

Item No: 5.1

Date: 26 June 2023

Attachment: As Outlined Below.

<b>Meeting:</b>	Council
<b>Title:</b>	Walkerville Oval Redevelopment Update & South Australia Finance Authority Communication
<b>Responsible Manager:</b>	Acting Chief Executive Officer, Scott Reardon
<b>Author:</b>	Acting Chief Executive Officer, Scott Reardon Project Manager, Ross Oates Governance Officer, Danielle Edwards
<b>Key Pillar:</b>	<b>Financial Guiding Principle 4 – Robust and transparent allocation and prioritisation of resources</b>
<b>Key Focus Area:</b>	<b>Financial Guiding Principle 4 – Robust and transparent allocation and prioritisation of resources</b>
<b>Type of Report:</b>	<b>Decision Required</b>

Pursuant to Section 83(5) of the *Local Government Act 1999* (the **Act**), the Chief Executive Officer indicates that the matter contained in this report may, if the Council so determines, be considered in confidence pursuant to Section 90(2) of the Act on the basis that the information contained in the attached report is information of the nature specified in subsections 90(3)(b)&(j) of the Act being both information that could prejudice the commercial position of the Council, and information the disclosure of which would divulge information provided on a confidential basis to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council), and would, on balance, be contrary to the public interest.

### Recommendation

#### Pursuant to s90(3)(b)&(j)

Pursuant to section 90(2) of the Act the Council orders that all members of the public except, Acting Chief Executive Officer Scott Reardon, Group Manager Assets & Infrastructure James Kelly, Group Manager Public Relations & Community Services Sarah Spencer, and Group Manager Corporate Service Vikki Purtle, be excluded from attendance at the meeting for Agenda Item 5.1 Walkerville Oval Redevelopment Update & South Australia Finance Authority Communication report.

The Council is satisfied that, pursuant to section 90(3)(b)&(j) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected prejudice the commercial position of the Council, and would divulge information provided on a confidential basis to a public authority, as the information seeks to negotiate further commercial terms and conditions of a funding agreement with the State Government.

### Recommendation (Confidential)

1. That Council receive and note the *Walkerville Oval Redevelopment Update & South Australia Finance Authority Communication* report.
2. That Council formally acknowledges that it is no longer financially feasible for the Walkerville Oval Redevelopment project to be delivered as one project, and as such must be delivered as a staged project over multiple years.
3. That in accordance with **CNC95/22-23** Council continues to proceed to Tender to obtain actual market costings for the staged project in order to make a well-informed decision about the future of the Walkerville Oval redevelopment project, with the view of further negotiating the terms and conditions of the funding Deed with the State Government.
4. That Council receives and notes the correspondence received by the South Australian Finance Authority dated 17 May 2023, appearing as Attachment X to this report.
5. That in response, Council directs Administration to provide the South Australian Finance Authority a copy of the *Walkerville Oval Redevelopment Project Briefing Update* report, appearing as Attachment AA to this report.

### Recommendation (Confidential)

#### Pursuant to s.91(7)

That having considered Agenda Item 5.1 Walkerville Oval Redevelopment Update & South Australia Finance Authority Communication report in confidence under sections 90(2)&(3)(b)(j) of the Act, the Council, pursuant to section 91(7) of that Act orders that the report, attachments and minutes relevant to this Agenda Item be retained in confidence for a period of 6 months or until Council determines an outcome following the Tender process and/or after discussions with the State Government, excepting that Council authorises the release of the minutes to substantive party/parties to enable enactment of the resolution and that pursuant to Section 91(9)(c) of Act the Council delegates to the Chief Executive Officer the review and power to revoke this Order

and

That Council resolves to end its confidential deliberations pursuant to Section 90(2) of the *Local Government Act 1999* and re-admit the public.

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### Summary

In January 2021, the Town of Walkerville (the **Council**) submitted a grant application as part of the State Government's *Local Government Infrastructure Partnership Program (LGIPP)*, seeking a grant contribution of \$4.0m toward the proposed \$8.0m Walkerville Oval redevelopment project (the **Project**).

On 21 March 2021, Administration received correspondence from the Hon. Rob Lucas MLC notifying Council that they had been successful in obtaining grant funding to the amount of \$4.0m under the LGIPP. Over the course of the following 12-month period, in the lead up to the commencement of the Project, a significant amount of planning and design work ensued. Noting that while Council experienced an initial delay of four months in mid-2021, due to a failed merger between bowling clubs

(points 16-19, 21-23, 25-31 below), on 28 March 2022 Council endorsed and froze the final plans for the Project and increased the total Project budget to \$9.5m due to recent inflated costings. Following this decision, the Project advanced to Detailed Design and concurrent pre-Development Application documentation process in order to proceed to Tender. At the same time contractor engagement for preliminary infrastructure site works were scheduled to commence in May 2023 in accordance with the Funding Deed (the **Deed**) milestones.

At their Ordinary Meeting of 19 April 2023 however, a Motion without Notice was raised, accepted and endorsed by majority to redesign one of the approved buildings to include a grandstand (points 63 below). This Motion resulted in a second delay for the Project as all Detailed Design, Development Application and preliminary works were halted.

Over the course of the ensuing six months, a number of workshops were held with Elected Members to revise the building design, which included a series of structural and design modifications to the former concept. At their Meeting on 17 October 2022 – following a public consultation process in August 2022 – Council resolved to endorse the final concept designs. As such, the Project again advanced to Detailed Design and Development Application, for Tender and Prudential Review so that Council could engage a preferred contractor to lodge a submission to the Treasurer to review the milestones, dates and scope of the Project Deed – in accordance with the previously agreed terms with SAFA (point 65 below).

While a notable degree of value management occurred throughout the Detailed Design process, in February 2023 Council received updated cost estimates for the Project, which totalled approximately \$15.0m – almost double the original Project costs of \$8.0m – as a result of the highly volatile and inflated global building industry and market.

While it is acknowledged that these costs are quantity surveyor estimates only – as Council is yet to proceed to open Tender to secure actual market costings – there now exists genuine concerns that the Tender process will likely deliver market costings that far exceed the aforementioned estimations, ultimately making an already cost prohibitive Project unachievable to deliver as one project.

On this basis, in order to deliver the Project in its entirety, and as presently envisaged, the Project must be delivered in a Staged Approach over a number of financial years, OR the project scope be downgraded to a refurbishment of the existing facilities.

While it is recommended the Council endorse the recommendations of this report, Administration will be guided by Council.

### **Discussion/Issues for Consideration**

The following extensive background is provided to assist Council with its decision making process.

#### **March 2018**

1. Following a preliminary consultation and feasibility study conducted by One Eighty Sports & Leisure Solutions (Stage 1 Community Consultation) in late 2014 and early 2015, at their Ordinary Meeting of 19 March 2018,<sup>1</sup> Council recognised that the Walkerville Oval Precinct Master Plan was a long-term strategic vision for the site and the community, and therefore **directed the Chief Executive Officer to actively pursue funding streams** to see the project come to fruition (**CNC261/17-18 - Moved: Cr James Williams / Seconded: Cr Gian Busato**).

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<sup>1</sup> [Agenda](#) | [Minutes](#) (19 March 2018)

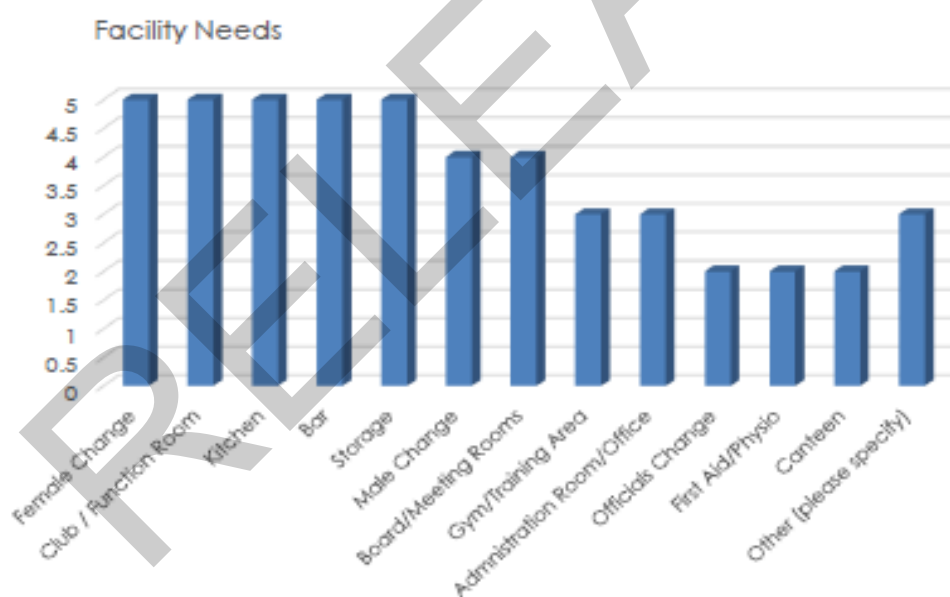
### August 2019

2. Following this decision, an ongoing process of review and planning ensued, and the Town of Walkerville Community Survey as conducted in February 2019 showed that **76%** of people surveyed supported an upgrade at Walkerville Oval precinct.
3. Following some further preliminary work undertaken by One Eighty Sports & Leisure Solutions, at their Ordinary Meeting 19 August 2019,<sup>2</sup> Council resolved (**CNC33/19-20** - Moved: **Cr MaryLou Bishop** / Seconded: **Cr Jennifer Joshi**) to adopt the Walkerville Oval Redevelopment Guiding Principles, appearing as Attachment A to this report.

### February 2020

4. One Eighty Sports & Leisure Solutions (Stage 2 Community Consultation – Attachment B) conducted both community and targeted stakeholder consultations between 22 October 2019 to 6 January 2020 and at their Ordinary Meeting of 17 February 2020,<sup>3</sup> Council received and noted the feedback (**CNC283/19-20** - Moved: **Cr Stephen Furlan** / Seconded: **Cr Conrad Wilkins**) which indicated that 75% of respondents used the Oval for sports and recreation, and that 55% of those surveyed supported the concept of **one shared multi-use facility at the site that not only accommodated the existing tenant clubs but also offered function and community spaces.**

- 4.1 The survey also provided a list of '**Facility Needs**' which supported strong support for female change rooms, function space, kitchen and bar facilities, and storage.



### May 2020

5. Following further design development by One Eighty Architecture, at their Ordinary Meeting of 18 May 2020,<sup>4</sup> Council resolved (**CNC381/19-20** - Moved: **Cr James Williams** / Seconded: **Cr Jennifer Joshi**) to both adopt the draft concept for one centralised multi-user facility and again conduct further consultation with the stakeholders.

<sup>2</sup> [Agenda Part 1](#) | [Agenda Part 2](#) | [Minutes](#) (19 August 2019)

<sup>3</sup> [Agenda](#) | [Minutes](#) (17 February 2020)

<sup>4</sup> [Agenda](#) | [Minutes](#) (18 May 2020)

- 5.1 At the time Rider Levett Bucknall (RLB) estimated the total cost of this project to be \$11,251,763.

### August 2020

6. Based on the feedback received from the subsequent stakeholder consultation held on 2 June 2020 at the Walkerville Bowling Club, which was presented to Council at an Information & Briefing Session on 16 June 2020, at their Special Meeting of 3 August 2020,<sup>5</sup> Council resolved (**CNC46/20-21 - Moved: Cr MaryLou Bishop / Seconded: Cr Norm Coleman**) to release the modified Walkerville Oval redevelopment draft concept plans, along with the draft Prospectus document (appearing as Attachment C), for public consultation; which was later conducted between 26 August and 2 October 2020.

### November 2020

7. At their Ordinary Meeting of 16 November 2020,<sup>6</sup> Council received and noted (**CNC196/20-21 - Moved: Cr James Williams / Seconded: Cr Robert Ashby**) the '*Walkerville Oval Redevelopment Public Consultation Feedback*' report which outlined the findings of the community survey (Stage 3 Community Consultation) which indicated that:

- 7.1 **74%** did want to see Walkerville Oval upgraded.
- 7.2 **76%** believed the design suited the area.
- 7.3 **67%** of respondents said the proposed idea for a "**community hub**" met their expectations.
- 7.4 The **top inclusions** supported for the proposed community hub were:
- 7.4.1 Community programs and classes (23.1%);
  - 7.4.2 Clubrooms (20%);
  - 7.4.3 Not-for-profit community group use (14.4%) ;
  - 7.4.4 Rooms to hire for function or social events (13.4%);
  - 7.4.5 Gym (10.3%);
  - 7.4.6 Catering facilities (9.7%)
  - 7.4.7 Meeting or conference rooms (4.5%);
  - 7.4.8 Creche or childcare (3.6%)
  - 7.4.9 General administrative areas (1%).
- 7.5 The **top features** supported as part of the wider development for Walkerville Oval were:
- 7.5.1 Gardens and landscaping (28.2%);
  - 7.5.2 Playground (22.5%);
  - 7.5.3 BBQ or picnic spaces (21.6%);
  - 7.5.4 Community garden (14.8%);
  - 7.5.5 Public art / exhibition spaces (12.9%).

- 8 Following the 16 November 2020 meeting, and due to the cost estimate previously supplied by RLB (referenced in point 5.1 above), at their Special Council meeting of 30 November 2020,<sup>7</sup>

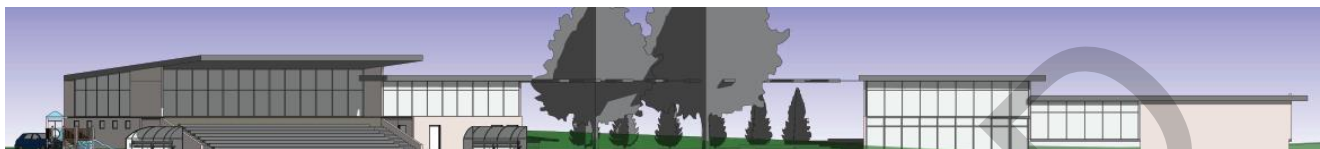
<sup>5</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (3 August 2020)

<sup>6</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (16 November 2020)

<sup>7</sup> [Agenda](#) | [Minutes](#) (30 November 2020)

Council received the 'Walkerville Oval Redevelopment Options Report' which **provided two different proposed built forms**, one being for the aforementioned centralised multi-user facility costing at **\$12.0m**, and the other being for two separate buildings linked by an external arbour to create a public 'plaza', estimated at a cost of **\$8.0m**.

- 8.1 After deliberations, Council resolved (**CNC218/20-21 - Moved: Cr Robert Ashby / Seconded: Cr Norm Coleman**) to **proceed with the \$8.0m design**, to **undertake further public consultation to inform the community of design change**, and **subsequently submit a grant application to the State Government for \$4.0m to assist with the project**.



- 8.2 At this meeting, Council also received the preliminary **Prudential Review** undertaken by BRM Advisory. This review indicated that ToW had undertaken a number of preliminary planning tasks to support the proposed project to redevelop Walkerville Oval. However, the review found there had not yet been sufficient due diligence work undertaken to satisfy each of the requirements of section 48 of the Act, particularly as Council had not yet proceeded to Tender so as to ascertain actual market costings. A copy of the Prudential Review appears as Attachment D to this report.

