



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 19 MAY 2026 AT 7:00 PM
LEVEL 3, COUNCIL CHAMBER**

LATE AGENDA

**** ** * ** * ** ***

NOTE: For Full Details, See Council's Website –
www.kmc.nsw.gov.au under the link to business papers

MM.1 **VALE Thomas John Sweeney OAM**

4

File: CY00455/14

It is my sad duty to inform my Council colleagues and the Ku-ring-gai community of the passing of Tom Sweeney OAM, a Killara resident and local champion of the arts.

Tom was a passionate supporter of local theatre and was actively involved in groups across the North Shore, including as Vice President of the Pymble Players.

Tom was a lifelong member of the Willoughby Theatre Company and previously served as the theatre's President.

His service to the arts was recognised with an Order of Australia Medal in 2018.

Tom also had a long career in community relations, including positions at Macquarie Park Cemetery and Crematorium, North Shore Heart Research Foundation, the Royal Institute for Deaf and Blind Children and Hornsby Hospital. He was also a former president of the Rotary Club of Crows Nest.

Tom Sweeney will be remembered by those who knew him as local theatre legend, a great supporter of the arts and a true gentleman.

Tom may have taken his final bow on stage, but his impact on local arts will last forever.

On behalf of Council and the Ku-ring-gai community I extend my deepest sympathies to his wife Joy and all his family and friends.

Recommendation:

- A. That the Mayoral Minute be received and noted
- B. That we stand for a minute's silence to honour Tom Sweeney.
- C. That the Mayor write to Tom's family and enclose a copy of the Mayoral Minute.

GB.11 **Request for supplementary information - GB.7 Norman Griffiths Oval Upgrade - Project Update** **5**

File: EM00049/4

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

Recommendation:

- 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.

GB.12 **Late memorandum - GB.10 - Heritage Reference Committee membership – Update on consultation** **10**

File: EM00049/4

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Recommendation:

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- 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.

GB.13 **Late memorandum - GB.3 - 2025 - 2026 Budget Review - 3rd Quarter ended March 2026** **13**

File: EM00049/4

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

Recommendation:

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MAYORAL MINUTE

VALE THOMAS JOHN SWEENEY OAM

It is my sad duty to inform my Council colleagues and the Ku-ring-gai community of the passing of Tom Sweeney OAM, a Killara resident and local champion of the arts.

Tom was a passionate supporter of local theatre and was actively involved in groups across the North Shore, including as Vice President of the Pymble Players.

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On behalf of Council and the Ku-ring-gai community I extend my deepest sympathies to his wife Joy and all his family and friends.

RECOMMENDATION:

- A. That the Mayoral Minute be received and noted
- B. That we stand for a minute's silence to honour Tom Sweeney.
- C. That the Mayor write to Tom's family and enclose a copy of the Mayoral Minute.

Councillor Christine Kay
Mayor

REQUEST FOR SUPPLEMENTARY INFORMATION - GB.7 NORMAN GRIFFITHS OVAL UPGRADE - PROJECT UPDATE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To provide Council with supplementary information, including late memoranda and formal responses to questions raised by Councillors, following the distribution of the business paper.
BACKGROUND:	In accordance with the Code of Meeting Practice, additional information may come to light or specific clarifications may be requested by Councillors after the formal publication of the agenda. This report serves as a formal vehicle to ensure such information is recorded and incorporated into the official record of the meeting.
COMMENTS:	Management responses to supplementary questions from Deputy Mayor Councillor Martin Smith on GB.7 – Norman Griffiths Oval Upgrade - Project Update are included in this report.
RECOMMENDATION: (Refer to the full Recommendation at the end of this report)	<ul style="list-style-type: none">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.

PURPOSE OF REPORT

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BACKGROUND

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This report and its attachments should be read in conjunction with the published Business Paper.

COMMENTS

Management responses to supplementary questions from Deputy Mayor Councillor Martin Smith on **GB.7 – Norman Griffiths Oval Upgrade - Project Update** are included in this report.

Councillors are advised that the content of these memos may include amended recommendations or superseded technical advice. It is essential that these updates are considered alongside the original reports to ensure a comprehensive understanding of the matters before Council.

