSC - Minutes of CPC meeting Feb 21 Mayor Zoe Baker - Cost overrun and delay on North Sydney Olympic Pool. Letter attached to minutes NSC - Invitation to CPC meeting May 2</p> <p>Outgoing</p> <p>Bay residents - Minutes of Nov AGM NSC - Requesting improved walking access to Tunks. NSC - Safety concerns for vehicles exiting properties from 22 to 28 The Boulevard. NSC - Objection to DA38/2023 – 21 Cowdroy Av.</p>
Apologies	BE advised apologies received - Cr William Bourke, AS, LR.
Minutes	Minutes of the AGM, November 2022 were adopted.
Keynote Address: Cammeray Traffic Impacts – Western Harbour Tunnel	<p>JB introduced and welcomed the keynote speaker, Georgina Taylor, Co-convenor of the Northern Residents Action Group. Her address covered the traffic impacts of the Western Harbour and Beaches Link project. Topics included:</p> <ul style="list-style-type: none"> • History of the Warringah Freeway • Increased traffic congestion on local streets, particularly the main arterial streets, Miller St, Military Rd, and West St. • Congested and failed intersections. In Cammeray, Miller & Amhurst, Miller & West, Miller & Ernest • Significantly reduced access to the freeway • New rat runs



	<p>She strongly recommended residents write letters of protest to the Minister for Roads, the Minister for Transport, and the Treasurer. She agreed to send the style of letter to BE, who will distribute it to Bay's residents.</p> <p>Throughout the presentation, a map was displayed. It was created by the WHTBL team on behalf of Transport for NSW. It is attached to these minutes.</p> <p>PM thanked Georgina, noting her outstanding command of the topic. A vote of thanks was carried by acclamation.</p>
<p>Presentation: Enhancements to Tunks Park</p>	<p>BE introduced Steve Hampton, owner of Café Carina at Tunks Park. With interaction, Steve presented these ideas for improving the Park.</p> <ul style="list-style-type: none"> • SAFETY of pedestrians and dogs. The speed limit along Brothers Ave through the Park is 50km. It should be changed to a shared pedestrian and traffic zone. In recent years, he has witnessed several near misses between cars and park users. Three dogs have been killed. He recommends: <ol style="list-style-type: none"> (1) that the speed limit be reduced to 10 km per hour; and (2) pedestrian crossings at each end where Brothers Av transverses the Park between Mortlock Reserve and Oval #1. (3) the road markings from Cliff St and Brothers Av be redone. <p>ACCESSIBILITY: Part of the fencing at the northern end of the Park near the coffee van, should be replaced with bollards to prevent cars parking on the grass, and to improve pedestrian access to the Park. The park needs more ramps for prams and wheel chair user.</p> <p>AMENITY: It would be beneficial to have more picnic tables near the exercise equipment, and more seating.</p> <p>PM moved that BP support all the ideas proposed, except for the bollard. Seconded by BE. Carried unanimously. Secretary will write to Council.</p>
<p>General Business</p>	<ul style="list-style-type: none"> • PW gave a brief overview about the state of Cammeray Park. Masterplan for Cammeray Park will be undertaken by Nth Sydney