### **January 2021**

- 9 Concurrent to the preliminary preparation of the grant funding application, in December 2020 three (3) suitably qualified architectural firms were identified by Administration who had extensive experience in delivering similar scaled projects to the proposed Walkerville Oval redevelopment. Administration conducted and select tender process targeting these firms between Monday 11 January 2021 and 22 January 2021.
- 10 The scope of works requested as part of the Select Tender required the delivery of a documentation package that built upon the draft concept designs previously approved by Council (referenced in point 8.1 above), including (but not restricted to):
- 10.1 complete professional services costs inclusive of project management and contract administration for the duration of the project.
- 10.2 a detailed timeline for the associated design and construction phases, inclusive of an indicative build time; and
- 10.3 a review of the concept design with reference to the anticipated functionality of the spaces within the precinct and the proposal's requirement to activate the Smith Street entrance.
- 11 At their Ordinary Meeting of 18 January 2021,<sup>8</sup> Council received the '*Establishment of the Walkerville Oval Redevelopment Committee*' report which among other things recommended the:
- 11.1 establishment of the Walkerville Oval Redevelopment Committee (the **Committee**) under section 41 of the *Local Government Act 1999*;

<sup>8</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (18 January 2021)



11.2 adoption of the Committee's Terms of Reference (the **ToR**); and

11.3 appointment of members of Council to the Committee.

12 Council resolved (**CNC262/20-21** - Moved: **Cr James Williams** / Seconded: **Cr Stephen Furlan**) to adopt the recommendations of the *Establishment of the Walkerville Oval Redevelopment Committee*' report thus giving ascent to the Committee and its ToR.

12.1 In accordance with section 4 of the ToR, Council resolved to empower the Committee with delegated authority to act on behalf of and to undertake the functions, roles and duties of the Council with regard to the Project, for the specific purpose of allowing the Committee to make decisions in a timely manner relating to options, variations, alterations and budget management thus avoiding unnecessary delays due to Council meeting spacing's. Thereafter the project management and oversight authority for the redevelopment was transferred from Council to the Committee.

### **March 2021**

13. On 21 March 2021 Administration received correspondence from the Hon. Rob Lucas MLC notifying Council that they had been successful in obtaining grant funding to the amount of \$4.0m under the LGIPP. Attachment E to this report.

### **April 2021**

14. At the first meeting of the Committee on 13 April 2021,<sup>9</sup> the Committee resolved (**WOR01/20-21**) that in order to ensure that decisions relating to the project were made in a timely manner meetings of the Committee were to be held fortnightly, and (**WOR3/20-21** - Moved: **Cr James Williams** / Seconded: **Cr MaryLou Bishop**) that Administration's Manager Property, Contracts & Strategic Projects be appointed as the Council project management representative for stakeholder liaison, project oversight and reporting responsibilities for the duration of the project.

15. At this April meeting, the Committee also considered the Tender submissions and associated documentation as received from the January 2021 Select Tender process (referenced in points 9 and 10 above), and the Committee resolved to proceed to interview the two shortlisted companies (Moved: **Cr James Williams** / Seconded: **Cr MaryLou Bishop**).

16. Following this meeting the President of the Walkerville Bowling Club made contact with Administration requesting a meeting with the Chief Executive Officer to discuss an emerging matter that had potential to impact the Project.

17. The project architect interviews occurred at the next meeting of the Committee on 27 April 2021,<sup>10</sup> where after the Committee resolved (**WOR08/20-21** - Moved: **Cr MaryLou Bishop** / Seconded: **Cr Robert Ashby**) to appoint Walter Brooke and Associates (the **Project Architects**).

### **May 2021**

18. On Thursday 6 May 2021 a meeting was held between Administration and the Presidents of both the Walkerville Bowling Club and Payneham Bowling Club. The Presidents advised that preliminary

<sup>9</sup> [Agenda](#) | [Minutes](#) (13 April 2021)

<sup>10</sup> [Agenda](#) | [Minutes](#) (27 April 2021)

discussions and negotiations had occurred between the parties regarding a potential amalgamation of the two Bowling Clubs.

18.1 The President of the Payneham Bowling Club also advised that should the amalgamation be supported by Council and subsequently deemed favourable by both Clubs at their respective AGMs, the Payneham Bowling Club would relocate to Walkerville following the redevelopment and provide a significant financial contribution toward the redevelopment (funded from the sale of the Payneham Bowling Club land), subject to the following minimum conditions:

18.1.1 the installation of an eight (8) rink indoor synthetic bowling green;

18.1.2 the inclusion of car parking facilities for all Club members; and

18.1.3 the execution of a 42 year lease over the site.

19 A verbal update was provided to the Committee at their meeting on 11 May 2021,<sup>11</sup> where the Committee received and noted the information with enthusiasm (**WOR17/20-21** - Moved: **Cr MaryLou Bishop** / Seconded: **Cr James Williams**) and directed Administration to proceed to further discussions with the Clubs and additionally inform the project architects.

20 At their Ordinary Meeting of 17 May 2021,<sup>12</sup> Council received the *Walkerville Oval Redevelopment Committee – Amendment to Terms of Reference & Appointment of Specialist External Member* report which firstly advised of the appointment of the Project Architects, but secondly sought Council's consent to amend the Committee's ToR to confer full delegations to the Committee to make Specialist External Member appointments, as and when required by the Committee. Council resolved (**CNC361/20-21**- Moved: **Cr James Williams** / Seconded: **Cr Robert Ashby**) to endorse the recommendations of the report.

21 A preliminary meeting with the Project Architects was held on Monday 24 May 2021 where the information regarding the proposed amalgamation and project funding contribution was relayed (referenced in point 18 above). Walter Brooke thereafter commenced preliminary scoping and master planning of the site to accommodate a proposed new facility that met the needs of all stakeholders.

22 On Monday 31 May 2021 a meeting was held between Administration, the Project Architects and the Bowling Club Presidents to work through the requirements of both Clubs (with regard to the necessary amenities, facilities and playing surfaces).

## **June 2021**

23 The following week, at their Meeting of 8 June 2021,<sup>13</sup> the Committee received and noted (**WOR25/20-21**- Moved: **Cr MaryLou Bishop** / Seconded: **Cr James Williams**) a preliminary presentation from Walter Brooke which considered the master planning of the Oval Precinct, and incorporated the preliminary new Bowling Club facility on. The Committee directed Walter Brooke to proceed with high level designs for the clubrooms.

24 Pursuant to the section 4.2 of the Committee's ToR, on the grounds that this new direction and proposed change in building design significantly altered the scope of works not previously considered by Council, the Committee elevated the matter to Council for their consideration. As

<sup>11</sup> [Agenda](#) | [Minutes](#) (11 May 2021)

<sup>12</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (17 May 2021)

<sup>13</sup> [Agenda](#) | [Minutes](#) (8 June 2021)



such, at the Ordinary Meeting of 21 June 2021,<sup>14</sup> Council received and noted (**CNC428/20-21**) a report from Administration which outlined the recent discussions held between Administration and the Bowling Clubs. Thereafter Council directed Administration to proceed to further discussions with the Clubs with the view of proceeding with the proposal.

### July 2021

25 A subsequent meeting was held with the Bowling Club Presidents on 1 July 2021 to review the revised concept plans and master planning as presented by the Project Architects. The concepts were received favourably by the Presidents, and then were later presented to and workshopped with the Committee on 13 July 2021,<sup>15</sup> which the Committee received and noted (**WOR4/21-22 - Moved: Cr MaryLou Bishop / Seconded: Cr Conrad Wilkins**). The Project Architects were directed to proceed with further development of the new option.

### August 2021

26 At their Meeting of 10 August 2021,<sup>16</sup> the Committee received and noted a verbal report which provided the high level concept plans as previously requested by the Committee on 8 June 2021, as well as the cost estimates for the proposed international standard indoor bowling club building; which totalled **\$19,720,000**.

26.1 At this meeting, the Committee directed Administration to meet with the Presidents of the two Bowling Clubs to request a formal commitment to proceed with the amalgamation and redevelopment and confirm an increased financial contribution toward the build (**WOR11/21-22 - Moved: Cr MaryLou Bishop/ Seconded: Cr Conrad Wilkins**).

27 A meeting was called with the Club Presidents on Thursday 12 August 2021 where resolution **WOR11/21-22** was relayed. At this meeting the President of Payneham Bowling Club indicated that an additional financial contribution would likely not be an issue due to increased land values since the last property valuation undertaken, but reiterated that the final decision to proceed would be at the discretion of the Club.

28 The Payneham Bowling Club held its Special Meeting on the morning of Sunday 15 August 2021 to determine whether to proceed with the Walkerville Oval Redevelopment option. Later that day, the President of the Walkerville Bowling Club advised Administration that *“the merger with Walkerville Bowling Club had been rejected outright, with no support by Payneham members”*.

29 The following evening at the Ordinary Meeting of 16 August 2021,<sup>17</sup> Administration provided Council with a verbal update advising of the failed merger and project delay of four (4) months due to assertions of the Clubs. This matter was discussed and debated at length by Council who thereafter received and noted (**CNC54/21-22 - Moved: Cr Stephen Furlan / Seconded: Cr Robert Ashby**) the report and directed Administration to continue to proceed with the development of the previously approved concept designs (referenced in point 8.1 above).

30 Administration met with the Project Architects on 19 August 2021 to provide the them with a full overview of the Payneham Bowling Club’s decision, and that in accordance with **CNC54/21-22** to re-commence focusing on developing the previously approved plans.

<sup>14</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (21 June 2021)

<sup>15</sup> [Agenda](#) | [Minutes](#) (13 July 2021)

<sup>16</sup> [Agenda](#) | [Minutes](#) (10 August 2021)

<sup>17</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (16 August 2021)

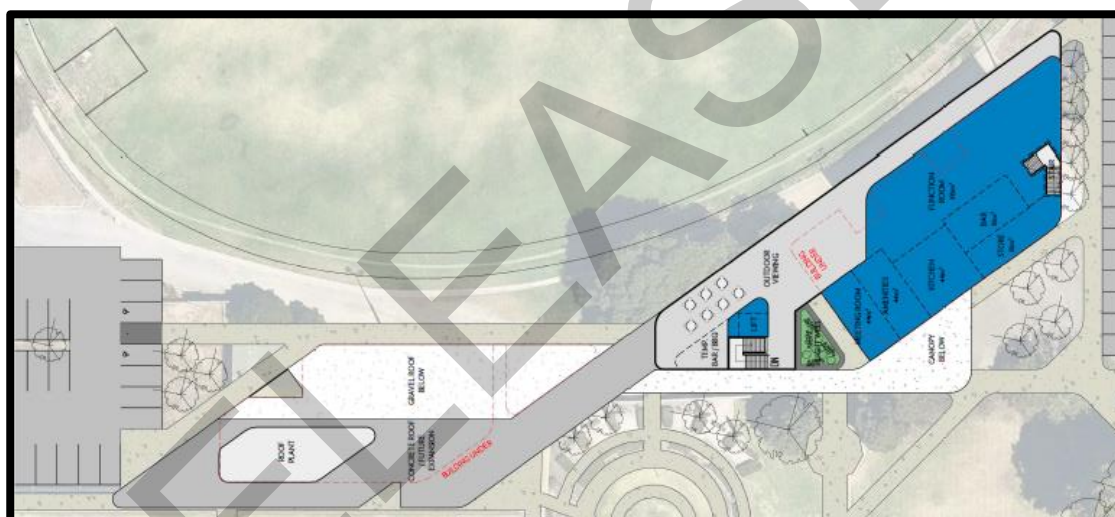
- 31 At their meeting of 26 August 2021,<sup>18</sup> the Committee received the *Unsuccessful Amalgamation & Project Funding Contribution* report which formally advised the Committee of the unsuccessful merger between the two clubs, which the Committee acknowledged (**WOR14/21-22** - Moved: **Cr Robert Ashby** / Seconded: **Cr James Williams**).

### September 2021

32. At their meeting on 23 September 2021 the Committee received a report about the recent traffic survey and master planning that had been undertaken. At this meeting the Committee resolved (**CNC20/21-22** – Moved: **Cr James Williams** / Seconded: **Cr MaryLou Bishop**) that Administration consider further options in the master planning as they related to car parking options, playground location, Belt Memorial Fountain location to remain as is if possible, and former change rooms/storage (off Warwick St behind current Sports Club)

### October 2021

- 33 Following the workshop on 9 September 2021 and based on the Committee's feedback received, at their meeting 21 October 2021,<sup>19</sup> the Committee endorsed the Site Master Plan and reviewed the first preliminary proposed iteration concept design for the proposed new buildings.



- 33.1 This proposed design was a reinterpretation of the previously approved design as endorsed by Council on 30 November 2020 (referenced in point 8.1 above), but proposed to include:

- 33.1.1 a solid concrete roof between the two buildings instead of an external arbour; and
- 33.1.2 the removal of a grandstand from the Warwick Street buildings and instead including a balcony along the southern façade of the Warwick Street building.

- 33.2 This proposed design iteration was costed by RLB to total **\$10,360,000**. Due to this iteration being well over the \$8.0m project budget, the Committee resolved (**WOR22/21-22** - Moved **Cr MaryLou Bishop** / Second: **Cr James Williams**) to direct Walter Brooke to undertake further design development in order to ensure the project remained on budget without impacting the overall proposed design.

- 34 On 22 October 2021 an initial meeting was held with representatives from Walkerville Sports Club at which they were advised of the proposed exit date which they were required to provide vacant possession of the buildings.

<sup>18</sup> [Agenda](#) | [Minutes](#) (26 August 2021)

<sup>19</sup> [Agenda](#) | [Minutes](#) (21 October 2021)

34.1 This was further confirmed in an email to the Club representatives on 2 November 2021.

### November 2021

- 35 A stakeholder engagement meeting was held on 8 November 2021,<sup>20</sup> with representatives from the Walkerville Bowling & Community Club. Project plan and building designs were presented and the Club's feedback assisted with functional design changes. At this meeting the Club re-advised of the proposed exit date in which they would need to hand over vacant possession of the buildings.
- 36 A stakeholder engagement meeting was held on 19 November 2021,<sup>21</sup> with representatives from the Walkerville Netball Club. Project plan and building designs were presented and the Club's feedback assisted with functional design changes.
- 37 A stakeholder engagement meeting was held on 29 November 2021,<sup>22</sup> with representatives from the Walkerville Softball Club. Project plan and building designs were presented and the Club's feedback (not received until 11 February 2022) assisted with functional design changes.
- 38 A further stakeholder engagement meeting was held on 30 November 2021,<sup>23</sup> with representatives from the Walkerville Bowling & Community Club. Revised building designs were presented and the Club's feedback assisted with functional design changes.
- 39 At the Project Design Team meeting held 30 November 2021, RLB advised that due to COVID-19, **building materials, especially structural steel, had increased in price by up to 30% globally.** RLB advised that it would be prudent for the project budget to have a generous contingency as Council should expect previously estimate costs to increase.

