

Relevant Information for Council

FILE: S116524 **DATE:** 16 May 2022

TO: Lord Mayor and Councillors

FROM: Emma Rigney, Director City Life

THROUGH: Monica Barone, Chief Executive Officer

SUBJECT: Information Relevant To Item 6.3 – Public Exhibition - Integrated Planning and Reporting Program and Budget 2022/23 - Pyrmont Community Centre

Alternative Recommendation

It is resolved that:

- (A) Council endorse the suite of Integrated Planning and Reporting documents for public exhibition for a period of 28 days, including:
 - (i) the draft Delivery Program 2022 - 2026 as shown at Attachment A to the subject report;
 - (ii) the draft Operational Plan 2022/23 as shown at Attachment B to the subject report; and
 - (iii) the draft Resourcing Strategy 2022 as shown at Attachment C to the subject report;
- (B) Council endorse the draft Operating and Capital Budget, and future years' forward estimates, as reflected in the Operational Plan 2022/2023 and draft Resourcing Strategy (2022) including:
 - (i) Operating income of \$651.1M, operating expenditure before depreciation of \$530.1M for an Operating Result of \$121.0M, and a Net Surplus of \$77.1M after allowing for interest, depreciation and capital contributions;
 - (ii) Capital Works expenditure of \$202.1M and a capital works contingency of \$10.0M;
 - (iii) Plant and Assets net expenditure of \$19.9M including Information Technology Capital Works of \$7.0M; and
 - (iv) Net Property Acquisitions of \$147.8M;

- (C) Council note that the main financial schedules presented as part of the Long Term Financial Plan (LTFP), included in the Resourcing Strategy, assume that the Independent Pricing and Regulatory Tribunal (IPART) will grant the City a permanent general rates increase of 2.5 per cent for 2022/23 and future years;
- (D) Council note that the additional financial schedules presented in the Long Term Financial Plan include an alternate scenario showing the impact of an temporary one year increase of 2.5 per cent just for 2022/23, and a further alternate scenario showing the impact of no increase above the 1.4 per cent increase initially determined by the Independent Pricing and Regulatory Tribunal (IPART) for 2022/23;
- (E) Council note that all fees associated with footway dining are proposed to be set at zero dollars for the 2022/23 financial year;
- (F) authority be delegated to the Chief Executive Officer to extend the temporary provisions of the Outdoor Dining Guidelines, noting a full update to the Outdoor Dining Policy, Outdoor Dining Guidelines and Display of Goods on the Footway Local Approvals Policy will be reported for public exhibition;
- (G) authority be delegated to the Chief Executive Officer to extend existing footway approvals to cover the notification and assessment period where the operator has lodged a new footway application prior to 30 June 2022;
- (H) Council endorse Domestic Waste Management Charges, Stormwater Charges and User Fees and Charges discussed within the subject report and included within the draft Operational Plan 2022/23;
- (I) ***authority be delegated to the Chief Executive Officer to approve any minor editorial corrections prior to publication for public exhibition and authorise the relevant staff to implement any such corrections;***
- (J) ***Council note that:***
 - (i) ***the City is providing a \$5.7 million expanded renovation of the Pymont Community Centre that was initially costed at \$3.03 million but subsequently expanded at the request of the Pymont Community, which is anticipated to take approximately 18 months to complete;***
 - (ii) ***City staff will continue to work in consultation with the community to ensure that current programs and activities delivered at Pymont Community Centre, with the exception of the Pymont Outside School Hours Care (OSHC) service, can be accommodated at Maybanke and Ultimo Community Centres during the upgrade;***
 - (iii) ***City staff who currently work at Pymont Community Centre, including the Pymont Outside School Hours Care (OSHC) service, will be temporarily relocated to Maybanke and Ultimo Community Centres, as well as other community centres where required during the renovation period. No staff will be stood down. The City has an ongoing commitment to continue to provide high quality programming and services from the significantly improved space when it reopens;***