Questions from Deputy Mayor Councillor Martin Smith dated 6 May 2026:

1. Could you please provide a summary detailing the payments made to the contractor for Norman Griffith, including the corresponding dates and amounts?

Response:

Please provide a summary detailing the payments made to the contractor for Norman Griffith, including the corresponding dates and amounts. Specify the individual or department responsible for authorising these payments at the time.				
Date paid	Amount	Cumulative total	Order for work authorised by:	Claim assessed and payment approved by:
15/06/2021	Council resolution to decline to accept any tenders and negotiate			
11/11/2021	Contract with TurfOne executed			
20/10/2022	\$ 66,125	\$ 66,125	Coordinator Project Delivery / Former Manager Technical Services	Coordinator Project Delivery (Operations Department)
20/10/2022	\$ 46,875	\$ 113,000	Coordinator Project Delivery / Former Manager Technical Services	Coordinator Project Delivery (Operations Department)
22/12/2022	\$ 234,734	\$ 347,734	Coordinator Project Delivery / Former Director Operations	Coordinator Project Delivery (Operations Department)
06/04/2023	\$ 265,636	\$ 613,370	Coordinator Project Delivery / Former Director Operations	Coordinator Project Delivery (Operations Department)
30/06/2023	\$ 150,380	\$ 763,750	Former Director Operations / Former General Manager	Project Manager (Operations Department)
30/06/2023	\$ 161,689	\$ 925,439	Former Director Operations / Former General Manager	Project Manager (Operations Department)
13/07/2023	\$ 20,955	\$ 946,394	Coordinator Project Delivery / Former Manager Technical Services	Project Manager (Operations Department)
13/07/2023	\$ 316,082	\$ 1,262,475	Former Director Operations / Former General Manager	Project Manager (Operations Department)
24/08/2023	\$ 497,325	\$ 1,759,800	Former Director Operations / Former General Manager	Project Manager (Operations Department)
24/08/2023	\$ 64,584	\$ 1,824,384	Former Director Operations / Former General Manager	Project Manager (Operations Department)
29/09/2023	\$ 260,165	\$ 2,084,549	Former Director Operations / Former General Manager*	Project Manager (Operations Department)
31/10/2023	\$ 269,690	\$ 2,354,239	Former Director Operations / Former General Manager*	Project Manager (Operations Department)
30/11/2023	\$ 396,469	\$ 2,750,708	Former Director Operations / Former General Manager*	Project Manager (Operations Department)
11/01/2024	\$ 128,350	\$ 2,879,058	Former Director Operations* / Former General Manager*	Project Manager (Operations Department)
07/03/2024	\$ 194,150	\$ 3,073,208	Coordinator Project Delivery / Acting Manager Technical Services	Project Manager (Operations Department)
18/07/2024	\$ 14,253	\$ 3,087,460	Former Director Operations* / Former General Manager*	Project Manager (Operations Department)
30/08/2024	\$ 182,091	\$ 3,269,551	Former Director Operations* / Former General Manager*	Project Manager (Operations Department)
	\$ 3,269,551			
<i>* While the former General Manager ceased employment with Council in September 2023, and the former Director Operations ceased employment in December 2023, the work orders they had authorised for the contract works with TurfOne continued to be in effect.</i>				
In January 2026 the contractor made an adjudication claim for \$7,299,779 and in March 2026 was awarded \$4,399,292. While the adjudication claims are disputed and Council is considering its legal options, the amount has been paid as required by law.				
19/03/2026	\$ 4,399,292		Adjudication paid as required by law	Payment approved by General Manager
	\$ 7,668,843	Total paid to contractor**		
<i>** In addition to the amount paid to the contractor, other expenses of \$5,013,317 have been incurred to April 2026 for legal costs and independent investigation, environmental and site management costs, consultants, design and project management (as per the report to the Council Meeting on 28 April 2026 and deferred to the Extraordinary Council Meeting on 18 May 2026 / Ordinary Council Meeting on 19 May 2026).</i>				

2. Additionally, please outline the approval process and specify the individual or department responsible for authorising these payments at the time.

Response:

An order for work is authorised by an officer with appropriate delegation to authorise the expenditure. In the case of the payments to the contractor, the authorising officers are identified in the table above.