### December 2021

- 40 At their meeting of 2 December 2021<sup>24</sup> the Committee were advised of RLBs recent advice (point 39 above) and received the second iteration of the building concept design which included a number of variations implemented as a result of the preliminary design cost management process and further feedback from the Committee. Some such changes included:
- 40.1 the relocation of the elevator in the Warwick Street building from the external location behind the ground floor kiosk into the main foyer of the building, directly adjacent to Warwick Street.

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<sup>20</sup> Stakeholder Meeting Minutes included in [2 December 2021 Agenda](#)

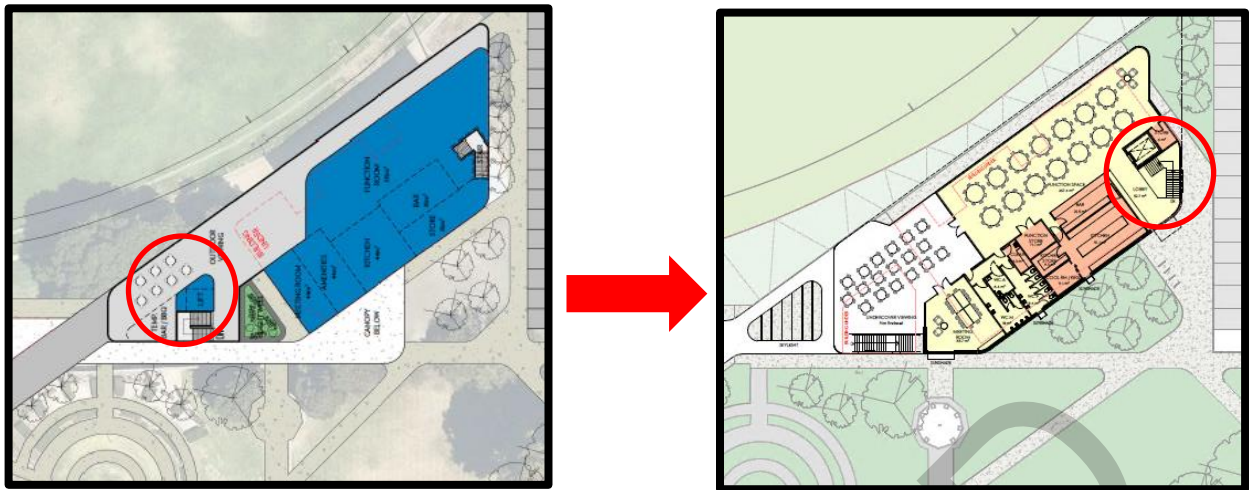
<sup>21</sup> Stakeholder Meeting Minutes included in [2 December 2021 Agenda](#)

<sup>22</sup> Stakeholder Meeting Minutes included in [24 February 2022 Agenda](#)

<sup>23</sup> Stakeholder Meeting Minutes included in [10 February 2022 Agenda](#)

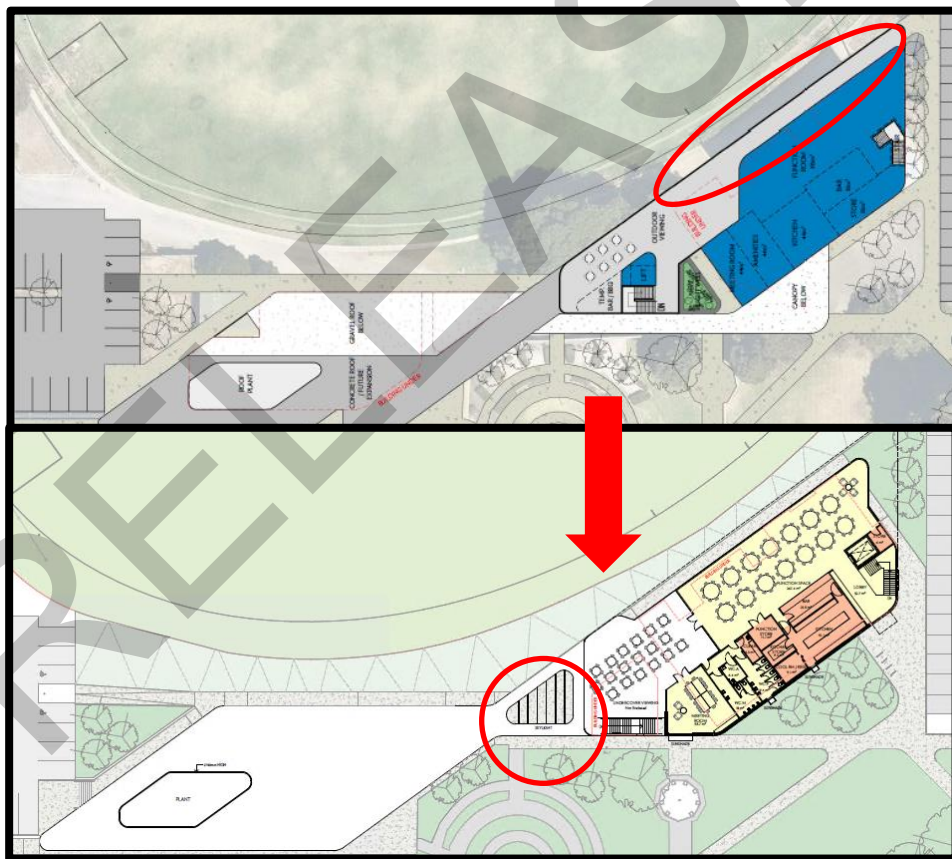
<sup>24</sup> [Agenda](#) | [Minutes](#) (2 December 2021)





40.2 the removal of the balcony in front of the Warwick Street building function area; and

40.3 the opening of the solid central junction between the two buildings replacing it with a vergola style clad structure.



40.4 At this meeting, the Committee endorsed (**WOR29/21-22 - Moved: Cr Robert Ashby AM / Seconded: Cr James Williams**) and **adopted the new concept designs which included the aforementioned variations and alterations** (referenced in points 40.1, 40.2 and 40.3 above), thus superseding the previous iteration adopted on 21 October 2021 (point 33 above).

41 A stakeholder engagement meeting was held on 8 December 2021,<sup>25</sup> with representatives from the Walkerville Sports Club, Walkerville Football Club, Walkerville Junior Football Club and Walkerville Cricket Club. Project plan and revised building designs were presented and the Club's feedback (not received until 28 January 2022) assisted with functional design changes. A copy of the signed meeting minutes appears in the Committee Meeting Agenda on 10 February 2022.<sup>26</sup>

41.1 At this meeting Administration reaffirmed the revised vacate date of 1 May 2023, as outlined in point 3.2.7 of the meeting minutes outlined in minutes.

42 At their meeting of 16 December 2021,<sup>27</sup> the Committee received a further workshop and presentation from the Project Architects, appearing as Attachment F to this report. The Walkerville Oval Redevelopment Committee resolved (**WOR33/21-22 - Moved Cr MaryLou Bishop / Second: Cr James Williams**) to approve Walter Brooke proceeding to further design development and documentation for the new building designs as adopted by the Committee on 2 December 2021 (referenced in point 39 above).

42.1 RLB estimated the total cost of this project to be **\$9,489,511**.

43. Following receipt of the documentation at their Ordinary Meeting on 20 December 2022,<sup>28</sup> Council resolved (**CNC164/21-22 - Moved Cr MaryLou Bishop / Second: Cr Jennifer Joshi**) to execute the LGIPP funding agreement (the **Deed**) with the State Government for the \$4.0m contribution to the Walkerville Oval redevelopment.

43.1 The report submitted to Council at this meeting outlined the key terms of the Deed, and the key milestones the grant funding was contingent on Council meeting, with those key milestones being:

<b>Project Commencement</b>	23 March 2022
<b>Performance Milestone 1</b>	1 May 2022
<b>Performance Milestone 2</b>	1 November 2022
<b>Performance Milestone 3</b>	1 May 2023
<b>Project Completion Date</b>	1 January 2024
<b>Performance Milestone 4</b>	1 April 2024
<b>Expiry Date</b>	1 January 2025

44. At this meeting Council were also advised of the conditions precedent associated with the Deed - the mandatory conditions that must be achieved prior to commencement of the project - those being:

44.1 Evidence to the satisfaction of the Treasurer that the Grantee has sufficient other funding to complete the project;

44.2 Evidence to the satisfaction of the Treasurer that the Grantee has obtained all Authorisations and Approval required for the project (viz **Development Approval, Prudential Review** etc);

<sup>25</sup> Stakeholder Meeting Minutes included in [10 February 2022 Agenda](#)

<sup>26</sup> Stakeholder Minutes included in [10 February 2022 Agenda](#)

<sup>27</sup> [Agenda](#) | [Minutes](#) (16 December 2021)

<sup>28</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (20 December 2021)

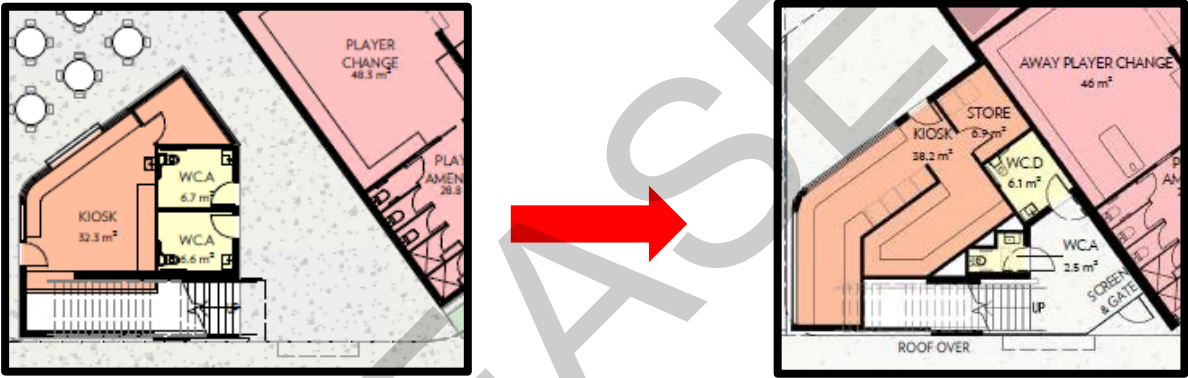
44.3 Copies of all Materials Contracts (viz **Building Contracts, Professional Services Contracts** etc).

**February 2022**

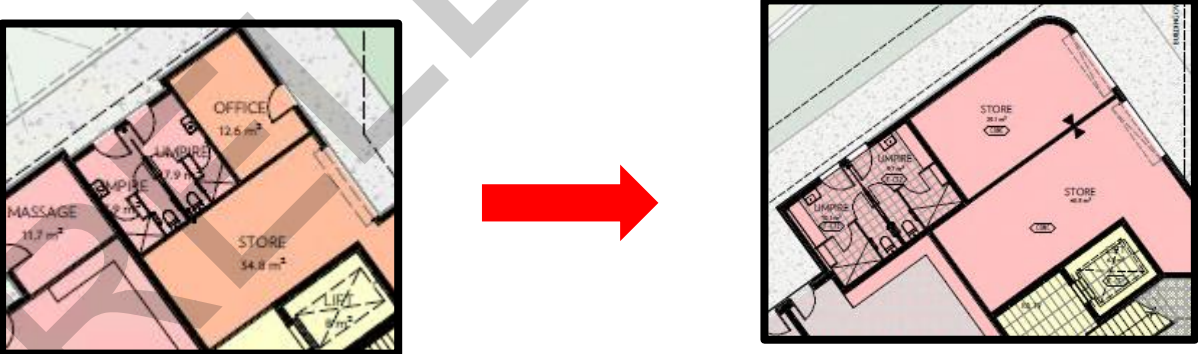
45 Further input into the designs was required from the tenant user clubs, so Room Data Sheets were forwarded to the Walkerville Sports Club and Walkerville Bowling & Community Club on 4 February 2022.

46 At the Committee meeting on 10 February 2022,<sup>29</sup> Walter Brooke provided a subsequent workshop and presentation, appearing as Attachment G to this report, at which the Committee was provided with a further developed design iteration. This iteration included some further value management variations to the Warwick Street building, which included:

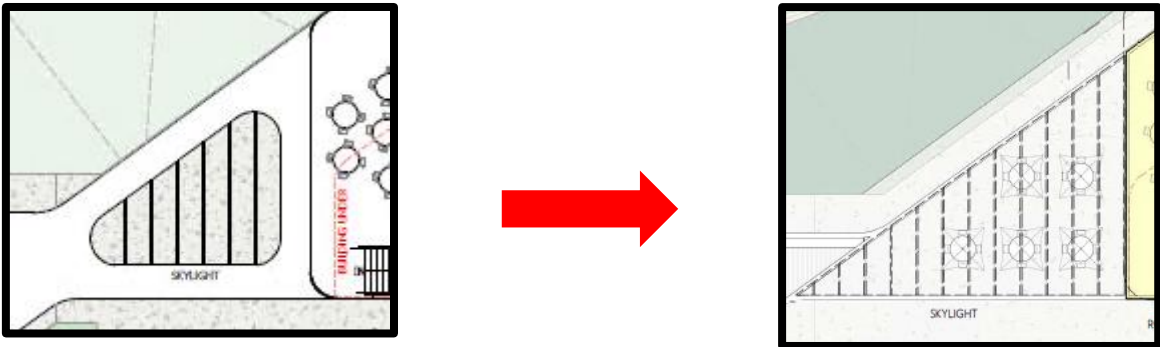
46.1 the kiosk being joined to the main building;



46.2 the reconfiguration of the downstairs office into a storage area (at the request of the tenant club) and;



46.3 the replacement of the central vergola style structure with an open trellis.



<sup>29</sup> [Agenda](#) | [Minutes](#) (10 February 2022)

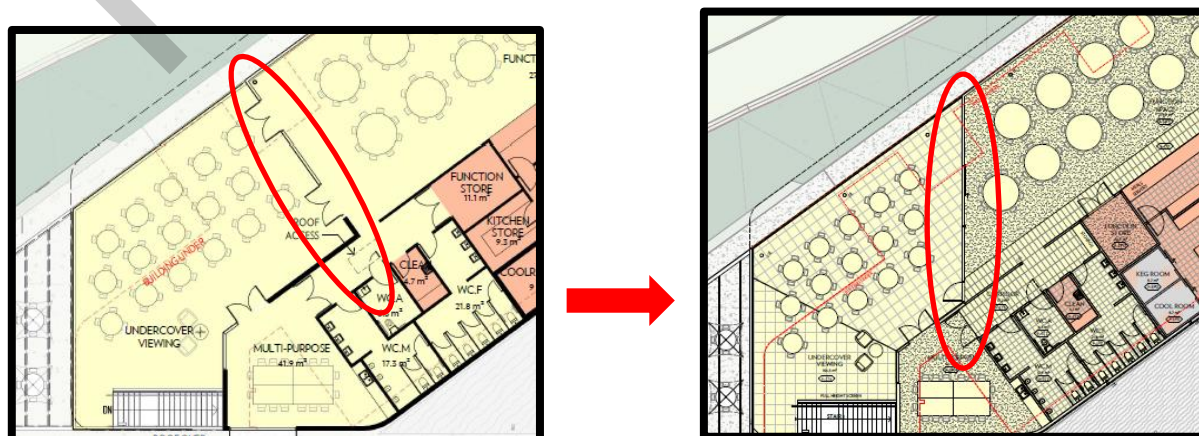


The Committee received and noted (**WOR38/21-22 - Moved Cr MaryLou Bishop / Second: Cr Robert Ashby AM**) the report and presentation.