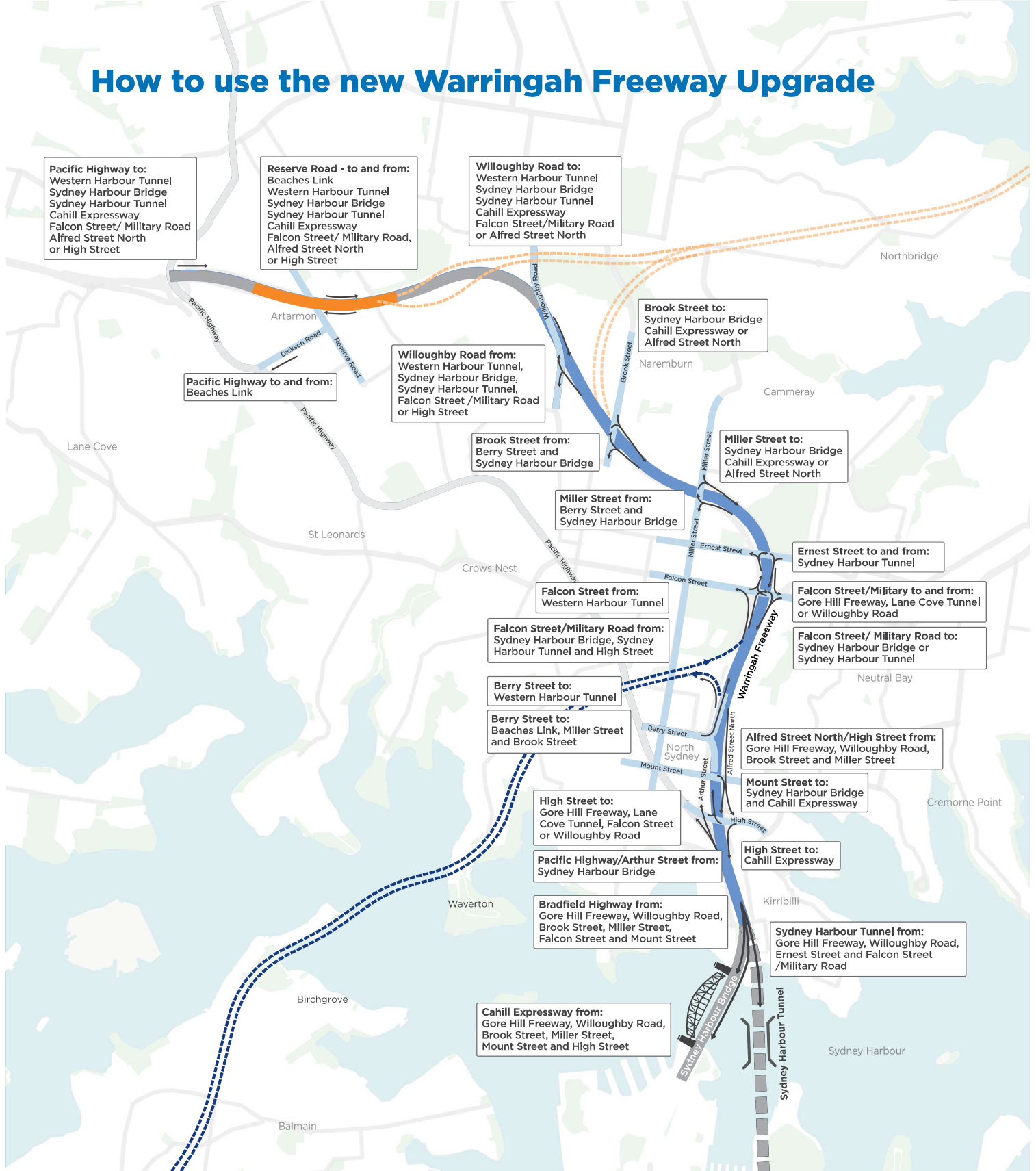
	<p>Council. This masterplan concept has now been widened to incorporate greenspace throughout the LGA, which dilutes the focus on Tunks Park. He will speak to this topic at the next GM in August.</p> <ul style="list-style-type: none">• Tim James the Member for Willoughby, joined the meeting during Steve Hampton’s presentation. PW welcomed him and invited him to address the audience in relation to the WFU and WHT. <p>He expects to meet soon with the Transport Minister, John Graham.</p> <p>He continues to advocate 2 for 1 tree replacement in Cammeray Park, undergrounding of Control Buildings , a parkland above them extending over the Warringah Freeway to Anzac Park, filtration of emission stack, and ways of easing of traffic impacts.</p> <p>Prior to the State Election he secured a commitment from the then Transport Minister, Natalie Ward, that the sheds in Cammeray Park would be built 12 meters deeper, their roofline then being level with Ernest Street.</p> <p>He strongly supports the WHT is an important piece of infrastructure.</p> <p>Truck movements should be confined to major roads and the freeway.</p> <p>There is an opportunity to put a 10 metre wide green space across the freeway joining Cammeray Park with Anzac Park; and to widen this at a later time.</p> <p>The golf course should open in June or July.</p> <p>PW comment- A big variable is whether there will be modifications as a result of the cancellation of Beaches Link and the change in design of the harbour crossing.</p> <ul style="list-style-type: none">• NO advised that the foreshore water at Tunks Park smells foul. She recommends dredging along the foreshore. Council requested to authorise dredging. Secretary will write to Council.
Close of meeting	Meeting closed at 8.30pm.



Western Harbour Tunnel and Warringah Freeway Upgrade



How to use the new Warringah Freeway Upgrade



An open letter to the North Sydney community from Mayor Zoë Baker

As a long-term councillor and now Mayor of North Sydney, I am committed to integrity and transparency in local government. I believe the best results are achieved when communities are consulted and councils work openly with residents and ratepayers to determine their future.

Last year, when it was clear that the redevelopment of the North Sydney Olympic Pool was running over time and over budget, I called for an independent review of the project and promised that I would keep you informed of the outcome.

This Council (elected December 2021) inherited the North Sydney Olympic Pool redevelopment project in the design, form, governance structure and financing model established and adopted by the former Council. The purpose of the independent review was not to revisit the scope or direction of the project, but to understand the causes for the time and cost over-runs so that we could take measures to put the project back on track and keep it there.

The review was conducted by respected consultants Price Waterhouse Coopers (PWC).

Some of the delays and costs can be attributed to external factors such as La Nina and the COVID-19 pandemic. However, taking into consideration the findings of the PWC report, it is clear that better project planning and governance in the pre-construction phase would have created a stronger foundation for this project and importantly, anticipated some of the risks that have now been realised.