As work is completed, the contractor issues progress claims. The claims are assessed and if appropriate, approved for payment. In the case of the payments to the contractor, the approving officers are identified in the table above.

The abovementioned steps authorise and approve the payment. The remaining steps are procedural to ensure financial controls are met before transferring funds.

An invoice from the contractor is matched against the order by accounts payable staff in the Finance business unit within the Corporate Department. Subsequently, two senior finance officers from the Finance business unit in the Corporate Department approve the transfer of funds if the controls have been met.

3. Was there an internal escalation taking place on the cost overruns?

Response:

Increases in project estimates were escalated internally via the quarterly budget review process, which was also reported to Council as shown further below.

In August 2024, the contractor tabled a proposal that the contract sum be increased substantially. By that time, the project had incurred extensive delays, environmental incidents and design problems. To protect the environment, Council had had to step in and evacuate stormwater during rain events at high cost.

The Director Operations escalated the variation proposal to the General Manager and advice was obtained from legal advisors and other consultants.

Operational and contractual matters could not be resolved with the contractor and Councillors were briefed on the matter in February 2025. It was reported to Council in March 2025.

When considering a Notice of Motion to the Council Meeting on 15 April 2025, Council resolved to issue the contractor with a show cause notice. The contract was terminated on 20 May 2025 and Council took over the site and improved environmental controls and stormwater management.

4. Could you provide the updates that were communicated to the Council throughout the payment process?

- *Q1 budget review 2022/23 (November 2022 Council Meeting) increase project budget by \$200,000*
- *Q1 budget review 2023/24 (November 2023 Council Meeting) increase project budget by \$1,000,000*
- *Q2 budget review 2023/24 (February 2024 Council Meeting) increase project budget by \$350,000*
- *Q3 budget review 2023/24 (May 2024 Council Meeting) increase project budget by \$300,000*
- *Councillor briefing 7 February 2025 - project update including costs*
- *Q2 budget review 2024/25 (February 2025 Council Meeting) increase project budget by \$1,800,000*
- *Council Meeting March 2025 - project update including costs*
- *Councillor briefing 7 April 2025 - project update including costs*
- *Council Meeting April 2025 - Notice of Motion and Resolution to issue a show cause notice to the contractor*
- *Extraordinary Council Meeting 11 September 2025 - increase project budget to \$12,400,000*
- *Council Meeting 17 March 2026 - project update including costs*
- *Council Meeting 28 April 2026 (deferred to 19 May 2026) - recommendation to increase project budget to \$20,200,000*

GOVERNANCE MATTERS

This report complies with the *Local Government Act 1993* and Council's *Code of Meeting Practice*. By providing these updates in a formal report, Council ensures that all information used in decision-making is accessible to the public.

RECOMMENDATION:

- 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.

Christopher M Jones
Manager Governance and Corporate Strategy

LATE MEMORANDUM - GB.10 - HERITAGE REFERENCE COMMITTEE MEMBERSHIP – UPDATE ON CONSULTATION

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

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

BACKGROUND:

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COMMENTS:

A memorandum from Director Strategy & Environment on **GB.10 – Heritage Reference Committee membership** is attached to this report.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

- A. Receive and note the supplementary information.
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COMMENTS

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Christopher M Jones
Manager Governance and Corporate Strategy

Attachments: A1 [↓](#) Memorandum from Director Strategy & Environment 2026/148557

MEMORANDUM

At the OMC held on 28 April, Council considered item GB.14 Heritage Reference Committee membership and resolved:

That this matter be deferred to the next Ordinary Meeting of Council including consultation with the Metropolitan Local Aboriginal Land Council.

Update

Correspondence was sent from Ku-ring-gai Council to the Metropolitan Local Aboriginal Land Council on 04 May 2026 and 14 May 2026 and no reply has been received to date.

As an alternative, in the interim Council staff have also contacted the Aboriginal Heritage Office on this matter and it was raised at the AHO Steering Committee meeting on 7 May 2026.

The AHO Committee discussed the request and noted that formal membership of Council's Heritage Reference Committee by an AHO staff member would be outside the current scope of the AHO partnership arrangements. However, the AHO indicated that it may be able to provide input on a fee-for-service basis where relevant Aboriginal cultural heritage matters are included on the Heritage Reference Committee's Agenda.