- 47 Due to the increased cost estimation for the overall project (referenced in point 42.1 above), at the 10 February 2022 meeting, the Committee also received the *Walkerville Oval Redevelopment Project Budget* report which included the following recommendation:

*That the Walkerville Oval Redevelopment Committee recommend that Council rescind recommendation 1 of Resolution CNC218/20-21 from 30 November 2020 and in lieu thereof proceed with a new total building cost of \$9.5M.*

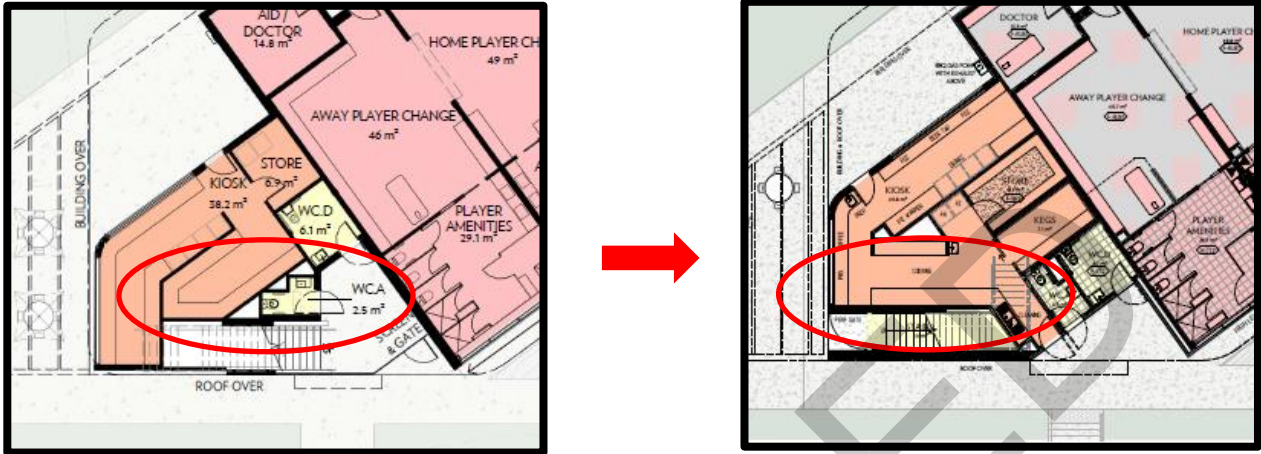
- 47.1 The Committee endorsed the recommendations of this report (**WOR39/21-22 - Moved: Cr Robert Ashby AM / Seconded: Cr James Williams**) and elected to hold an Information & Briefing Session on Friday 18 February 2022 to workshop and discuss some further design elements.
- 48 Rooms Data Sheets and further design feedback was received from Walkerville Bowling & Community Club on 11 February 2022,<sup>30</sup> and the Walkerville Sports Club on 21 February 2022. Feedback informed minor internal changes.
- 49 On the basis that concept designs were progressing, on 18 February 2022 Administration engaged Urban & Regional Planning Solutions (**URPS**) to assist with town planning services for the Walkerville Oval redevelopment. Following this engagement, URPS were given the developing concept documentation and given instructions to liaise with the Project Architects to develop the necessary Development Application paperwork so that once Council had approved and frozen the concept designs, a Development Application could be promptly submitted to the Council Assessment Panel for determination.
- 50 Following the Information & Briefing Session held 18 February 2022, at their meeting of 24 February 2022,<sup>31</sup> the Committee was presented with and endorsed (**WOR44/21-22 - Moved: Cr MaryLou Bishop / Seconded: Cr Robert Ashby**) a further design iteration that included minor changes that resulted from the workshop held on 18 February 2021. These included:
- 50.1 a minor reconfiguration to kitchen / function store in the Smith Street building; and
- 50.2 the realignment of the dividing glass wall between the first floor function area and the external viewing platform from a 90 degree angle to a 45 degree angle to allow better viewing.



<sup>30</sup> Room Data Sheets included in [24 February 2022 Agenda](#)

<sup>31</sup> [Agenda](#) | [Minutes](#) (24 February 2022)

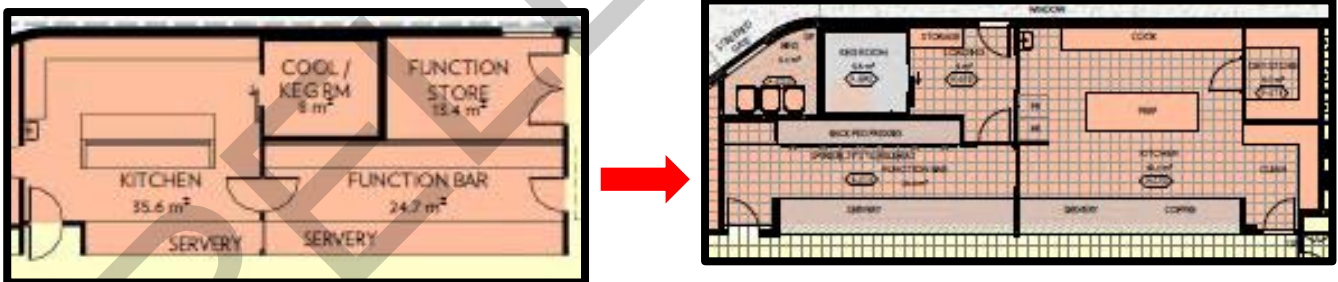
51 Following this decision, further Councillor instigated variations to the endorsed plans ensued, particularly relating to an alternate entry location, overall reconfiguration of the external stair case of the Warwick Street building, and change in reconfiguration of the kitchen layout. The proposed changes were tested by the Project Architects and resulted in further design changes.



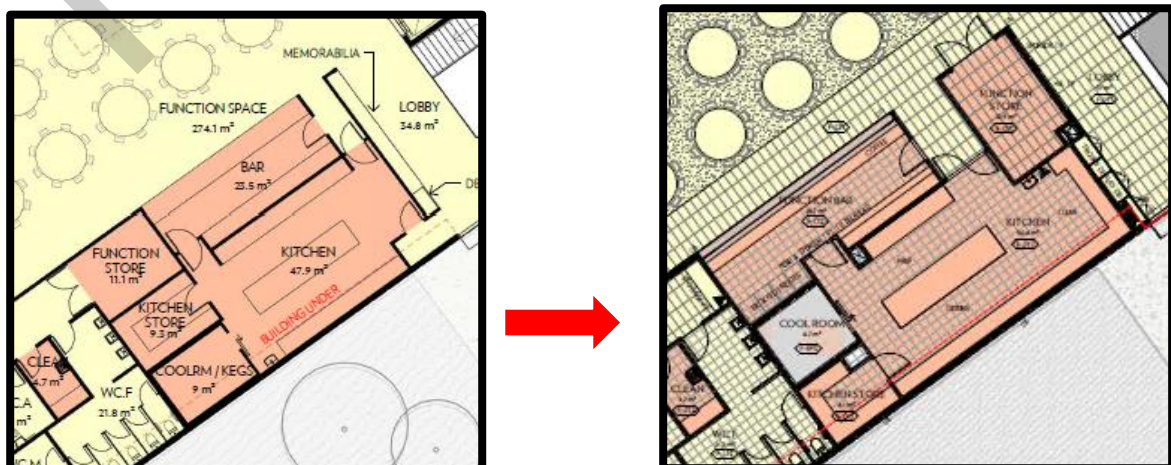
51.1 At this meeting Administration expressed its concern that ongoing minor amendments to the concept designs were resulting in delays that would impact the ability to proceed to Detailed Design, then Development Approval, the Tender and Prudential Review, and that value management and minor design tweaks should occur post Tender.

52 Feedback was then received from the project commercial kitchen consultants (FSDA) which informed initial additional changes and reconfiguration to the kitchens:

52.1 In the Smith Street building;

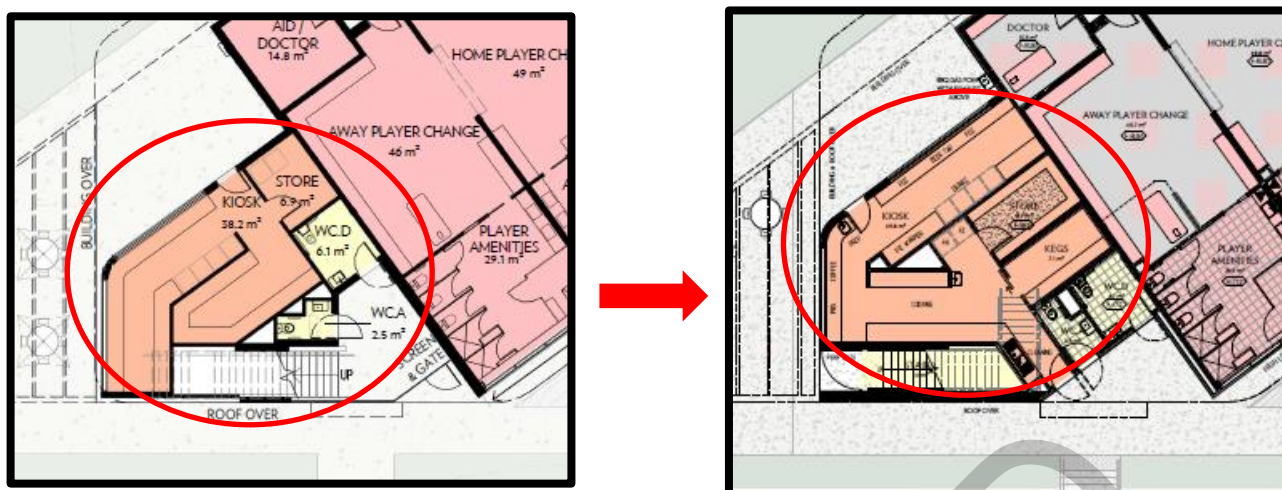


52.2 In the Warwick Street building;



52.3 As well as an expansion to the ground floor kiosk and reconfiguration of the public toilets.





- 53 At a meeting of the Committee on 24 February 2022, **Cr James Williams** put forth a **Motion with Notice** seeking to retain the existing Grandstand structure and to relocate it for future use in a different location within the Township. This motion was then withdrawn due to the significant relocation costs associated with relocating it.

### March 2022

- 54 At a meeting of the Committee on 24 March 2022,<sup>32</sup> Walter Brooke provided a subsequent workshop and presentation, appearing as Attachment H to this report, at which the Committee was provided with a further revised design iteration which included the requested variations outlined in point 50 through 52 above.

54.1 At this meeting the Committee resolved to recommend to Council that these revised designs be the final concept designs, and that the design be frozen to prevent any further material changes being made, so as to prevent any further project delays, and so that's the project can proceed to Detailed Design, then Development Approval, Tender and Prudential Review in order to meet the necessary grant finding milestone deadlines and the project completion date.

54.2 A project timeline was also submitted as part of Walter Brooke's documentation package which adhered to the required Milestones on the Deed.

- 55 At their Special Council Meeting of 28 March 2022,<sup>33</sup> a Motion without Notice was put forth (**CNC262/21-22** - Moved: **Cr James Williams** / Seconded: **Cr James Nenke**) seeking to **halt the design development process**, apply to State Government for an extension, and further consult with Tenant Clubs regarding the design of the Warwick Street building with the view of reverting to a design that included a grandstand or balcony.

55.1 On the basis that the design had progressed to a point ready to commence Detailed Design, the build costs had already increased significantly due to global markets, and the balcony had been removed from the concept five months prior (**WOR22/21-22**) (referenced in point 33.2 above) which resulted in a notable cost saving exercise, Council determined to not support this Motion and it was **Lost**.

- 56 At this meeting **Cr James Nenke** sought clarification from Administration as to the specific order in which the approval process needed to occur. Administration advised that it was 'standard

<sup>32</sup> [Agenda](#) | [Minutes](#) (24 March 2022)

<sup>33</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (28 March 2022)

practice' that **Design Development** be first completed to allow for the designs to be frozen so that **Detailed Design** could be completed, which would then allow **Development Approval** to be undertaken, which would then allow for the **Tender Process** to be conducted which would allow for the necessary **Prudential Review** to occur and a preferred **Building Contractor** be appointed. All of which were necessary steps in the process and mandatory conditions precedent of the Deed.

57 At the same meeting Council resolved (**CNC263/21-22** - Moved: **Cr MaryLou Bishop** / Seconded: **Cr Stephen Furlan**) to **adopt and freeze the plans** as presented by Walter Brooke on 24 March 2022, appearing as Attachment I to this report, as the final plans for the redevelopment.

57.1 RLB had costed building estimates to total \$10.1m which had been value managed to **\$9.66m**.

57.2 The Project Architects thereafter commenced Detailed Design of the endorsed concepts so as to proceed to Tender.

58 Noting the approaching Performance Milestone 1 (1 May 2022), fencing contractors were engaged and drafting of preliminary Tender documentation to engage a contractor for the necessary Site Infrastructure upgrades immediately commenced. These works were being scheduled to commence in early May 2022 following the vacate of the respective tenant groups.

#### April 2022

59 On the basis that the Council had approved the design (reference in point 57 above) a postcard, appearing as Attachment J to this report, was sent out to all Rate Payers on 13 April 2022 advising them of Council decision and the final plans adopted.

60 On 6 April 2022 Administration received emails from the Presidents of Sports Club and Junior Football Club, raising concerns that no grandstand was to be provided as part of the design, and further claimed that they had been not previously notified of the vacate date of 1 May 2022, despite these dates being previously relayed to the, (referenced in points 34 and 41 above).

61 On 7 April 2022 an article appeared in the Advertiser entitled "*Walkerville Council presses ahead with plans for \$9.5m sports hub on oval, but clubs aren't happy*".<sup>34</sup>

62 Over the course of the following week, Council received **20 unsolicited letters** from members of the community (both residents and non-residents) criticising the design and its lack of tiered seating for spectator viewing. These correspondence appear as Attachment K.

63 At their Ordinary Meeting of 19 April 2022,<sup>35</sup> a Motion with Notice was put by **Cr James Nenke** seeking to rescind Council's previous decision (**CNC263/21-22**) of 28 March 2022 (referenced in point 57 above), in order to alter it to incorporate a balcony into the Warwick Street building design along the southern façade of the building. This motion (**CNC270/21-22** - Moved: **Cr James Nenke** / Seconded: **Cr Robert Ashby AM**) was Carried by majority. Ultimately, this motion sought to reinstate the first design iteration presented by the Project Architects to the Committee six (6) months earlier at their meeting of 21 October 2022 (refer point 33 above).

