

Item : Late Report - OKI Jubilee Oval - Stage 2 Upgrade

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Reason for report: To advise Council on the second stage of the OKI Jubilee Oval upgrade.

Recommendation:

- a) That Kogarah Council, as manager of The Kogarah Park (P500479) Reserve Trust, grant delegated authority to the General Manager to notify the Department of Lands of Council's intention to lodge a Development Application for the OKI Jubilee Oval - Stage 2 Upgrade project.
- b) That subject to no objection being received from the Department of Lands in response to (a) above, the General Manager be granted delegated authority to lodge a development application for the OKI Jubilee Oval - Stage 2 Upgrade project.

Background

1. As Councillors are aware, the Stage 1 upgrade works were recently completed at OKI Jubilee Oval. The Commonwealth Government provided \$8million dollars in funding for these works. These works and funds were administered through the creation of a steering committee in October 2004, which comprised of Councillors, Council Officers, the CEO of the St George Dragons, and other representatives of St George.
2. Stage 1 works included:
 - Ground lighting and electrical works
 - New training field
 - New turnstiles in English Street and upgrade existing turnstiles
 - New gymnasium at 49 English Street
 - New seating and upgrade of existing aluminium benches
 - Landscaping and embellishment of Kogarah Park
3. In mid 2006 a further \$8 million was sourced from the State Government to continue upgrade works. The steering committee then resolved to engage suitable architectural expertise to assist in drafting concept and design plans to allow for a submission of a development application.

Proposed Works

4. There are four major components comprising the Stage 2 upgrade:
 - i) Extend existing stadium north, to replace existing temporary seating.
 - ii) Extend existing stadium south across existing 'Legends slab'.
 - iii) Refurbish existing stadium and cantilever out towards Park Street.
 - iv) Construct new tiered seating on Jubilee Avenue hill to match existing.

5. Figure 1 showing these locations is can be seen below.
6. The upgrade will include the following:
 - a. Museum for the St George club.
 - b. Rooms available for community use.
 - c. New corporate facilities and function room with views of the ground.
 - d. Possibility of the football club administration relocating to the ground.
 - e. New change rooms and associated facilities.
 - f. Lift access to upper levels.
 - g. Architecturally designed façade for rear of stadium facing Park Street.
7. Architects Tony Owen & Associates Pty Ltd has completed concept plans in conjunction with the Project Managers, Globe Group Pty Ltd. The Steering Committee and sub-group have overseen the development of the concept plans thus far. The Architects gave a presentation on the final concepts and 'fly-through' to the Steering Committee on Monday 16 October 2006.

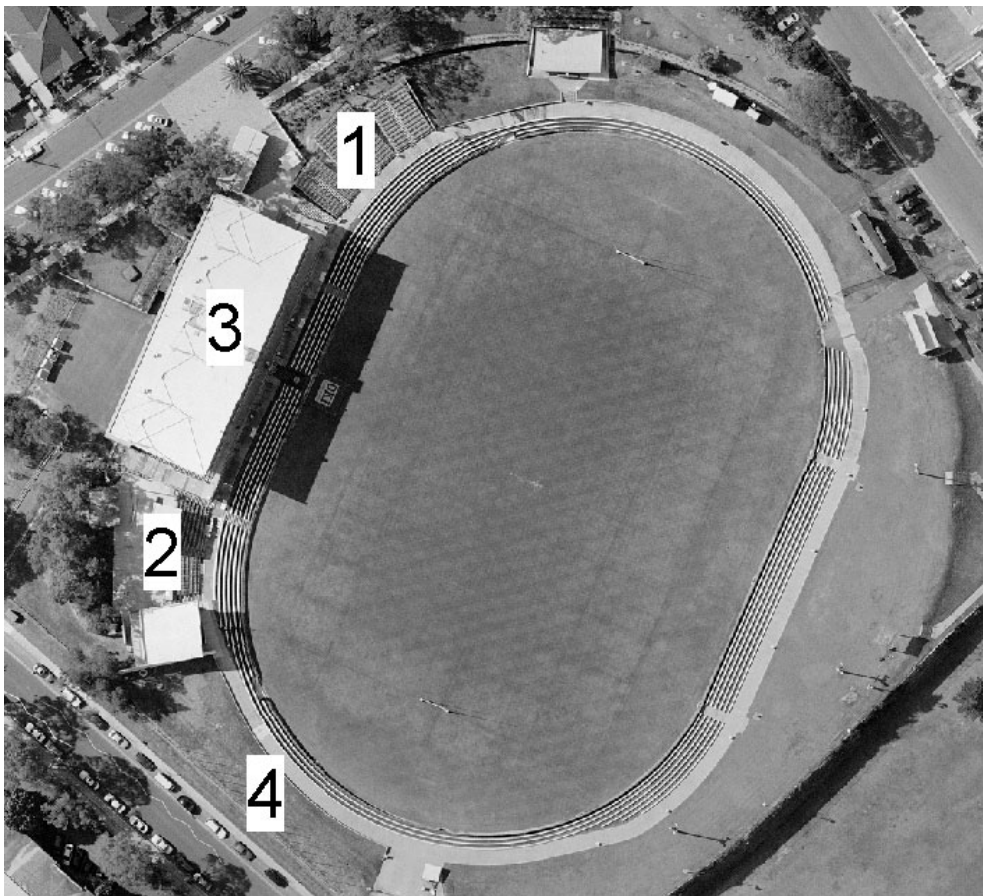


Figure 1: OKI Jubilee Stage 2 Upgrade locations

Development Application

8. Before a development application can be lodged, the Department of Lands must be notified 14 days prior. This notification must include the development application as well as any other relevant documentation. It must also be made by Kogarah Council as manager of The Kogarah Park (P500479) Reserve Trust. As such it is suitable for the General Manager to be given delegated authority to deal with the Department of Lands as manager of the Trust.
9. To finalise the lodgement, the General Manager should also be given delegated authority to lodge a development application for the project.

Budget Impact

10. Nil.

End of Report