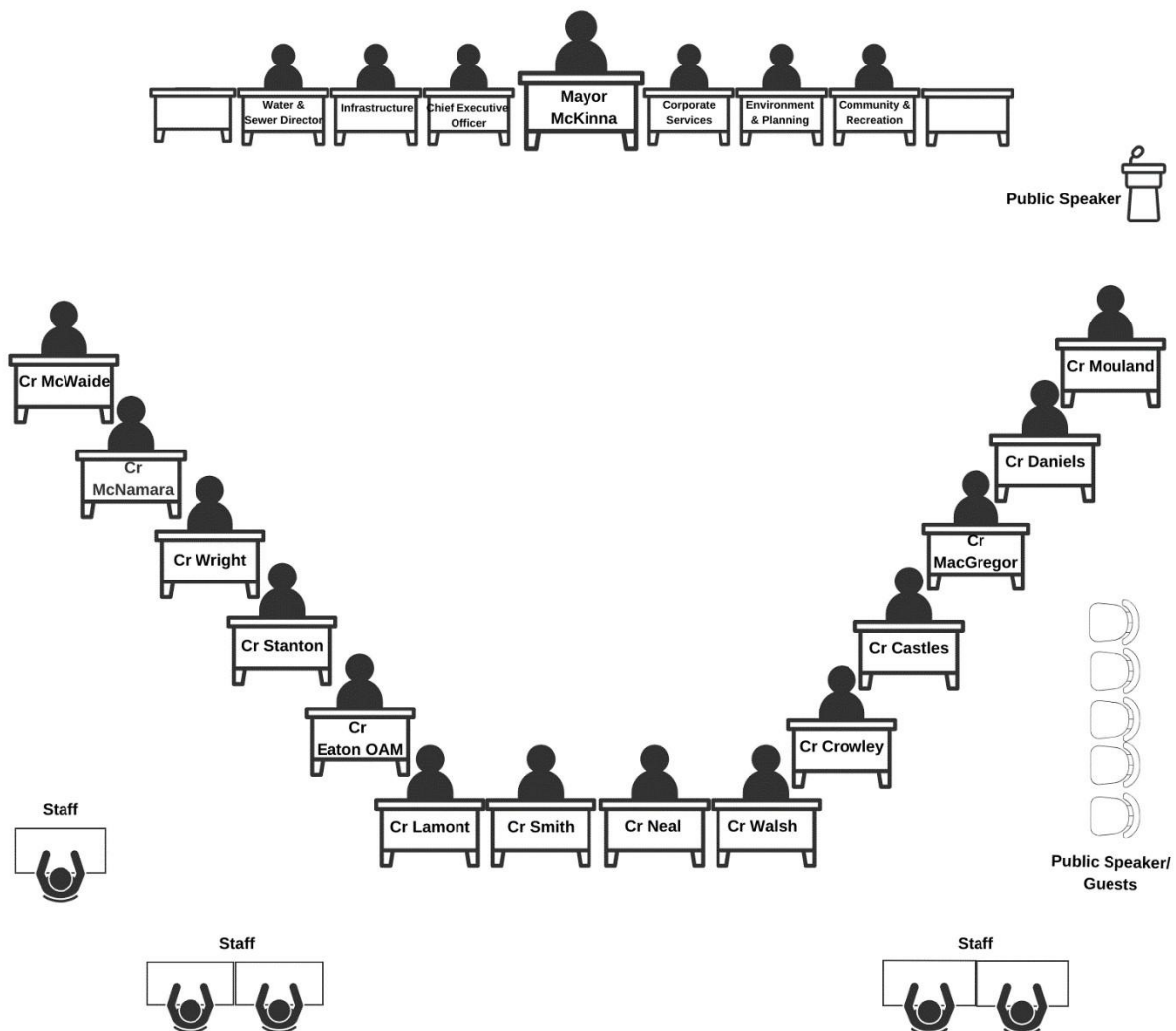




Central Coast Council
Supplementary Business Paper
Ordinary Council Meeting
23 September 2025





Oath or Affirmation of Office

Councillors are reminded of their Oath or Affirmation of Office to undertake their duties in the best interests of the people of the Central Coast and Council and to faithfully and impartially carry out the functions, powers, authorities, and discretions vested in them under the *Local Government Act 1993*, or any other Act to the best of their ability and judgement. Councillors are also reminded of their obligations under the Code of Conduct to disclose and appropriately manage conflicts of interest.

Disclosures of Interest

Councillors are reminded of their obligation under Council's Code of Conduct to declare any conflict of interest in a matter considered by Council.