- (iv) ***Outside School Hours Care (OSHC) services can only be provided at a site approved to operate under the Education and Care Services National Regulations and therefore, the Pymont Outside School Hours Care (OSHC) service must relocate to the Ultimo Outside School Hours Care (OSHC) service at Ultimo Community Centre, or families may choose to use the on-site Outside School Hours Care Service (OSHC) at Ultimo Primary School for the duration of the upgrade;***
- (v) ***the City will consider providing a bus from Pymont to Ultimo Community Centre on an as needs basis to cater for members of the community who find it difficult to access the centre by walking or using public transport, noting that bus and light rail services are available from John Street Square, approximately 90 metres, or a one-minute walk, from Pymont Community Centre;***
- (vi) ***during the Pymont Community Centre temporary closure, the City will continue to monitor community service needs in the area, work to address any additional requirements, and will consider hiring additional spaces in Pymont if available and necessary;***
- (vii) ***such hire would be through contingency funding, as it has not been included in the draft 2022/23 budget; and***
- (viii) ***should such hire go beyond what would be considered reasonable for contingency funding, a report to Council will be required.***

Additions show in ***bold italics***

Purpose

To provide Council with further information relevant to the planned upgrade of the Pymont Community Centre as discussed in the meeting of the Corporate, Finance, Properties and Tenders Committee on Monday, 9 May 2022.

Background

At the meeting of the Corporate, Finance, Properties and Tenders Committee on 9 May 2022, issues were raised relating to the planned upgrade of the Pymont Community Centre.

The current centre comprises two levels with a community hall on the ground floor, two large community rooms and two small gym rooms on the upper floor. The centre also includes an Outside School Hours Care (OSHC) service operated by the City on the upper floor. This room is available for use by community when not in use by the Outside School Hours Care (OSHC) service. The centre also hosts a childcare centre operated through the City's Accommodation Grants Program (AGP), with service approval for 40 children per day. This centre has its own entrance.

A wide range of programs and activities are currently offered at the centre, including art classes, photography, book club, choir, a ukulele group, group fitness and gym classes. The hall is often hired to enable provision of activities such as children's dance classes and so on. The centre is used by a wide range of groups and individuals from the Pymont community, including the Friends of Pymont Community Centre and Pymont Action Group, for meetings and activities outside operating hours.

The Pymont Community Centre will temporarily close in mid to late 2022 for an upgrade, which is anticipated to take approximately 18 months to complete. Council endorsed the refurbishment of the centre in 2020 at an estimated cost of \$3.03 million to include an access upgrade with a lift, new gym space, conversion of one existing gym room into a community room and minor upgrades to the existing level one bathroom. At the community's request, Council endorsed an expansion of the project scope in July 2021.

The Upgrade

The \$5.7 million upgrade will include an additional 60 square metre community room, increased accessibility with a new lift being installed between the ground and first floors, a new entry foyer, ground floor public toilets and office, a new gym area on the first floor, an upgrade of the first floor showers and the addition of new toilets on that floor, conversion of the existing gym cardio room into a dedicated community space, refurbishment of the existing main community hall, Library Link and first floor community room, and an upgrade of the Outside School Hours Care (OSHC) service and courtyard play equipment.

Alternative temporary arrangements

For the duration of the closure of Pymont Community Centre upgrade, the City plans to offer additional programs, activities, and staff at nearby Maybanke and Ultimo Community Centres. Initially, the City also intended to continue to use available spaces at the Pymont Community Centre for the duration of the upgrade, but the extent of the work now being undertaken means this is no longer possible.

Maybanke Community Centre

Maybanke Community Centre is a three-minute, 250 metre walk from Pymont Community Centre and comprises two small community rooms, shower facilities, a three-quarter sized accessible basketball court, and a synthetic grass court. The community rooms are appropriate for a range of community activities and can accommodate approximately 12 to 20 people, depending on room set-up. The first-floor community room is accessible.

Ultimo Community Centre

Ultimo Community Centre is 1.4 kilometres away from the Pymont Community Centre. Busses and light rail run frequently from **John Street Square, approximately 90 metres, or a one-minute walk, from Pymont Community Centre** to stops within approximately 200 to 350m, or a three to five-minute walk, of the Ultimo Community Centre.