63.1 At this meeting Administration again raised its growing concerns about ongoing design changes and project delays.

<sup>34</sup><https://www.adelaidenow.com.au/news/south-australia/walkerville-council-presses-ahead-with-plans-for-95m-sports-hub-on-oval-but-clubs-arent-happy/news-story/a0c9ef4d4ed9a2e8e0c5603a888f25f6>

<sup>35</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (19 April 2022)

64 **CNC270/21-22** resulted in the halting of the Detailed Design work that had already commenced, and required the Project Architects to re-design and retest the newly revised building design. This resulted in a four (4) week project delay due to the work needing to be undertaken for Structural Engineering, Services Engineering, Cost Management & Value Management, DDA Compliance & Inclusion, and Building Rules Consent.

64.1 This decision also resulted in Administration having to cancel raised purchase orders for already booked contractors who were scheduled to commence preliminary ground works on site to ensure adherence to the Milestone 1 as outlined in the Deed.

### **May 2022**

65 As a result of the recent the motion to redesign, in early May 2022 Administration lodged a submission with the South Australian Government Finance Authority (**SAFA**) seeking to extend the Project Milestone date out by six (6) months.

66 On 18 May 2022 SAFA contacted Administration requesting a meeting to further discuss the requested extension due to some concerns:

66.1 that the Town of Walkerville:

66.1.1 had not progressed beyond concept design;

66.1.2 was one of only a few Councils that had received funding that were greatly delayed due to having no fixed concept design;

66.2 about the Expiry Date of the Deed (1 January 2025), which would need to be considered as part of any submission review.

67 On 25 May 2022 SAFA followed up via email outlining the agreed process to make a submission to the Treasurer to seek an extension, that process being:

67.1 determine a final design option;

67.2 conduct community consultation for 21 days;

67.3 proceed to Tender and finalise a preferred contractor – engaging with the Industry Advocate as part of the process;

67.4 after which the CEO was to formally apply to the Treasurer for a variation to the Deed.

68 At their Ordinary Meeting of 16 May 2022,<sup>36</sup> **Cr James Williams** put forth a Motion without Notice expressing his concerns about the seeming lack of information Elected Members had received to date regarding the Walkerville Oval redevelopment. The Motion without Notice (**CNC290/21-22 – Moved: Cr James Williams / Seconded: Cr James Nenke**) required Administration to re-provide the Council with large degree of documentation, a large degree which that were already public documents, including (but not restricted to) the Deed, plans, public consultation documentation, and public communication documentation.

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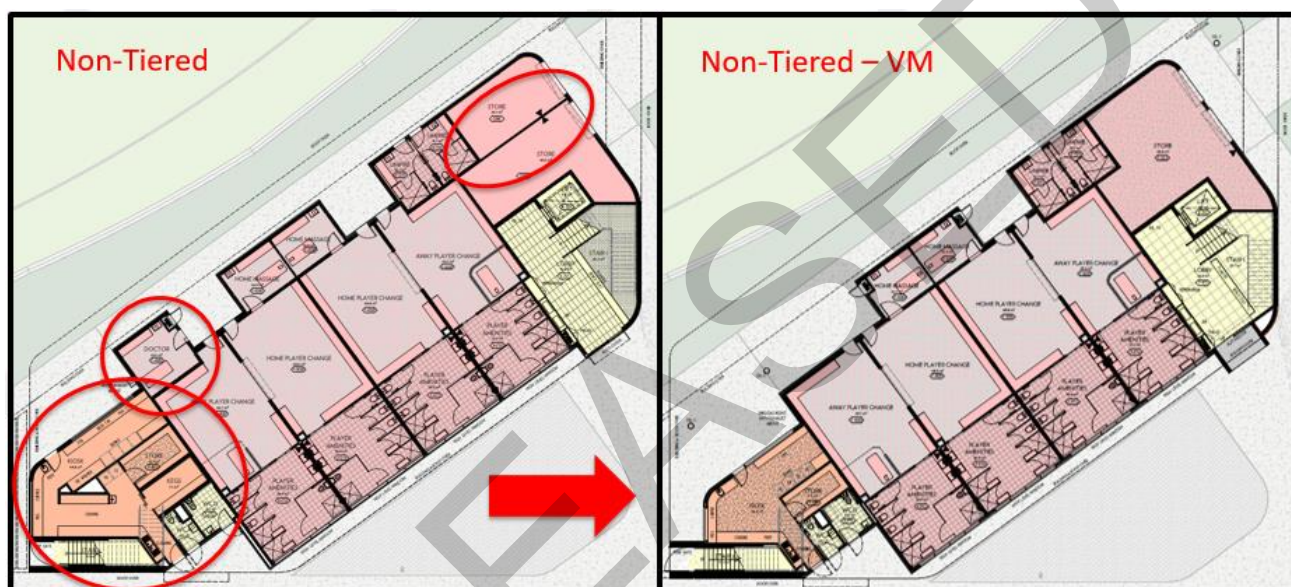
<sup>36</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (16 May 2022)

69 In order to align with resolution **CNC270/21-22**, at an Information & Briefing Session of Council held on 23 May 2022, at which Council was presented with revised plans for the new 'two tiered balcony' design, which also included minor variations to aspects of the ground floor due to further value management requirements. The Project Architects also included comments associated with some changes. These included:

69.1 Keg room removed and replaced with fridges;

69.2 Area of kiosk and store reduced from 59m<sup>2</sup> to 46m<sup>2</sup> - this is still large (the existing buildings kitchen is 16m<sup>2</sup>).

69.3 Doctor Room - deleted to save building area - only required for state level games.



69.4 Function/Multi-Use/Community Space - reduced internal area in order to increase external area (to manage budget increase):

69.4.1 Function space area reduced from 280m<sup>2</sup> to 225m<sup>2</sup> reduction of 55m<sup>2</sup>;

69.4.2 Function space depth of function space reduced from 9.6m to 7.8m.

Project Architect comments: *"The existing Sports Club building is 7.1m from bar to glass. This change in design and its reduced depth, **will reduce the flexibility** of events that may occur in the function space".*

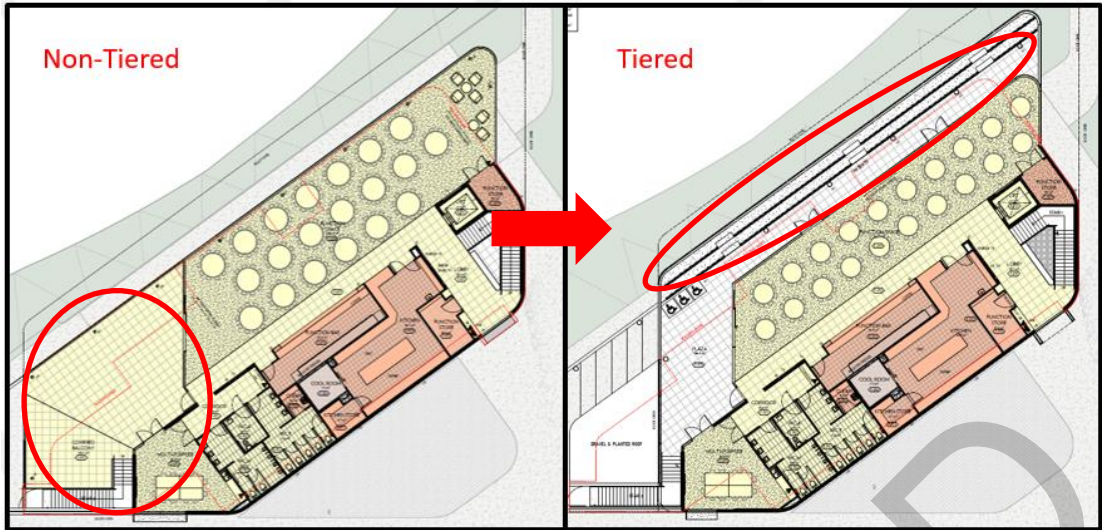
69.5 Balcony Space - reduce balcony to side of function space and add in front of function space:

69.5.1 Total plaza and southern façade balcony equates to 187m<sup>2</sup>;

69.5.2 123 tiered seats added (existing building has 54 individual seats and estimated 20 on fixed benches).

69.5.3 Standing balcony space in function mode reduced from 145m<sup>2</sup> to 129m<sup>2</sup>;

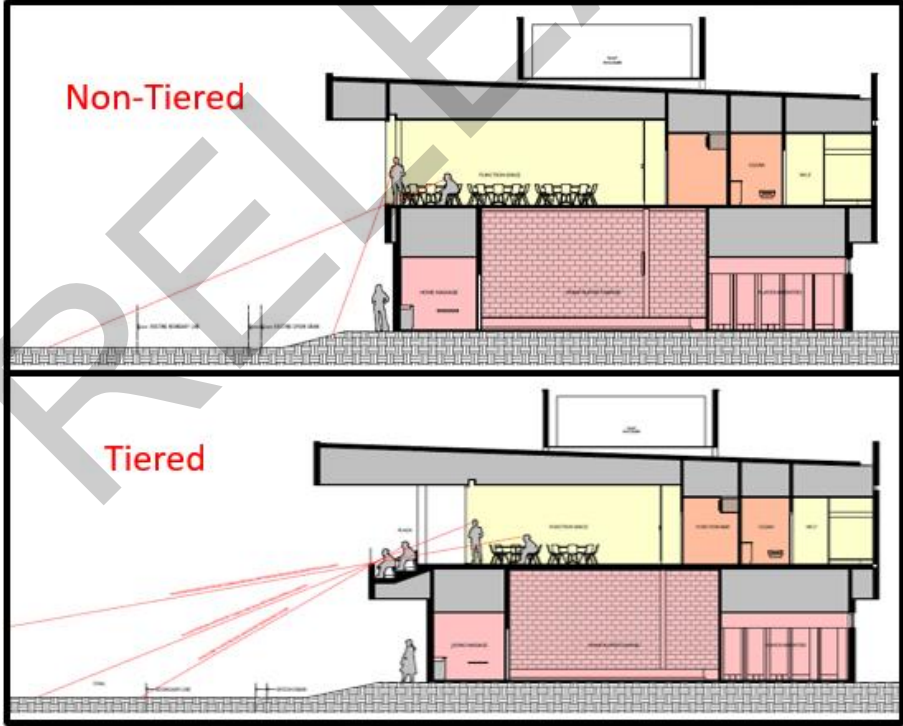




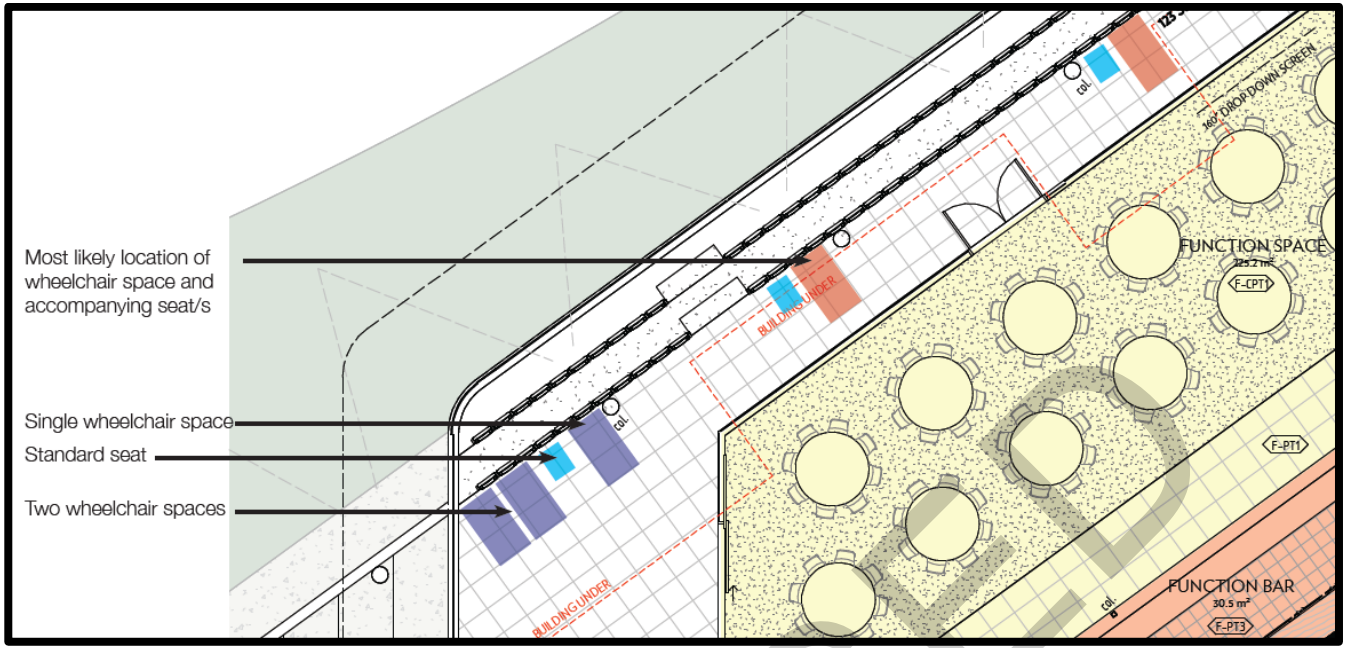
Project Architect comments: *“The side outdoor undercover area space previously covered the kiosk below and therefore did not require a roof, now that the side outdoor undercover area has been reduced we require a roof over the exposed kiosk. As this roof is highly visible from the balcony we are recommending this is a gravel roof with planting”.*

69.5.4 Line-of-sight

Project Architect: *“The balcony and tiered seating added to the front of the function space **does affect the viewing angles from within the function space.** From my analysis even after moving the building back view from the oval is restricted”.*



69.6 Disability Access



70 RLB estimated the cost of this build to be \$10.5m, but it was value managed to **\$10.1m**.

71 At this Information & Briefing Session (23 May 2022), Elected Members expressed a desire to move the public toilet from the location, to the storage area adjacent to the Umpire Change rooms, which was inconsistent with the views of the tenant club (refer meeting minutes and stakeholder feedback of 8 December 2021 per point 41 above), the amenities were then relocated to the old location of the “Doctors Rom”.



**June 2022**

72 On 27 June 2022 a subsequent Information & Briefing Session was held with Elected Members to provide an update on the redevelopment as well as recent commentary and concerns raised the Office of Recreation, Sport & Racing, SAFA, Local Government Finance Authority (LGFA) and BRM Advisory regarding the halting of the project and the current chaotic building industry (appearing as Attachment L to this report).

72.1 It was revealed at this session that the project was facing potential cost blow outs of 20%-30% due to the unavoidable industrial factors. It was noted this could also significantly affect Council's Long-Term Financial Plan (**LTFP**), the current debt ceiling of \$9.5m and Council's future ability to fund the project.

72.2 Administration further completed LTFP modelling and presented four (4) options to Elected Members for discussion during the session, these being:

- 72.2.1 continue with the project as planned;
- 72.2.2 descale the project;
- 72.2.3 stage the project over a number of years;
- 72.2.4 abandon the project.