Pecuniary interest: A Councillor who has a **pecuniary interest** in any matter with which the Council is concerned, and who is present at a meeting of the Council at which the matter is being considered, must disclose the nature of the interest to the meeting. The Councillor must not be present at, or in sight of, the meeting:

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

Non-Pecuniary conflict of interest: A Councillor who has a **non-pecuniary conflict of interest** in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.

Significant Non-Pecuniary conflict of interest: A Councillor who has a **significant** non-pecuniary conflict of interest in relation to a matter under consideration at a Council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.

Non-Significant Non-Pecuniary interest: A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is **not significant** and does not require further action, when disclosing the interest, it must also be explained why the conflict of interest is not significant and does not require further action in the circumstances.

Recording

In accordance with the *NSW Privacy and Personal Information Protection Act 1998*, you are advised that all discussion held during the Open Council meeting is recorded for the purpose of livestreaming the public meeting and verifying the minutes. This will include any public discussion involving a councillor, staff member or a member of the public.

Meeting Notice

**The Ordinary Council Meeting
of Central Coast Council
will be held in the Central Coast Council Chambers,
2 Hely Street, Wyong
on Tuesday 23 September 2025 at 6.30pm,
for the transaction of the business listed below:**

**The Public Forum will commence at 6.00pm, subject to any
registered speaker/s to items listed on this agenda.**

Further information and details on registration process:

www.centralcoast.nsw.gov.au/council/meetings-and-minutes/council-meetings

SUPPLEMENTARY BUSINESS PAPER

6 REPORTS

6.6SUP..Supplementary Information - Central Coast Regional Sporting and Recreation Complex Stage 2.....	5
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Marissa Racomelara
Acting Chief Executive Officer

Item No: 6.6SUP
Title: Supplementary Information - Central Coast
Regional Sporting and Recreation Complex Stage 2
Department: Community and Recreation Services



23 September 2025 Ordinary Council Meeting

Reference: F2019/00878-003 - D17091890
Author: Brett Sherar, Unit Manager Open Space and Recreation
Executive: Melanie Smith, Director Community and Recreation Services

Background

The report provides additional information to that contained in Item 6.6 – Central Coast Regional Sporting and Recreation Complex Stage 2.

Development Application

Central Coast Regional Sporting and Recreation Complex (CCRSRC) Indoor Facility and Grandstand (Stage 2) has a tender ready detailed design package that was completed in 2018 based on extensive feedback from potential user groups.

While the detailed design was complete, a development application wasn't submitted due to there being no identified construction funding source. Due to the timeframe since the original detailed design and environmental assessments being seven years, a review of these factors would be required before a development application could be lodged due to changes in environmental, heritage and accessibility legislation. It would also be prudent to undertake further stakeholder consultation before undertaking a development application to ensure changes to sporting code requirements are included in the designs.

Central Coast Regional Sporting and Recreation Complex Stage 2 report identified, as option four (4) for Council consideration, to add \$250,000 to Council's Capital works program budget for the re-engagement with all relevant stakeholders, updating of the concept design and detailed design and statutory approvals of the Indoor Facility. This would allow for a development application to be lodged for this project. These costs will be part of the capital cost of the project upon completion of the project. In the event the project does not proceed these costs will be expensed as operating costs.

Capital Expenditure Guidelines – NSW Office of Local Government

This project exceeds the financial threshold (\$10M) that triggers the requirement to comply with the Capital Expenditure Guidelines issued by the NSW Office of Local Government. Under these guidelines, councils must undertake a formal Capital Expenditure Review for significant projects, ensuring that all major capital investments are subject to rigorous planning, assessment, and transparent decision-making. This must take place before a DA is lodged or a tender released.

Adhering to the Capital Expenditure Guidelines involves;

- preparing a comprehensive business case,
- evaluating project options,
- assessing financial and risk implications, and
- ensuring alignment with council's strategic objectives.

The process also requires notification to the Office of Local Government for projects above the specified threshold, and ongoing reporting throughout the project lifecycle. This approach ensures that the merits of the project are thoroughly assessed and that council's decision-making is robust, transparent, and consistent with legislative requirements.

Preparations to comply with the requirements of the Capital Expenditure Guidelines would be undertaken at the project commencement should funds be endorsed by Council.