The centre houses Ultimo Library and Ultimo Outside School Hours Care (OSHC) service, along with community facilities. The centre has meeting rooms, two large halls, an art room, sports courts, and an open space courtyard. All spaces are available for the community to hire outside operating hours.

Many busses and all light rail services between Pymont and Ultimo are accessible, and there is **a lift** that enables access to Harris Street at Ian Thorpe Aquatic Centre. Ultimo Community Centre is fully accessible.

Relocation of activities and programs

The table below is indicative of the programming that could potentially move to alternative locations, including Maybank and Ultimo Community Centres. City staff continue to consult with community on the most appropriate location for programs.

| Pymont Community Centre (PCC) | To Maybanke Community Centre | To Ultimo Community Centre (UCC) | Other |
|--------------------------------------|-------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------|
| Group fitness classes | ✓ Mondays | ✓ Wednesdays | Members of PCC gym can also use the City's Ian Thorpe Aquatic Centre gym at no extra cost |
| Library Link | ✓ | Full Library service available | Full Library service also at Darling Square Library |
| Book exchange | ✓ Daily | | Full Library service also at Ultimo Community Centre and Darling Square Library |
| Ukulele group | ✓ Wednesdays | | |
| Stitching Circle | ✓ Fridays | | |
| Art Class | ✓ Thursdays | | |
| Drop in basketball | ✓ Daily | | |
| Community group meetings | ✓ As required | ✓ As required | The City's community venues for hire are also available |

| Pymont Community Centre (PCC) | To Maybanke Community Centre | To Ultimo Community Centre (UCC) | Other |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Table tennis | |  Daily | |
| Community dinners, family functions | |  As required | The City's community venues for hire are also available. Harold Park Community Hall is close to light rail |
| Outside School Hours Care (OSHC) service | |  Monday to Friday and vacation care | Places are also available at Ultimo Public School on-site OSHC service |
| Pymont Sings! Choir (Friends of Pymont Community Centre) | |  Booking made | The City's community venues for hire are also available |
| Book Club, Scrabble, Chess, Photography Club (Friends of Pymont Community Centre) |  As required |  As required | The City's community venues for hire are also available |
| Urban Recreation (Hirer. Mixed sporting program – Tuesdays) |  Booking made | | |
| Sydney Lions (Hirer. Kids soccer program Tuesdays) |  Booking made | | |
| Pickleball (Hirer. Tuesdays and Fridays) |  Booking made | | |

| Pymont Community Centre (PCC) | To Maybanke Community Centre | To Ultimo Community Centre (UCC) | Other |
|--------------------------------------|-------------------------------------|-----------------------------------------|---------------------------------------------------------|
| Dance classes (Hirer) | | ✓ | The City's community venues for hire are also available |

Fitness classes

Group fitness classes will be available at Maybanke Community Centre and, although it will not be possible to relocate gym equipment to this location, there is a large, fully equipped, modern and fully accessible gymnasium available at the City's Ian Thorpe Aquatic Centre (ITAC), opposite the Ultimo Community Centre.

Pymont Community Centre gym has 21 active members. If requested, gym memberships for Pymont Community Centre can be placed on hold for the duration of the upgrade, or refunds given for unused portions. Gym members who wish to use the gym at Ian Thorpe Aquatic Centre will pay no more for gym use than they currently pay at Pymont Community Centre.

Library services

The Library Link service currently offered at Pymont Community Centre will be available at Maybanke Community Centre along with a selection of the books in the current community library. In addition, full library services are available at Ultimo Community Centre and Darling Exchange Libraries, both a short light rail trip from Pymont Community Centre.

Community events and activities

In addition to City services and activities, a number of events and activities are organised by the community and take place at Pymont Community Centre. The majority of these can be accommodated at Maybanke Community Centre (such as Book Club and so on), whilst larger events (such as the monthly community dinners and choir) can be accommodated at Ultimo Community Centre, without impacting the existing programs and activities already happening there.

Staff

City staff who currently work at Pymont Community Centre, including Pymont Outside School Hours Care (OSHC) service, will be temporarily relocated to Maybanke and Ultimo Community Centres, as well as other community centres where required during the renovation period. **No staff will be stood down.** The City has an ongoing commitment to continue to provide high quality programming and services from the significantly improved space when it reopens.