72.3 Administration again advised Council that any further delays resulting from further variations to the concept designs would delay the Tender process

72.4 The general consensus resulting from discussions at this Information & Briefing Session was that Elected Members felt staging the project would be the best possible option (noting that final costs would not be obtained until a design had been frozen, consulted on and tendered), and that the refurbishment of 39 Smith Street should take precedence.

73 On 30 June 2022 Administration met with SAFA to discuss the recent outcomes regarding the redirection in building design, the increasing market costs, and the possibility that the project will be delivered in a staged approach due to cost pressures and the now need to deliver the 39 Smith Street project as well.

### July 2022

74 At their meeting 7 July 2022,<sup>37</sup> Administration presented to the Audit Committee the same presentation presented to Council at the Information & Briefing Session on 27 June 2022, outlining Administrations concerns for the future of the project and the financial sustainability of Council.

74.1 At this meeting the Audit Committee discussed the matter at length and determined to recommend to Council (**AC07/22-23 – Moved: Cr Stephen Furlan / Seconded: Mr Colin Scarlet**) that either staging the project or abandoning the project (though the latter maybe unpalatable) are the only prudent options for the Walkerville Oval redevelopment at this present time.

74.2 Council received and noted (**CNC19/22-23 – Moved: Cr James Williams / Seconded: Cr Conrad Wilkins**) this recommendation at their Ordinary Meeting of 18 July 2022.

75 On 11 July 2022 a second Information & Briefing Session was held with Elected Members to discuss and provide an update on both Walkerville Oval and 39 Smith Street.

76 On 18 July 2022,<sup>38</sup> Council endorsed (**CNC11/22-23 – Moved: Cr Conrad Wilkins / Seconded: Cr Norm Coleman**) the final revised concept plans and released them for public consultation.

<sup>37</sup> [Agenda](#) | [Minutes](#) (7 July 2022)

<sup>38</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (18 July 2022)



## August 2022

77 The public consultation was undertaken by Action Market Research (**AMR**) and it took place between 9:00am 27 July 2022 and 5:00pm 24 August 2022 (inclusive), with respondents being able to participate in the consultation via an online survey access via a QR code or a hardcopy survey.

## September 2022

78 On 5 September 2022 an Information & Briefing Session was held with the Elected Members to run through the community engagement report undertaken by AMR. A copy of the AMR report, appears as Attachment M to this report, but at the close of the consultation a total of 289 respondents had engaged in the process and in summary:

- 78.1 51% of the respondents identified as ratepayers, whereas 49% identified as being non-ratepayers;
- 78.2 58% of the respondents identified themselves as being a member of a sports club, whereas 42% identified themselves as being a non-member;
- 78.3 86% of all respondents were in favour the Walkerville Oval redevelopment proceeding;
- 78.4 68% of all respondents were in support of the Smith Street (Bowling Club) building design;
- 78.5 66% of all respondents were in support of the Warwick Street (Sports Club) building design;
- 78.6 79% of all respondents (65% ratepayers / 94% non-ratepayers) were in support of allocating additional funds to the project in excess of the already approved \$9.5m;
- 78.7 76% of all respondents (63% ratepayers / 91% non-ratepayers) were in support of Council raising its current debt ceiling.

## October 2022

79 At their Ordinary Meeting on 17 October 2022,<sup>39</sup> Council formally received and noted the community consultation findings and resolved (**CNC95/22-23 – Moved: Jennifer Joshi / Seconded: Cr Stephen Furlan**) to endorse the final concept designs for the Walkerville Oval redevelopment, further directing Administration to:

- 79.1 *proceed to the requisite Tender process in order to obtain actual market costings for the Walkerville Oval redevelopment, and further seek to obtain itemised costings for the following build options:*
  - 79.1.1 *Full construction costs for both buildings and associated site works being delivered as one (1) project;*
  - 79.1.2 *Full construction costs for both buildings and associated site works being delivered as two (2) separate stand-alone staged projects, with the first stage project to be delivered being the Smith Street (Bowling Club) building;*

<sup>39</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (17 October 2022)

79.2 That following the completion of the Tender process, the findings be presented to and workshopped with the new incoming 2022 Council so that a final direction and determination on the Walkerville Oval redevelopment can be made.

- 80 At this meeting Council requested that Detailed Designs be presented back to Council prior to proceeding to Tender. Administration raised its concerns that this may further delay the process but agreed to return the Detailed Designs to an Information & Briefing Session once the working documentation had been completed.
- 81 The Project Architects were advised of Council's decision on 18 October 2022 and they immediately commenced the Detailed Design phase which would allow for minor variations in order to produce the require working drawings for the Tender process.

### **November 2022**

- 82 On 3 November 2022, as part of the detailed design process, Walter Brooke provided plans of the Community Club with a slightly revised change room configuration, appearing as Attachment N to this report.
- 83 A week later Walter Brooke provided a further refinement in the Detailed Design process which proposed three (3) different options for the stairs configuration within the Community Club, appearing as Attachment O to this report. Walter Brooke noted the following in regards to the respective options;
- 83.1 As per SK500A (-), SK501A (-) and SK502A (-), this design;
- 83.1.1 Maintained the approved kiosk size;
  - 83.1.2 Required a gravel roof which is a concrete and waterproofed solution that is similar in cost to the roof terrace;
  - 83.1.3 The gravel roof poses safety concerns because it is easy enough to access during post game celebrations;
  - 83.1.4 The stairs are exposed to the weather.
- 83.2 As per SK500B (-), SK501B (-) and SK502B (-), this design;
- 83.2.1 The kiosk reduced in size but maintained dual frontage;
  - 83.2.2 Required a new glazed roof so that spectators could be protected from the weather whilst waiting/ordering at the kiosk;
  - 83.2.3 Triangulated balustrade to top of stairs not preferred;
  - 83.2.4 The stairs were mostly exposed to the weather.
- 83.3 As the two options above where discussed but not preferred, WB progressed with the following option SK301A (Rev F), SK302A (Rev F) and SK502 (Rev A), this design;
- 83.3.1 Maintains kiosk area but has reduced in frontage to sit completely under the terrace – note the frontage is larger than existing conditions;
  - 83.3.2 The stair configuration changed to a U-shape stair which allows more direct access from the oval (per both the Club's and Council's previous request) - the stair is also completely covered by the roof.
  - 83.3.3 The terrace and roof is enlarged so that the need for gravel or a glazed roof can be avoided – safer, easier to construct and requires less maintenance.

83.3.4 Building areas are marginally more than previous options however usable space has increased.

84 As a result of Council being in Caretaker Period at the time, the advice of the Project Architects with regard to their preferred refinements and the comprehensive advantages noted, Administration directed the Project Architects to proceed with these minor variations in order to advance the Detailed Designs to Tender.

85 On 24 November 2022 an Information & Briefing Session was held with the new 2022-2026 Elected Council to provide them with an overview of the history of the Walkerville Oval redevelopment.

85.1 The information relayed to the new Elected Members was the information previously supplied to the outgoing Council (referenced in Attachment H), the session outlined the history of the project, experienced delays, the previous discussions with SAFA and the LGFA with regard to industry markets, restricted loan borrowings, change in design options and impacts to the LTFP, and the proposed staging of the projects.

### **December 2022**

86 On 5 December 2023 Council held a meeting with all tenant clubs to discuss the concept design and the Clubs feedback and concerns. Council thereafter held an Information & Briefing Session to consider the feedback.

87 On 6 December Walter Brooke provided further refined Detailed Designs of the Community Club, appearing as Attachment P to this report, that included the further minor working variations as considered in the recent November Information & Briefing Session and as also raised by the Clubs:

87.1 Reduced the kitchen to a more reasonable (but still generous) size;

87.2 This change has allowed for a more efficient toilet layout;

87.3 Reduced building area by approximately 200m<sup>2</sup>;

87.4 Increased community meeting space by 25m<sup>2</sup> and improved entry into it;

87.5 Bar lengthened;

87.6 65 visitor seating on ground floor (adjustable);

87.7 36 linear metres of 450mm high concrete plats on ground floor;

87.8 Flexible function space with either 232 seated capacity or on game day approximately 60 seats located in the front row alone;

87.9 Flexible first floor terrace viewing;

87.10 Flexible plaza seating adjacent kiosk and BBQ.

88 Walter Brooke advised that in their opinion that the stair, kitchen, toilet and community meeting room variation in this revised Detailed Design as *“it creates a mixture of viewing opportunities whilst achieving an envious view direct from the function space on and off game day”*.



**January 2023**

- 89 On 18 January 2023 Walter Brooke issued an email to Administration addressing some further questions and variation requests previously raised by Elected Members during the Information and Briefing Session held on 24 November 2022 . Clarifications included the following:
- 89.1 Confirmation that the nominated change room sizes of 47m<sup>2</sup> are appropriate as they exceed the 45m<sup>2</sup> minimum required for 'Local' venues as per the 2019 AFL preferred facility guidelines;
  - 89.2 Confirmation that a minimum ceiling height is not stated in the AFL venue guidelines except for a note where looking at good exemplar designs where it mentions increased ceiling height to support activity within the building (i.e. an increased ceiling) is desirable for change rooms as they are used for occasionally pre-warm up drills;
  - 89.3 Clarification on potential cost savings relating to building/ceiling height differentials;
    - 89.3.1 every 100mm lowered or raised to the bowling club building ceiling level is in the order of \$12,400;
    - 89.3.2 every 100mm lowered or raised to the community club building ground floor ceiling level is in the order of \$17,000;
    - 89.3.3 every 100mm lowered or raised to the community club building first floor ceiling level is in the order of \$12,700;
    - 89.3.4 Approximately \$50,000 could be saved by balancing ceilings to the ground floor and reducing the first floor ceiling height;
    - 89.3.5 Approximately \$95,000 could be saved by disconnecting the buildings and allowing for maximum reduction of building heights (excluding cost of removing trellis);
  - 89.4 Confirmation that new toilet/kitchen/community room and external stair configuration to be incorporated into both design options;
  - 89.5 Dual sided access corridor could be achieved between the lobby and oval side by transferring 12m<sup>2</sup> of space from the store to the lobby. To allow this, Walter Brooke proposed moving the umpires' rooms to the centre and the toilets coming in board to be accessed off the lobby, but considered this option less than ideal.

**February 2023**

- 90 On 3 February 2023 Walter Brooke issued an email to Administration detailing SANFL's comments on the proposed design. In summary, SANFL had the following feedback based on both the 'Tiered Balcony' option and the 'Side Balcony' option;
- 90.1 The ground floor amenities are compliant with the AFL Preferred Facility Guidelines for a local level venue.
  - 90.2 The ground floor design is well considered and will function well for multiple teams training/competing at the venue.
  - 90.3 I note the two proposed designs for the first level of the pavilion. SANFL/AFL does not have any specific compliance issues with either of the designs. However, I provide the following insights:

- 90.3.1 Council/Walkerville Sports club need to consider their income model and what size function area will best serve this model.
  - 90.3.2 The ability for the venue to offer two options for viewing (inside and outside) is beneficial, meeting the needs of various users.
  - 90.3.3 Spectator experience and sporting atmosphere is integral to the decision.
  - 90.3.4 Recent venue redevelopments have provided an inside and outside viewing option for spectators to cater for varying weather and personal preferences. E.g. Norwood Oval, Unley Oval, Goolwa Oval, Athelstone Oval.
  - 90.3.5 Disability access and viewing options are to be well considered in planning a new facility – the designated area on the balcony is excellent – an inside option should be considered.
- 91 On 13 February 2023 RLB provided Administration with revised cost estimates for both the 'Tiered Balcony' option and the 'Side Balcony' option. Due to yet again significantly inflated global building markets, inflation and increased costs, irrespective of the further value management that occurred throughout the Detailed Design process, the figures provided in the costings were as follows:
- 91.1 'Tiered Balcony' Option - \$15,255,031 (Attachment Q)
  - 91.2 'Side Balcony' Option - \$14,863,995 (Attachment R)
- 92 On Friday 17 February 2023 Administration met with a representative of SAFA to provide them with a update on both the progress and delays to date, and that the recent Project estimates could make the delivery of the Project unfeasible as a single project
- 92.1 SAFA advised that they are required to justify to the Treasurer each year why money has not been spent and why it is to be carried over. As such, Council will be required to make a decision about both projects (viz Walkerville Oval and 39 Smith Street) re: priority and determining a course of action, then submit an application to SAFA for an outcome.
- 93 At their Ordinary Meeting of Council on 20 February 2023,<sup>40</sup> **Cr James Williams** asked a Question without Notice asking for an update on the Walkerville Oval redevelopment and building designs; to which the **Acting CEO** provided an update.
- 94 On 27 February 2023 an Information & Briefing Session was held with Elected Members detailing the current concept designs and significantly inflated cost estimates for the Walkerville Oval redevelopment (Attachment S).
- 94.1 At this session Administration provided Council with an update on the Detailed Design variations and previous requested changes (referenced in points 87-89 above).
  - 94.2 This briefing outlined Council's current financial position regarding both projects and their respective external funding arrangements and proposed a number of different options with how both projects could proceed.
  - 94.3 At this session Administration reminded Council that the current resolution on record for the Walkerville Oval redevelopment (**CNC95/22-23** of 17 October 202), which was consistent with the directed process by SAFA (referenced in points 66-67 above), which required the

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<sup>40</sup> [Agenda](#) | [Minutes](#) | [Livestream](#) (20 February 2023)

project to proceed to Tender so as to obtain actual market costings before a determination could be made.

94.4 Similar to the previous Council's determination (referenced in point 72.4 above) the consensus of discussion from this sessions was that due to the significant financial contribution and perceived political pressure, the Tender process for the Walkerville Oval redevelopment must proceed to Tender to obtain market costings, and it was evident that the 39 Smith Street redevelopment should take precedence between the two projects in terms of priority of delivery.

### **March 2023**

95 On 17 March 2023 Walter Brooke issued a set of Development Application drawings (Attachment T) which included an overall master plan, demolition plan, revised designs for the Bowling Club and Community Club, sections, elevations and 3D perspectives. The plans also include preliminary locations for four (4) new light poles which will be required to bring the oval up to code to host night football matches. It should be noted that having six (6) poles matching the current layout will not be feasible as this would result in one of the poles having to be located between the Community Club and the playing surface, thus compromising the view of the ground, hence the change to four light poles.

96 On 21 March 2023 Administration had a meeting with Walter Brooke and FSDA to discuss the final kitchen requirements for the Bowling Club, Community Kiosk and the Community Kitchen/Bar. Some of the items discussed include the following;

#### 96.1 Bowling Club

96.1.1 Operators are volunteers and equipment selections should be selected to be operational with only a basic understanding of kitchen equipment and a basic menu.

