

MINUTES OF EXTRAORDINARY MEETING HELD ON MONDAY, 18 MAY 2026

- Present: The Mayor, Councillor Christine Kay (Chairperson)
Councillors M Devlin & J Pettett (Comenarra Ward)
Councillors I Balachandran & B Ward (Gordon Ward)
Councillors S Ngai & A Taylor (Roseville Ward)
Councillor M Smith (St Ives Ward)
Councillors C Spencer & K Wheatley (Wahroonga Ward)
- Staff Present: General Manager (David Marshall)
Director Community (Meagan Ang)
Director Corporate (Angela Apostol)
A/Director Development & Regulation (Anne Seaton)
Director Operations (Peter Lichaa)
Director Strategy & Environment (Andrew Watson)
Corporate Lawyer (Jamie Taylor)
Manager Governance and Corporate Strategy (Christopher M Jones)
- Others Present: A/Manager Corporate Communications (Sally Williams)
Manager Infrastructure Services (Matt Drago)
Manager Project Services (Claire Ashby)

The Meeting commenced at 7:30 PM

The Mayor offered the Acknowledgement of Country

APOLOGIES

File: S02194

The General Manager advised of an apology from the Director Development & Regulation, Michael Miodic, with Anne Seaton acting as Director Development & Regulation.

DECLARATIONS OF INTEREST

The Mayor referred to the necessity for Councillors and staff to declare a Pecuniary Interest/Conflict of Interest in any item on the Business Paper.

No Interest was declared.

DOCUMENTS CIRCULATED TO COUNCILLORS

The Mayor referred to the documents circulated in the Councillors' papers and advised that the following matters would be dealt with at the appropriate time during the meeting:

Late Items: **GB.3 - Advice from NSW Office of Local Government - Capital Expenditure Review requirements** - Report by General Manager dated 18 May 2026 an attachment.

Councillors Information: **GB.2 - Request for supplementary information - GB.1 Norman Griffiths Oval Upgrade - Project Update** - Report by General Manager dated 12 May 2026

84 **CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING**

File: S02499/9

Resolved:

(Moved: Councillors Balachandran/Taylor)

That in accordance with the provisions of Section 10 of the Local Government Act 1993, all officers' reports be released to the press and public, with the exception of confidential attachments to the following General Business Reports:

GB.1 Norman Griffiths Oval Upgrade - Project Update

In accordance with 10A(2)(d)(ii):

Attachment A2: Breakdown of the high-level costs to complete

In accordance with 10A(2)(g):

Attachment A3: Legal advice

CARRIED UNANIMOUSLY

GENERAL BUSINESS

85 **Norman Griffiths Oval Upgrade - Project Update**

File: EM00055/2

Vide: GB.1

The purpose of this report is to provide an update on the Norman Griffiths Oval project including an alternate solution for the on-site stormwater detention system and a revised estimated cost to complete.

MOTION:

(Moved: Councillors Devlin/Smith)

That Council:

- A. Receive and note the report.
- B. Endorse the design change for the on-site stormwater detention to underground pre-cast concrete tanks.
- C. Increase the project budget from \$12.4m to \$20.2m to be funded from the Infrastructure and Facilities Reserve.

AMENDMENT:

(Moved: Councillors Balachandran/Kay)

Financial accountability

- A. Council notes that spending \$20.2 million is far in excess of council's initial budget for the Norman Griffith's field upgrade and that the community may have formed a different opinion on a synthetic upgrade versus a natural turf upgrade had they known the total potential project cost.
- B. Council notes that the project has been the subject of eight successive budget revisions: \$3.1M (2021), to \$3.3 million (Nov 2022), to \$4.3 million (Nov 2023), to \$4.7M (Feb 2024), to \$5.1M (May 2024), to \$6.9million (Feb 2025), to \$12.4 million (September 2025) to \$20.2 million (April 2026). The NSW Public Works report indicates that costs may be higher.
- C. Council pauses the current project.
- D. Council engage NSW Public Works or another suitably qualified independent expert to provide an updated cost comparison of delivering a best practice natural turf field at Norman Griffiths Oval compared to a synthetic turf field. This report will provide minimum and maximum construction cost estimates to complete the project with the two alternate surfaces. To report to the August 2026 council meeting.
- E. Council fulfill the OLG's instructions on the requirements of Sections 10 and 11 of the Capital Expenditure Review Guidelines, as per the letter dated 18 May 2026. To report back to Council by August 2026.