Staging Options

When designing the Indoor Facility and Grandstand for Central Coast Regional Sports and Recreation Complex, consideration was given to staging the project. Separating the construction of the indoor facility and grandstand is the simplest option with a further option considered which divided the indoor facility into two separate halls with the eastern hall being the first to be constructed and to include the entry, toilet facilities and foyer. The western hall could be added later. As no construction funding was identified, these options were not considered further until the NSW Government's offer of a \$11M grant towards the entire project. As stated in the Central Coast Regional Sporting and Recreation Complex Stage 2 report, this amount was \$24M less than the estimated cost of construction and was not supported for use on the construction of all, or part of, the indoor facility due to Council's financial position at the time.

If Council supported the staging of stage 2 of the CCRSRC, officers recommend that the indoor facility would take priority over the grandstand. The reason for this recommendation is due to the main driver of the complex being to host mass participation events and not focusing as much on high spectator events. The Central Coast already has the 20,000 seat Polytec Stadium (Central Coast Stadium) for large spectator sporting events and to a lesser extent Woy Woy Oval which has a capacity of 1200 spectators with 600 seated. While a grandstand on the premier field would provide increased opportunities at the complex, the limited parking available at and in the vicinity of the facility, impact the ability to attract high spectator attended events.

Estimated cost to construct the grandstand as a stand alone construction contract based on the original 2018 quantity surveyors pricing of \$3,976,000 plus contingency of \$440,000, adding 10% loss of economy of scale of building both portions together and industry standard price index, would be a minimum of \$7.62M without redesign, project management or development assessment fees. When the NSW Government offered the \$11M grant towards the entire project, discussion originally focused on using the funding to build the grandstand. Officers reviewed the design and work program at the time and determined the funding would have been sufficient to undertake the project, but the decision was made not to use the funding for this project due to the risk of cost overruns and council's limited capacity to fund these due to its financial position at the time.

A realistic estimate to fully deliver the grandstand to current designs would be between \$9M and \$11M.

Based on the information above and the total cost of the full stage 2 project provided in the report, it is estimated the cost of the indoor facility would be in the low \$40M price range due to the loss of economy of scale of building both portions together.

The cost estimates are based on the quantity surveyor report attached to the Central Coast Regional Sporting and Recreation Complex Stage 2 report within allowances made for price indexing based on industry sources. The actual cost would be determined by the tender responses and market forces.

Funding Options

While sourcing grant funding has been the focus to fund the construction of stage 2 there may be other options available to Council to partially or fully fund the project through Council's funding sources.

1. Utilising developer contribution. The Wyong District Contribution Plan levies contributions on development in Mardi, Tuggerah, Wyong and Wattanobi, which includes the area where the CCRSRC is located. The CCRSRC sits within the catchment called 'Remainder of Catchment' which provides \$706,256 for open space projects, indexed to the June 2025 quarter. There is approximately \$3.6M collected for Open Space projects within the Wyong District Contribution Plan.

The [Central Coast Section 7.12 Local Infrastructure Contributions Plan 2024](#), applies LGA wide and also collects contributions for open space projects. This plan is generally updated yearly to reflect the priority projects nominated in Council's Operational Plan. The draft plan was exhibited in June 2025 and is scheduled to be reported back to the Environment and Planning Committee in the coming months.

There is approximately \$9.3M of section 7.12 contributions allocated to projects across the Central Coast in 2025-26 which includes local reserves and playspace upgrades and upgrades to Council's sportsgrounds. Approximately \$47.2M is allocated from the Section 7.12 contributions plan for infrastructure projects between 2025-26 and 2028-29. Council could choose to redirect some or all of this funding to the CCRSRC stage 2 project by re-advertising the identified changes to the program for a minimum of 28 days and resolution of Council. Some of the s7:12 projects funded in 2025-26 have commenced and have charges and encumbrances against the projects.

Council could consider utilising General Fund money by allocating funds through a re-prioritisation of projects within Council's capital works program and/or utilising existing or future unrestricted cash to fund part or all the Stage 2 of the project.

2. A combination of the two options above.

Financial Considerations

Financial Year (FY) Implications.

The proposal does not have financial implications for the current year but impacts outer years in the LTFP. The LTFP does not allow for the ongoing impact and will need to be updated in the next review.

Budget and Long-Term Financial Plan (LTFP) Impact.

The FY adopted budget does not include funding for this proposal and the amount will need to be included in a future Quarterly Budget Review.

Link to Community Strategic Plan

Our Place - The levers that help our people to live, move and enjoy their life on the Central Coast.

Goal - PL3: Healthy and balanced lifestyles where people have access to essential amenities and services.

Strategy - PL3.1: Provide and maintain community facilities, spaces and services to enjoy sport, leisure and recreation.

Risk Management

As indicated in report item 6.6.

Attachments

Nil.