#### 96.2 Community Kiosk

96.2.1 No alcohol to be sold from Kiosk;

96.2.2 Full coffee setup preferred;

#### 96.3 Community Kitchen/Bar

96.3.1 Administration to confirm if connection between bar and kitchen is required;

96.3.2 FSDA advised two (2) cool rooms are required to allow Bar and Kitchen to have a separate cool room. Preference to back load from one cool room;

96.3.3 FSDA advised that if there is a catering provider there will need to be an independent cleaning contractor to ensure no cross contamination;

96.3.4 Kitchen can be made smaller by giving more room to amenities, cool rooms can be made smaller or larger to suit rest of layout / needs. Door between bar and kitchen preferred. Access to bar cool room assumed to be okay through kitchen.

97 On 23 March 2023 Walter Brooke provided 'Work in Progress' documentation for both the Bowling Club and the Community Club (Attachment U).

98 On 28 March 2023 Sports Lighting SA provided Administration with a lighting proposal featuring three different options and associated cost estimates for renewed lighting which would be required

as part of the Walkerville Oval redevelopment (Attachment V). The three (3) options provided included the following:

98.1 Option 1 – Football (Stage 1) with future option for Cricket (Stage 2)

- 98.1.1 Staged implementation of football & cricket to be installed in multiple phases. Supply of 4 x NEW 26m poles to suit 24 (total) x NEW Philips Optivision Gen 3.5 LED light fittings for football use. Potential to then install 16 additional LED light fittings to upgrade to cricket standards;
- 98.1.2 Estimated cost of \$167,900 for Stage 1 lighting (Football) supply only (not including cost of installation);
- 98.1.3 Estimated cost of \$75,200 for Stage 2 lighting (Cricket) supply only (not including cost of installation).

98.2 Option 2 – Football only with 4 poles

- 98.2.1 Supply of 4 x NEW 25m poles to suit 24 (total) x NEW Philips Optivision Gen 3.5 LED light fittings for football use only. The headframes are not future proofed for potential cricket upgrade.
- 98.2.2 Estimated cost of \$154,700 for lighting supply only (not including cost of installation)

98.3 Option 3 – Football only with 6 poles

- 98.3.1 Supply of 6 x NEW 22m poles to suit 24 (total) x NEW Philips Optivision Gen 3.5 LED light fittings for football use only. The headframes are not future proofed for potential cricket upgrade.
- 98.3.2 Estimated cost of \$168,380 for lighting supply only (not including cost of installation)
- 98.3.3 Whilst having 6 poles (instead of 4) results in a reduction of the minimum required height of each of the posts, it would be necessary to install at least one pole between the Community Club and the playing surface which would compromise the view of the oval, making this the least preferred option.

98.4 Sports Lighting SA advised Administration that the installation for a lighting project of this magnitude (including trenching, in-ground infrastructure etc.) would typically cost approximately \$150,000 to \$200,000, bringing the total cost of new lighting to around \$300,000 to \$350,000 depending on the option.

99 Following the previous request of Council and some further architectural and structural testing, on 29 March 2023 Walter Brooke provided an email to Administration **recommending the removal of the central connecting canopy in the event that the Bowling Club and Community Club facilities cannot be constructed at the same time – based on a staged project.** Drawings illustrating the two options were also provided (Attachment W). WB provided the following advice to justify this recommendation:

99.1 Now that the stairs have been reconfigured, the kiosk is smaller (and not likely to be operated during the week) and ample seating has been provided elsewhere so the reasons to connect the buildings together are less warranted;

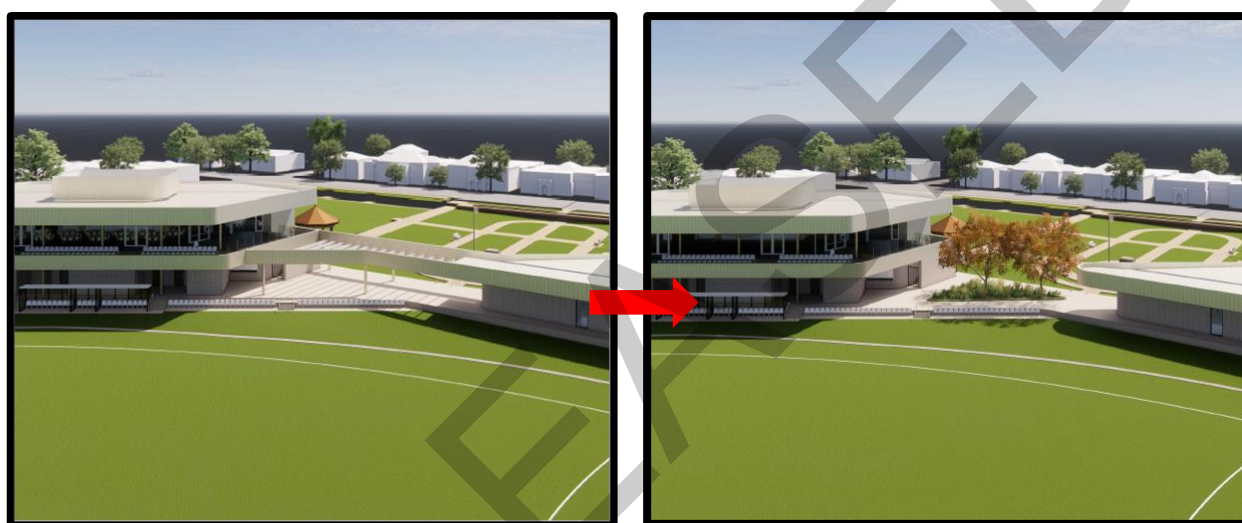
99.2 Reduced costs for deleting canopy and fascia's (estimated to be in the order of \$75,000);

99.3 With the buildings disconnected, the ground floor community building height is able to be reduced by 400mm, resulting in a potential saving of \$16,000. The ceiling height of the Bowling Club can also be increased without impacting the height of the Community Club, giving a more traditional balance;

99.4 Reinstating green space between the two buildings with a clearer view to the rotunda.

99.5 Provides flexibility for Town of Walkerville should the Bowling Club and Community Club need to be constructed separately.

100 On the basis of this advice, and that Council had previously indicated their inclination to remove the canopy, the 'Detached' option which removes the central connecting structure was proceeded with on the grounds that this will reduce the cost of the project, allow for greater flexibility during both design and construction phases and also allow for additional tree canopy coverage.



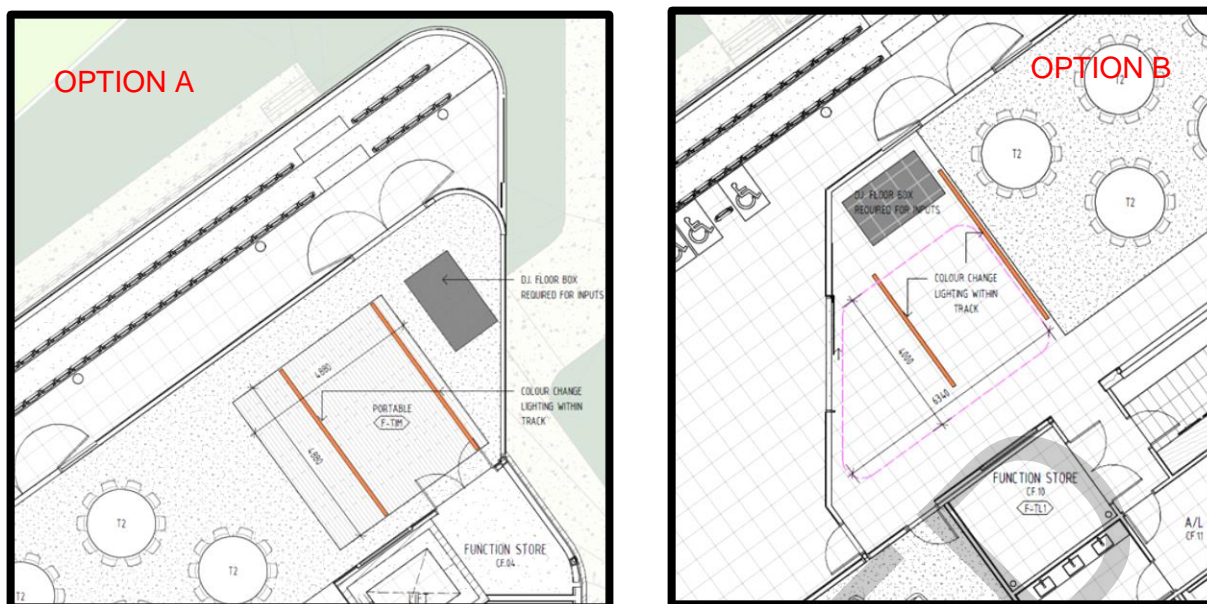
### **April 2023**

101 On 17 April 2023 Administration met with Richard Murrie, President of the Walkerville Bowling & Community Club, to discuss the final Room Data Sheets for the proposed Bowls Club redevelopment. During this discussion, the President of the Walkerville Bowling & Community Club requested numerous minor changes to the proposed design based on how the existing facility is used. Walter Brooke subsequently provided a mark-up showing these requested changes.









105.1 Option A – A portable dance floor to the south of the function space. This was the Architects preferred position as the flow from inside to outside is not interrupted and the DJ becomes a focal point in the curved section of the building. Importantly when not in operation this allows for all tables to be set-out on the one floor finish. Unfortunately this location does not lend itself to a permanent hard flooring option because too much of the floor is changed over the hard flooring which would adversely affect the acoustics of the room.

105.2 Option B – Converts the north part of the function space because it's easier to have tiling continue in this section of the room. Unfortunately when all tables are in use there will be a table that transitions over the different floor finishes. DJ connection would need to be floor box mounted.

106 On 17 May 2023 Administration received a correspondence from SAFA, appearing as Attachment X, seeking *“update on the status of the Project as no claims for payment have been received by SAFA. SAFA requested that a response be received no later than 16 June 2023, however, due to the documentation required to be compiled and need for Council’s consideration on the matter, an extension until Wednesday 28 June 2023 was sought and approved.*

106.1 The **Acting CEO** advised both the **Mayor** and **Deputy Mayor** of the correspondence at their meeting on 19 May 2023.

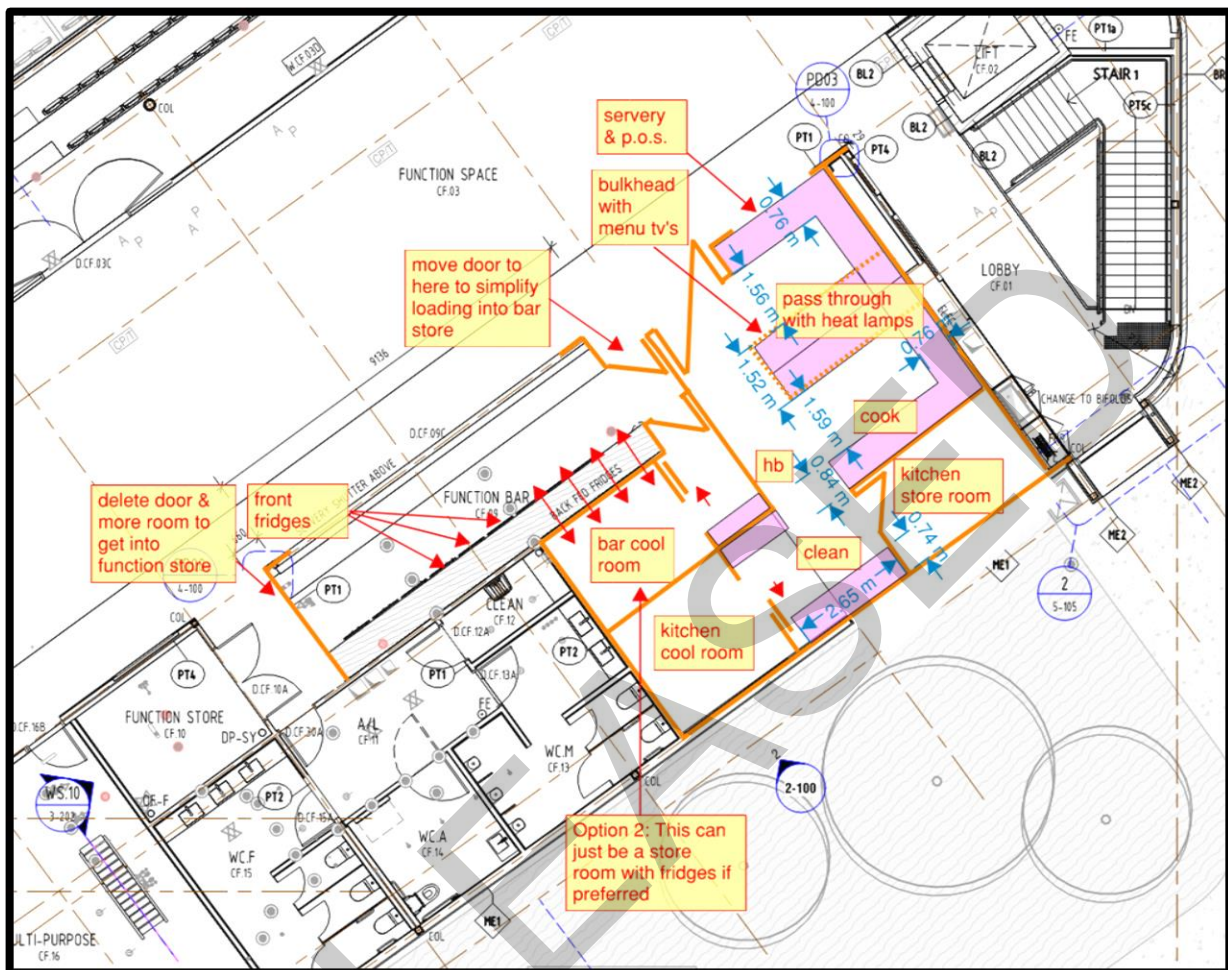
107 On 18 May 2023 Artisan Technical Services provided a return brief with indicative costings for the audio-visual equipment for the redevelopment based on the meeting on 16 May (Attachment Y) The return brief outlined all proposed audio-visual

107.1 Estimated cost of audio-visual for Sports Club: \$205,317.00 + GST

107.2 Estimated cost of audio-visual for Bowls Club: \$84,428.00 + GST

107.3 It should be noted that these costs were roughly in line with the previous estimates provided by RLB (referenced in point 90 above) which estimated the overall cost of new audio visual equipment for the Sports Club at \$150,000 and Bowls Club at \$100,000 respectively.

108 On 26 May 2023 Walter Brooke provided a mark-up of proposed changes to the kitchen layout of the Sports Club as a result of the discussions had with Mark Webber, President of the Walkerville Sports Club, on 26 April (referenced in point 102 above).



109 Walter Brooke also provided the following feedback and advice in relation to the proposed changes;

109.1 Access to bar store / cool room is only from the within the bar.

109.2 The bar store / cool room was always going to be back feed fridges.

109.3 Relying solely on the fridges to cool the drinks may struggle with back to back events to cool the drinks overnight (particularly with no kegs). The drinks should be pre-chilled before loading into the fridges. This can either be done with a cool room as previously proposed or fridges within a normally constructed store room.

109.4 Door moved from near the airlock to the front of the bar.

109.5 Cavity slider removed between kitchen and bar.

109.6 Bulkhead added to kitchen in order to have menu display. Suggest the island is connected and a pass through is created to enable maximum bench space and block some vision to the cooking station.