Childcare services

Childcare Centre

The operation of the childcare centre, operated by SDN Children's Services, will be only minimally impacted by the upgrade of the centre. Temporary arrangements, developed with SDN Children's Services, will ensure that the program will continue to operate throughout the period of closure. This is possible as the centre is housed in the heritage portion of the centre, which is not included in the upgrade scope, and has a separate entrance on John Street.

Outside School Hours Care (OSHC)

The City operates two approved Outside School Hours Care (OSHC) services at Pymont Community Centre and Ultimo Community Centre. The service at Pymont Community Centre has service approval for 30 children per day, whilst the service at Ultimo Community Centre has service approval for 60 children per day. Both services serve Ultimo Public School, which also offers an onsite service with service approval for 90 children per day.

As Outside School Hours Care (OSHC) services can only be provided in a location that has been approved by the Department of Education and Training, Ultimo Outside School Hours Care (OSHC) service and the onsite Outside School Hours Care (OSHC) service at Ultimo Primary School are the only available alternative locations for children who currently attend Pymont Outside School Hours Care (OSHC) service whilst Pymont Community Centre is closed. The approval process for a new location is complex and takes significant time and resources.

Ultimo and Pymont Outside School Hours Care (OSHC) services currently regularly combine at Ultimo Community Centre for vacation care programs, and on other occasions through the year, as approved by the Department of Education. Ultimo Outside School Hours Care (OSHC) service has approximately between nine and 23 children attend per day. This means there are sufficient vacancies at Ultimo Outside School Hours Care (OSHC) service for the duration of the upgrade of Pymont Community Centre to accommodate the approximately 20 to 26 children per day who currently attend Pymont Ultimo Outside School Hours Care (OSHC) service. Ultimo Primary School also have some additional places available at their on-site Outside School Hours Care Service (OSHC), should families prefer to use this service.

Travel to and from Ultimo Outside School Hours Care (OSHC) Service

Children who attend the Ultimo Outside School Hours Care (OSHC) service walk with City staff the 260m (three-minutes) from Ultimo Public School to Ultimo Outside School Hours Care Service (OSHC) each day. Parents collect children from the service by 6pm each afternoon. Parking is available for this purpose at Ultimo Community Centre.

Children who currently attend Pymont Outside School Hours Care (OSHC) service catch a school bus unaccompanied from the school to the service each day.

Community support

Relocation to Maybanke and Ultimo Community Centres

The City recommends that City staff continue to work in consultation with the community, to try to ensure that the current programs and activities delivered by the centre or community members are accommodated as planned at Maybanke and Ultimo Community Centres, noting that there is always some inconvenience associated with such a significant upgrade.

Bus service

Busses and light rail run to stops within approximately 200-350m, or a three to five-minute walk of the Ultimo Community Centre from John Street Square, Pyrmont. At the request of the community, the City is looking at providing a bus from Pyrmont to the Ultimo Community Centre to support these activities.

Additional alternative space

In response to community requests to lease a third additional facility for the duration of the upgrade, City staff calculated that a facility in Pyrmont to house all activities (with the exception of the Outside School Hours Care service) would cost over \$500,000. This takes into account 70 weeks of rent, fit out, relocation, maintenance, cleaning, insurances, contingency, and so on. Further, a Development Application would be required to ensure use as a community facility for the period of the lease. This process would take eight to 12 weeks and may impact on the start date of the Pyrmont Community Centre upgrade.

The City is committed to the provision of equitable and sustainable services across the Local Government Area. In the event that certain activities offered at the Pyrmont Community Centre cannot be accommodated at the Maybanke and Ultimo Community Centres, the City proposes that it consider hiring additional alternative spaces. Such hire would need to be through contingency funding, as it has not been included in the draft 2022/23 budget.

The City further proposes that should such hire go beyond what would be considered reasonable for contingency funding, a report will be brought to Council.

Memo from Emma Rigney, Director City Life

Prepared by: Kirsten Woodward, Manager Social City

Approved



MONICA BARONE

Chief Executive Officer