Andrew Watson
Director Strategy & Environment

TO: General Manager
Mayor
Councillors

COPY TO: Directors Governance

FROM: Director Strategy and Environment

SUBJECT: **OMC 16 May 2023 - GB.8 - Gneric Plans Of Management Parks and Sportsground For Adoption**

LATE MEMORANDUM - GB.3 - 2025 - 2026 BUDGET REVIEW - 3RD QUARTER ENDED MARCH 2026

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COMMENTS:

A memorandum from Director Corporate on **GB.3 - 2025-2026 Budget Review - 3rd Quarter ended March 2026** is attached to this report.

RECOMMENDATION:

(Refer to the full Recommendation at the end of this report)

- A. Receive and note the supplementary information.
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COMMENTS

A memorandum from Director Corporate on **GB.3 - 2025-2026 Budget Review - 3rd Quarter ended March 2026** is attached to this report.

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RECOMMENDATION:

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Christopher M Jones
Manager Governance and Corporate Strategy

Attachments: [A1](#) Memo to Councillors from Director Corporate and Director Operations - Norman Griffiths and QBR

2026/150994

2026/150994

MEMORANDUM

TO:	Mayor, Councillors and Directors
FROM:	Director Corporate and Director Operations
SUBJECT:	GB 3 2025 -2026 Budget Review – 3 rd quarter ended March 2026

At the Extraordinary Meeting of Council on 18 May 2026 Council considered a report into the Norman Griffiths project and resolved as follows:

Financial accountability

- A. Council notes that spending \$20.2 million is far in excess of council's initial budget for the Norman Griffiths 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.*

Sports infrastructure

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.*

In light of this resolution the following adjustment is proposed to the GB 3 “2025 -2026 Budget Review – 3rd quarter ended March 2026” regarding the Norman Griffith Project budget:

The “2025 -2026 Budget Review – 3rd quarter ended March 2026” report includes the following comment:

Budget increase for the Norman Griffith Oval upgrade (\$6.1m), which includes the unbudgeted \$4.4m adjudication payment required to be paid by law and other costs incurred and revised construction estimates since September. This increases the total project budget at the March quarterly budget review to \$18.4m. A detailed report on the Norman Griffith project is included as a separate report on this agenda. If the recommendation is adopted by Council there will be a future budget adjustment of \$1.7m taking the total project budget to \$20.2m.

It is recommended that the current comment be amended as follows:

The current adopted budget for the Norman Griffith Oval upgrade is \$12.4m, including life to date budget to the end of the 2025/26 year of \$8m. The \$4.4m currently allocated in the draft FY 2026/27 is proposed to be brought forward into the current financial year. This amount is already included within the total project budget of \$12.4 million.

In addition, it is recommended that the budget be increased by \$1.27m. This includes \$300,000 in year-to-date costs and an estimated \$970,000 for works completed but not yet paid, contractual commitments still to be finalised, and forecast costs to December 2026, as detailed below.

This will increase the total project budget to \$13.67m as part of the 2025-26 March Quarterly Budget Review. The additional budget will be allocated in the current financial year, with any unspent funds carried forward to the next financial year.

**ATTACHMENT NO: 1 - MEMO TO COUNCILLORS FROM
DIRECTOR CORPORATE AND DIRECTOR OPERATIONS -
NORMAN GRIFFITHS AND QBR**

ITEM NO: GB.13

	\$
Adopted Budget	12,400,000
Additional Expenditure	
Costs incurred incl. adjudication above adopted budget	300,000
Estimated Project Costs (June - December 2026)	
Environmental and Site management costs	280,000
Staff & Project management costs	141,000
Legal costs	200,000
Costs to finalise existing Consultancy and Contractual engagements	169,000
Independent cost comparison and CAPEX review	120,000
Representative community survey	30,000
Natural Turf Expert engagement	30,000
Total Additional Budget	1,270,000
Total Project Budget	13,670,000

Recommendation:

That the 2025/26 March Quarterly Budget Review and the recommended changes are received and noted and amended as per this memorandum.