

6 December 2023

NORTH TURRAMURRA RECREATION AREA (NTRA) DEVELOPMENT – FAQs

What is the NTRA Development and why is it needed?

The Northern Suburbs Football Association (NSFA) is proposing to construct a building that will provide changerooms, amenities and undercover seating for NTRA ground users – junior and senior players of all genders, backgrounds and ages – for whom current facilities are not adequate. The development will include a Community Room and Cafeteria which will be available for public/local resident use and will be a home clubhouse for the NSFA and available to be used by other sports + schools.

Why are design changes to the NTRA Development being requested?

The design changes proposed for the 12 December 2023 Ku-ring-gai Council meeting respond to resident feedback on the original designs. The proposed design changes:

- Significantly improve the aesthetics of the building and are more in keeping with the natural environment – without changing the building footprint
- Increase accessibility to the site, especially for disabled and elderly people, including relocation of the lift
- Addition of a covered walkway at the entrance on the car park side, enhancing safety
- Additional roof coverage to protect spectators from the elements
- Acoustic screening at the rear of spectator seating to mitigate noise transmission
- Addition of privacy screening to the changerooms which improves comfort and makes the changerooms more female-friendly
- Reconfiguration of seating to improve spectator viewing of the #1 field
- Enhanced internal layout to make improved use of the community space
- Inclusion of louvres to provide natural ventilation

This presentation outlines design changes tabled for the 12 December 2023 Council meeting:

<https://drive.google.com/file/d/1Ld4FFOCGYu3iLTf2rvZZHDiSKyd98HZ3/view>

Is the NTRA Development expected to bring more people and increased traffic to NTRA?

Not from NSFA users – the facility is expected to cater for existing site visitors and is a fit-for-purpose development. The NSFA is already using the NTRA grounds to the maximum hours that it requires usage of the grounds. The Traffic Report accompanying the approved Development Application (DA) assessed that the development would not materially increase traffic to the site.

The development will especially benefit local community members, who can use the Community Room and Cafeteria, and day hirers such as Schools, who will be more likely to book the ground if it has adequate amenities and undercover seating. The Skellern Cup and Thea Slatyer Cup gala days have shown that school children tend to travel in buses in off-peak hours, minimising the impact on traffic.

Is the Development a large Stadium and out of place for the area?

We don't believe so – the development is a modest building with undercover seating for up to 300 people only, which we believe to be appropriate for the location. The NSFA is the only football association in Sydney without a home clubhouse. The facility would be appropriate for hosting existing events and meetings including match day events, gala days as well as coach and parent meetings.

Have appropriate approvals to construct the NTRA Development been obtained?

Yes – the Ku-ring-gai Local Planning Panel (KLPP) approved the development on 24 October 2022:

Agenda: https://eservices.kmc.nsw.gov.au/Infocouncil.Web/Open/2022/10/KLPP_24102022_AGN_AT_WEB.htm

Minutes: https://eservices.kmc.nsw.gov.au/Infocouncil.Web/Open/2022/10/KLPP_24102022_MIN_WEB.htm

At the 25 July 2023 Ku-ring-gai Council meeting, Councillors voted to sign a Heads of Agreement for the NTRA Development:

Agenda: https://eservices.kmc.nsw.gov.au/Infocouncil.Web/Open/2023/07/OMC_25072023_AGN_AT_WEB.htm

Minutes: https://eservices.kmc.nsw.gov.au/Infocouncil.Web/Open/2023/07/OMC_25072023_AGN_AT_WEB.htm

Why does the NTRA Development Especially Benefit Female Players?

The NTRA development includes 4 new unisex changerooms which is an increase on the 2 changerooms that can currently be used at the NTRA site – i.e. a changeroom will be accessible for each team when matches are played on all 3 fields. This ensures appropriate facilities for matchdays (e.g. toilets rather than urinals, separated showers with walls) and also provides a place for players to change before and after training sessions, rather than in cars or on the side of the field.

At the recent successful home FIFA Women’s World Cup, it was highlighted that only 41% of female footballers in Australia have access to female-friendly facilities (see link below). Ku-ring-gai has 28 full-sized football grounds, 4 of which meet female-friendly criteria. The NTRA development will increase by 2 or 7% - from 14% to 21% - the number of female friendly football grounds in Ku-ring-gai.