In all PWC identified 16 findings and made 33 recommendations. These are discussed in a report to Council for its meeting on 26 April. You can find a copy of the report on Council's website ([create link to report](#)).

I will highlight some of the issues identified in the recent review so that you can understand the decisions this Council is now facing.

There is no doubt that works were required to the North Sydney Olympic Pool, with the facility having reached the end of its useful life. The key decision for the last term of Council was the scale of those works. Given the high levels of funding and prioritisation required, this decision should have been made in full consultation with the community.

Consultation was undertaken in the early stages of the project planning, resulting in a decision to adopt what was called Option 2, an upgrade of the existing centre. However, as identified by PWC, the previous Council's decision to increase the scope of works from Option 2, a \$28 million project to Option 2b, a \$63.9 million project did not fully align with the feedback from community consultation. Rather than undertake additional consultation, Council relied on the standard formal exhibition requirements of the Development Application.

Governance is critical to a project of this size, yet the PWC review found the Steering Committee established by the previous Council did not include an experienced technical expert. The business case prepared did not include all the information necessary to assess the viability of the project over its whole life. The business model for the facility wasn't decided prior to construction. In addition, the risk assessment did not identify some risks and some of the mitigation strategies that had been identified were not implemented.

Upon approval of the Development Application, the Council moved ahead with construction tenders and negotiations of contracts at pace. The review findings noting the expedited nature of negotiations substantially increased Council's risk exposure. The time allowed for each stage of the

planning phase was simply not sufficient. The construction contract was signed on 31 December 2020 although finished designs were not available until February 2021.

Taking into consideration all the findings of the PWC review, it was clear the budget for the project was not sufficient in the first place, considering the risks that had been accepted.

PWC noted that a primary driver of decisions during the planning phase was the desire to control the project budget. This resulted in decisions creating false economies such as removing the external project managers, deciding to proceed with separate design and construct contracts, and not allowing a contingency that took into consideration the risks relevant to the project. Costs such as the fit out of the gym and creche, required repairs to the Aqua Dining building and eastern stair tower were not included in the project, nor was sufficient funding for internal project management costs and consultancy.

Despite concerns regarding the decision to undertake in house project management, PWC did not recommend contracting out project management at this stage. PWC expressed a confidence in the current project team's significant knowledge and skill regarding the project, best placing them to finalise the work with the added support of the new Steering Committee.

This Council has accepted all the findings and is implementing all PWC recommendations.

This Council has established a new Steering Committee including an independent advisor. APP Corporation Pty Ltd represented by Ron Aquilina was appointed as the Independent Advisor to the Steering Committee in February 2023. Mr Aquilina is well respected in the project management industry and his advice has been invaluable to date.

A programmer has also been engaged to support the project team and provide expertise in assessing any future claims for extension of time.

A more comprehensive business case will be undertaken by Council's newly appointed pool manager who has experience bringing pools online. The new manager will prepare a demand analysis and budget estimates to ensure the pool will be financially sustainable when it opens.

To address concerns in relation to risk management of the project, Council has undertaken a risk workshop and the risk register is now a living document that is reviewed regularly and implemented.

Current estimates suggest an additional \$25 million to \$30 million will be required to complete the redevelopment project and ensure the facility is ready to open.

The completion date, originally estimated to be November 2022, is now expected to be April 2024. I know the delayed completion date is incredibly disappointing and frustrating for regular swimmers and parents seeking a learn to swim class.

At the Council meeting to be held on 26 April 2023, Council will consider a staff recommendation to fund the additional cost through a significant reduction in capital works budgets for the 2023/24 year and a depletion of the capital works reserve, a reserve which provides for future works. Combined these measures provide \$24.2 million towards the pool project budget, with the remaining funding recommended to be sourced as estimates are firmed.

These staff recommendations require Council to make difficult decisions, however, I can assure you that Council's finances are sound, and the additional cost can be managed without reducing service levels.

I have visited the site twice this year and can see the steady progress that had been made between my visits. The Council team is working closely with the contractors and will do everything possible to keep to the revised schedule.

Whilst Council is in a position to manage the cost overrun, this Council understands that it comes at an opportunity and social cost to residents and ratepayers who will not get upgrades to other facilities they regularly use. When Council's operational plan and budget for the 2023/24 financial year go on public exhibition in May, I encourage you take a look at the projects proposed to be deferred and take the time to share your views.

This Council cannot change the past or alter previous decisions. This Council is taking responsibility for the project and is committed to sustainably managing the financial burden and delivering an exceptional experience for pool users.

Please be patient a little longer - the pool you know and love will be back next year to serve our community for the next 80 years.

A handwritten signature in black ink that reads "Joe Barber". The signature is written in a cursive style with a small mark above the 'i' in "Joe".