Community mandate

- F. Council notes that council does not have a mandate to spend the scale of additional funds on this project and should consult the community before committing to further expense.
- G. Council conduct a representative (not opt-in) resident survey through an external agency with a budget of \$30,000:
 - a. Work with the agency to design the research to provide a clear guide to councillors on resident preferences on a surface for Norman Griffiths Oval
 - b. Providing comparative high level information on costs, benefits and risks to seek informed decision-making. This can be based on existing information available to council, including the updated costs in point D, and limitations pertaining to costing health and environmental risks.
 - c. Report the findings by the October 2026 council meeting.

Financial accountability

- H. Council provide the estimated cost to update two additional ovals with best-practice natural turf to enable increased usage across fields. Staff are to recommend best suited ovals. To be reported to the August 2026 council meeting.

The Amendment was put and declared CARRIED.

*For the Amendment: The Mayor, Councillor Kay, Councillors
Balachandran, Pettett, Spencer and Taylor*

*Against the Amendment: Councillors Devlin, Ngai, Smith, Ward and
Wheatley*

*The voting being EQUAL, the Mayor exercised her Casting Vote
IN FAVOUR of the Amendment*

The Amendment became the Motion. The Motion was put and declared CARRIED.

Resolved:

(Moved: Councillors Balachandran/Kay)

Financial accountability

- A. Council notes that spending \$20.2 million is far in excess of council's initial budget for the Norman Griffith's field upgrade and that the community may have formed a different opinion on a synthetic upgrade versus a natural turf upgrade had they known the total potential project cost.
- B. Council notes that the project has been the subject of eight successive budget revisions: \$3.1M (2021), to \$3.3 million (Nov 2022), to \$4.3 million (Nov 2023), to \$4.7M (Feb 2024), to \$5.1M (May 2024), to \$6.9million (Feb 2025), to \$12.4 million (September 2025) to \$20.2 million (April 2026). The NSW Public Works report indicates that costs may be higher.
- C. Council pauses the current project.
- D. Council engage NSW Public Works or another suitably qualified independent expert to provide an updated cost comparison of delivering a best practice natural turf field at Norman Griffiths Oval compared to a synthetic turf field. This report will provide minimum and maximum construction cost estimates to complete the project with the two alternate surfaces. To report to the August 2026 council meeting.
- E. Council fulfill the OLG's instructions on the requirements of Sections 10 and 11 of the Capital Expenditure Review Guidelines, as per the letter dated 18 May 2026. To report back to Council by August 2026.

Community mandate

- F. Council notes that council does not have a mandate to spend the scale of additional funds on this project and should consult the community before committing to further expense.
- G. Council conduct a representative (not opt-in) resident survey through an external agency with a budget of \$30,000:
 - a. Work with the agency to design the research to provide a clear

guide to councillors on resident preferences on a surface for Norman Griffiths Oval

- b. Providing comparative high level information on costs, benefits and risks to seek informed decision-making. This can be based on existing information available to council, including the updated costs in point D, and limitations pertaining to costing health and environmental risks.
- c. Report the findings by the October 2026 council meeting.

Financial accountability

- H. Council provide the estimated cost to update two additional ovals with best-practice natural turf to enable increased usage across fields. Staff are to recommend best suited ovals. To be reported to the August 2026 council meeting.

For the Resolution: *The Mayor, Councillor Kay, Councillors Balachandran, Pettett, Smith and Taylor*

Against the Resolution: *Councillors Devlin, Ngai, Spencer, Ward and Wheatley*

*The voting being EQUAL, the Mayor exercised her Casting Vote
IN FAVOUR of the Resolution*

CARRIED

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Request for supplementary information - GB.1 Norman Griffiths Oval Upgrade - Project Update

File: EM00055/2

Vide: GB.2

To provide Council with supplementary information, including late memoranda and formal responses to questions raised by Councillors, following the distribution of the business paper.

Resolved:

(Moved: Councillors Kay/Taylor)

- A. Receive and note the supplementary information.
- B. Note that the information contained within the attached documents is to be read in conjunction with the published Business Paper and, where specified, supersedes previous staff advice or recommendations.

CARRIED UNANIMOUSLY

87 **Advice from NSW Office of Local Government - Capital Expenditure Review requirements**

File: EM00055/2

Vide: GB.3

The purpose of this report is to provide Council with information from the Office of Local Government about the requirement for a Capital Expenditure Review.

Resolved:

(Moved: Councillors Kay/Taylor)

That Council receive and note the report.

CARRIED UNANIMOUSLY

BUSINESS WITHOUT NOTICE – SUBJECT TO CLAUSE 9.3 OF CODE OF MEETING PRACTICE

Nil

QUESTIONS WITH NOTICE

Nil

The Meeting closed at 8:20pm

The Minutes of the Extraordinary Meeting held on 18 May 2026 (Pages 1 - 6) were confirmed as a full and accurate record of proceedings on <Insert confirmation date ...>.

General Manager

Mayor / Chairperson