<https://www.canberratimes.com.au/story/8308266/more-than-just-a-public-holiday-calls-to-back-matildas-with-funding/>

During the FIFA Women’s World Cup, the Federal Government announced a \$200m ‘Play Our Way’ program to improve female sports facilities and the NSW State Government announced a \$30m ‘Level the Playing Field’ fund for improving sporting facilities for female participants. See article links:

<https://www.abc.net.au/news/2023-08-18/200-million-womens-sport-promise-after-matildas/102749046>

[Level the Playing Field Program | NSW Government](#)

Will an increase in female players increase NSFA usage of NTRA?

No – this is not possible as the NSFA is currently booking the NTRA playing fields for the maximum hours that it requires usage of the grounds. An increase in female players at NTRA will result in a commensurate reduction in male players who will be relocated to other grounds.

Will Community Usage of the site be reduced by the NTRA Development?

No – the local community will have increased utility of the NTRA site, as they will be able to use the Cafeteria and Community Room of the new facility. The current use of the ovals and footpaths will not be impacted – residents will be able to use the existing pathways at any time, however the pathway adjacent to field #1 may not be accessible during the construction period.

Will other sports be able to access the NTRA playing fields and the new facility?

Yes – the current usage of existing users including cricket, netball and schools will not be impacted. Other current users of NTRA will increase their usage of the site if they choose to use the Community Room or Cafeteria of the new facility, with some sports having already expressed an interest to do so.



Do the Northern Tigers exclusively use the NTRA playing grounds?

No – the Northern Tigers Football Club (FC) is NSFA’s representative club, providing local players with opportunities to play higher levels of football. The Northern Tigers FC plays an integral role in providing a player development pathway for local players and is proud to have developed numerous junior and senior players who have gone on to play A-League and International Football.

The Northern Tigers FC is based at NTRA, however local NSFA clubs – particularly Turramurra United and North Turramurra FC – use the NTRA playing fields extensively. NSFA Clubs almost exclusively use NTRA fields #2 and #3; field #1 matches are split 50/50 between Northern Tigers FC and NSFA clubs.

Is the cost to construct the NTRA Development \$8m-\$10m+ as has been suggested?

No – we believe this to be speculation. An updated Quantity Surveyor’s (QS) quote is currently being worked on, now that design changes have been finalised (pending Council approval).

Will the NSFA own the new building or NTRA grounds?

No – the NSFA’s intention is that it will continue to rent the grounds at NTRA and it also intends to rent the new building, which the NSFA expects will be owned by Ku-ring-gai Council. The intention of the NSFA is that it will have a long-term lease on the building from Ku-ring-gai Council (i.e. 20+ years).

Will residents of Ku-ring-gai be paying for the construction of the NTRA facility?

No – the NTRA facility will be funded entirely by the NSFA, as well as a \$3.6m Multi-Sport Community Facility Fund grant from the Office of Sport. There will be no burden to ratepayers from construction of the facility. The intention of the NSFA is that it will be paying all costs relating to the project, including Council internal and contracted costs such as external legal costs.

Will residents of Ku-ring-gai be paying for cost overruns on construction of the NTRA facility?

No – the NSFA intention is that it will be paying for all cost overruns and that Council and Ratepayers will not be burdened by any cost overruns.

Will residents of Ku-ring-gai be paying for costs to maintain or repair the NTRA facility?

No – the intention of the NSFA is that it will be fully responsible for repairs, maintenance and capital works costs for the NTRA facility i.e. the NSFA expects to be responsible for all Whole-of-Lifecycle costs of the NTRA building, as is typical Council practice for similar larger leased assets. These annual costs will not be insignificant and could equate to the NSFA’s current commercial rent expense at its Pymble office premises.

Can members of the public be provided with details of the Heads of Agreement, which was approved in July 2023, or the finalised Lease and Project Deed?

No – we have been advised by Council Staff that these documents are confidential and details cannot be shared. The Lease and Project Deed documents are currently being drafted.