109.7 Clean maintained at the back of the space.



110 On 29 May 2023 Administration once again met with URPS to discuss the planning application process for the project. URPS advised Administration that it would be best to lodge separate Development Applications for the following components of the project;

110.1 Existing trees demolition;

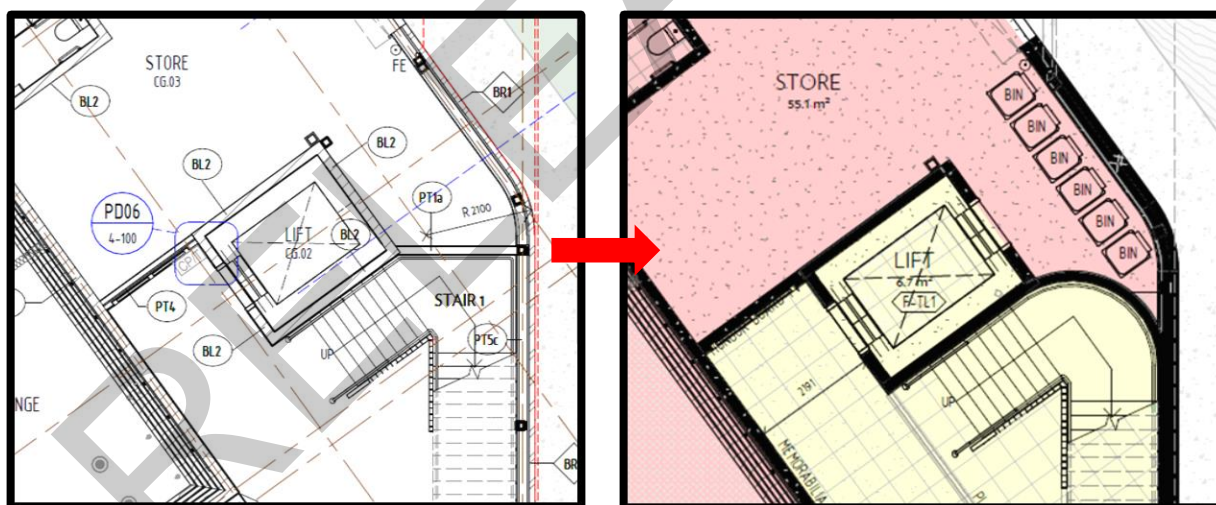
110.2 Proposed light towers (referenced in point 97 above);

110.3 Proposed Bowls Club & Sports Club designs

### June 2023

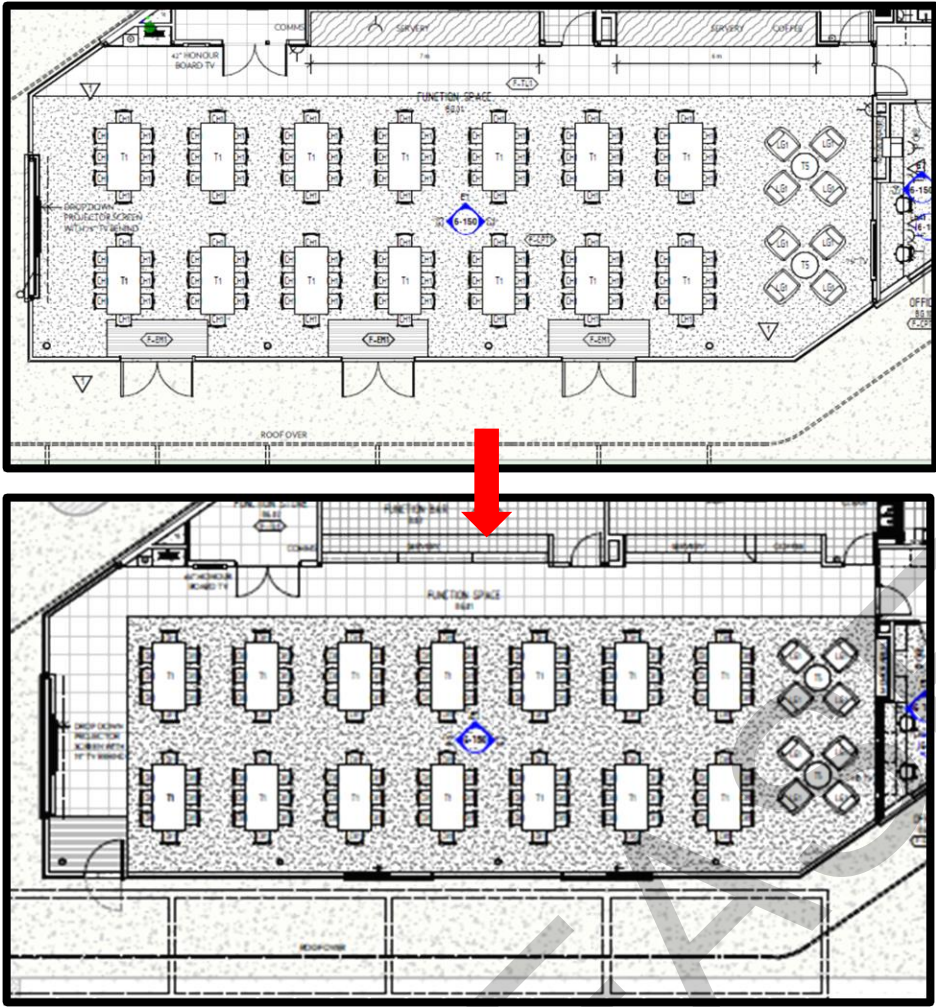
111 On 7 June 2023 Administration again met with Richard Murrie, President of the Walkerville Bowling & Community Club, to receive final comment on the design of the Bowls Club which included some minor tweaks to the kitchen layout and shade structure.

112 On 14 June 2023 Administration had a discussion with Walter Brooke in regards to internal bin storage within the proposed Community Club, noting that the current facility simply stores bins around the back of the building, which is not an option for the new facility. As with the bowling club, the main bin storage location would be located near the road which is not practical for day to day rubbish disposal. Walter Brooke provided Administration with a revised design which would include a 'two-way' lift which would allow for some indoor bin storage within the proposed store area;



113 On 14 June 2023 Administration produced a Landscape Plan showing proposed tree species and locations for the redevelopment (Attachment Z). This Landscape Plan will be lodged as part of the existing tree demolition planning application to show that the significant trees being removed will be adequately replaced as part of the redevelopment.

114 On 21 June 2023 Richard Murrie, President of the Walkerville Bowling & Community Club advised Administration that it would be the Bowling Club's preference to change the door & flooring layout of the function space to include sliding doors and a tiled walkway around the edge.



115 On 22 June 2023 Walter Brooke provided Administration with 3D perspectives of the proposed buildings and trees as per the Landscape Plan produced by Town of Walkerville on 14 June 2023. These images will be submitted as part of the planning application for the demolition of existing trees in order to show the extent of new tree canopy coverage that will be included as part of the redevelopment. Some of the images provided are shown below.





115.1 The proposed pedestrian walkway to the west of the new Community Club.



115.2 The proposed Community Club as viewed from the oval playing surface.



115.3 The proposed Community Club as viewed from the new car park.



115.4 The proposed Bowling Club as viewed from the new car park.

## Options for Consideration

### Option 1

1. That Council receive and note the *Walkerville Oval Redevelopment Update & South Australia Finance Authority Communication* report.
2. That Council formally acknowledges that it is no longer financially feasible for the Walkerville Oval Redevelopment project to be delivered as one project, and as such must be delivered as a staged project over multiple years.
3. That in accordance with **CNC95/22-23** Council continues to proceed to Tender to obtain actual market costings for the staged project in order to make a well-informed decision about the future of the Walkerville Oval redevelopment project, with the view of further negotiating the terms and conditions of the funding Deed with the State Government.
4. That Council receives and notes the correspondence received by the South Australian Finance Authority dated 17 May 2023, appearing as Attachment X to this report.
5. That in response, Council directs Administration to provide the South Australian Finance Authority a copy of the *Walkerville Oval Redevelopment Project Briefing Update* report, appearing as Attachment AA to this report.

### Option 2

That Council directs Administration to undertake the following alternate action(s):

- \_\_\_\_\_

## Analysis of Options

Option 1 delivers an outcome that not only provides SAFA with an update of the project as requested, but also ensures Council remains compliant with resolution **CNC95/22-23** of 17 October 2022, and with the previously process agreed with SAFA.

Administration will be guided by Council should an alternate Option 2 be provided.

## Financial Implications

On the basis that Council is now in the process of delivering the 39 Smith Street project in addition to Walkerville Oval project, Administration cannot prudently suggest that the Walkerville Oval redevelopment now proceed as one total project. Due to the volatility of the current market it has become an exceedingly difficult and inflated environment to endeavour build such a project.

### One Build

Based on indicative LTFP forecasting, to proceed with the Oval Project as one build concurrently with 39 Smith Street (that is all projects taking place in 2023-24 and 2024-25), based on current quantity surveyor estimates Council will significantly breach it's debt ceiling in 2024-25, and continues to breach for three consecutive years

\$'000		Jun-23 Fcst	Jun-24 Bud	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst
<b>Non-Current Liabilities</b>										
Borrowings	calcs	3,121	7,832	12,474	12,673	10,846	9,309	7,745	5,999	4,123
Provisions	calcs	24	25	25	26	27	28	28	29	30
Liability - Equity Accounted Council Businesses	calcs	207	207	207	207	207	207	207	207	207
<b>Total Non-Current Liabilities</b>		<b>3,352</b>	<b>8,064</b>	<b>12,707</b>	<b>12,907</b>	<b>11,080</b>	<b>9,544</b>	<b>7,981</b>	<b>6,236</b>	<b>4,359</b>
<b>Total Liabilities</b>		<b>4,591</b>	<b>10,417</b>	<b>14,585</b>	<b>14,268</b>	<b>13,163</b>	<b>11,628</b>	<b>10,123</b>	<b>8,402</b>	<b>6,570</b>

### Staged Build

Based on indicative LTFP forecasting, to undertake the refurbishment works at 39 Smith Street in 2023-24, a new build for the Bowling Club building 2024-25, and a new build for the Sports Club building over two consecutive years 2025-26 and 2026-27, based on current quantity surveyor estimates Council will likely be able to deliver all projects within the \$9.5m debt ceiling.

It must be noted that this is subject to negotiating with the Treasurer to retain the \$4.0m grant contributions.

\$'000		Jun-23 Fcst	Jun-24 Bud	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst
<b>Non-Current Liabilities</b>										
Borrowings	calcs	3,121	2,947	2,905	6,941	9,333	8,744	7,235	5,497	3,611
Provisions	calcs	24	25	25	26	27	28	28	29	30
Liability - Equity Accounted Council Businesses	calcs	207	207	207	207	207	207	207	207	207
<b>Total Non-Current Liabilities</b>		<b>3,352</b>	<b>3,179</b>	<b>3,137</b>	<b>7,174</b>	<b>9,567</b>	<b>8,979</b>	<b>7,471</b>	<b>5,734</b>	<b>3,848</b>
<b>Total Liabilities</b>		<b>4,591</b>	<b>4,917</b>	<b>4,830</b>	<b>8,946</b>	<b>12,541</b>	<b>11,063</b>	<b>9,613</b>	<b>7,900</b>	<b>6,059</b>

### Refurbishment

Based on indicative LTFP forecasting, to undertake the refurbishment works at 39 Smith Street in 2024-25, and then a **refurbishment** of both the existing Bowling Club and Sports Club buildings, Council could theoretically deliver all three projects in 2024-25 & 2025-26 without a significant impact to the

budget. It should be noted though that any such refurbishment would still be reliant on the \$4.0m contribution from the State Government.

\$'000		Jun-23 Fcst	Jun-24 Bud	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst
<b>Non-Current Liabilities</b>										
Borrowings	<a href="#">calcs</a>	2,897	6,046	6,044	5,453	3,337	1,700	1,000	1,000	1,000
Provisions	<a href="#">calcs</a>	24	25	25	26	27	28	28	29	30
Liability - Equity Accounted Council Businesses	<a href="#">calcs</a>	207	207	207	207	207	207	207	207	207
<b>Total Non-Current Liabilities</b>		<b>3,128</b>	<b>6,278</b>	<b>6,277</b>	<b>5,686</b>	<b>3,571</b>	<b>1,935</b>	<b>1,235</b>	<b>1,236</b>	<b>1,237</b>
<b>Total Liabilities</b>		<b>4,346</b>	<b>8,672</b>	<b>7,559</b>	<b>7,048</b>	<b>5,655</b>	<b>4,019</b>	<b>3,377</b>	<b>3,402</b>	<b>3,448</b>

## ERA Water

Council should also consider its \$5.0m liability with respect to ERA Water and the uncertainty of the future operations of the subsidiary.

## Preferred Option & Reasoning

Administration will be guided by Council.

## Attachments

Due to the number and size of the report attachments, all attachments listed below are available via the following PulseDrive Link: <https://pulsedrive.logicplus.com.au:510/shares/folder/L2GEITAAqtA/>

<b>Attachment A</b>	Redevelopment Guiding Principles
<b>Attachment B</b>	One Eighty Stage 2 Masterplan 2020
<b>Attachment C</b>	Walkerville Oval Prospectus 2020
<b>Attachment D</b>	Preliminary Prudential Review 2020
<b>Attachment E</b>	Correspondence from Hon. Rob Lucas MLC
<b>Attachment F</b>	Walter Brooke Concept Design Report 2021
<b>Attachment G</b>	Walter Brooke Design Development Update 2022
<b>Attachment H</b>	Walter Brooke Revised Design Development Update 2022
<b>Attachment I</b>	Walter Brooke Concept Designs 2022
<b>Attachment J</b>	Mayor Letterbox Message 2022
<b>Attachment K</b>	Community Emails 2022
<b>Attachment L</b>	June Workshop Slides 2022
<b>Attachment M</b>	September AMR Workshop Slides
<b>Attachment N</b>	Walter Brooke Concept Design Change Room Reconfiguration 2022
<b>Attachment O</b>	Walter Brooke Concept Design Stair Options 2022
<b>Attachment P</b>	Walter Brooke Concept Design Option D 2022
<b>Attachment Q</b>	RLB Cost Estimate Grandstand Option Updated 2023



<b>Attachment R</b>	RLB Cost Estimate Side Balcony Option Updated 2023
<b>Attachment S</b>	Major Projects Workshop Slides 2023
<b>Attachment T</b>	Walter Brooke Planning Drawings 2023
<b>Attachment U</b>	Walter Brooke Revised WIP Drawings 2023
<b>Attachment V</b>	Sports Lighting SA Lighting Options 2023
<b>Attachment W</b>	Walter Brooke Central Canopy Options 2023
<b>Attachment X</b>	SAFA Correspondence to CEO 2023
<b>Attachment Y</b>	Audio Visual Return Brief 2023
<b>Attachment Z</b>	Town of Walkerville Landscape Plans 2023
<b>Attachment AA</b>	Walkerville Oval Redevelopment Project Briefing Update

RELEASED