



NOTICE

of

SPECIAL COUNCIL MEETING

Pursuant to the provisions of section 84 (1) of the
Local Government Act 1999

to be held in the

WALKERVILLE CIVIC CENTRE COUNCIL CHAMBERS 66 WALKERVILLE TERRACE GILBERTON

as afforded for through the Electronic Participation in Council Meetings Notice 2020, SA Government
Gazette, 31 March 2020 and resolved by Council.

On

MONDAY 30 NOVEMBER 2020 AT 7PM

KIKI CRISTOL
CHIEF EXECUTIVE OFFICER

Issue Date: 26 November 2020

MEMBERSHIP

MAYOR ELIZABETH FRICKER - PRESIDING MEMBER

Cr R Ashby AM
Cr S Furlan
Cr C Wilkins

Cr M Bishop
Cr J Joshi
Cr J Williams

Cr N Coleman OAM
Cr J Nenke

AGENDA
30 November 2020

1. ATTENDANCE RECORD

- 1.1 Present
- 1.2 Apologies
- 1.3 Not Present / Leave of Absence

2. DECLARATIONS OF INTEREST (material, actual, perceived)

3. REPORTS REQUIRING DECISION OF COUNCIL

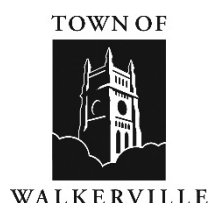
- 3.1 Walkerville Oval Redevelopment p 3
- 3.2 Heritage Management Policy – Report p 161

4. REPORTS PRESENTED FOR INFORMATION

- 4.1 *2020-2024 Living in the Town of Walkerville: a strategic community plan* – Key Pillar Implementation Plan p 178

5. CONFIDENTIAL ITEMS

6. CLOSURE



Item No: 3.1

File No: 18.20.2.22

Date: 30 November 2020

Attachments: A - F

Meeting:	Council
Title:	Walkerville Oval Redevelopment Options Report
Responsible Manager:	Chief Executive Officer, Kiki Cristol
Author:	Chief Executive Officer, Group Manager Planning, Environment & Regulatory Services; Group Manager Corporate Services; Group Manager Assets & Infrastructure; Business Analyst (Property & Contracts); Communications Officer; a
Key Pillar:	Strategic Framework – Key Pillar 1 – Places and Spaces – Create useable open space facilities that meet community needs and promote physical activity
Key Focus Area:	Financial Guiding Principle 2 –Invest sustainably in community assets for the future
Type of Report:	Decision Required

Recommendation

That Council resolves to proceed with the Walkerville Oval redevelopment and in so doing:

1. Instructs Administration to proceed with detailed designs for Option x, being a total new building cost in the order of \$x;
2. Instructs Administration to submit a grant funding application as part of the State Government's Local Government Infrastructure Partnership Program, in the order of \$x million to match the value of funds that Council will contribute;
3. Finalise the Prudential Review once funding is in place and detailed designs have been undertaken;
4. Undertake further public consultation to inform the community of Council's decision.

Summary

At its Informal Gathering on 2 November 2020, Council was presented with the preliminary Prudential Report findings, a set of revised architectural drawings and internal planning advice. The information presented generated robust discussions relating to the built form, retention of urban tree canopy on the site, the intended uses envisaged to be contained within the building and traffic management concerns, among other issues. Some Elected Members expressed a view that the concept designs, as provided, did not adequately set out a clear use beyond a grandstand and the provision of premises for the existing Walkerville bowls and football clubs.

Members discussed at length the provision of a generous two-level function space at the centre of the building, its curved design form and the associated glazing. Some Members expressed concern in relation to Council's ability to secure sufficient funding, as well as the issue of losing two regulated trees

and one significant tree in the construction process (based on the concept design for the approximate \$12 million facility).

Based on these concerns, Elected Members discussed, as an alternate option, the pairing back of the design to a more modest built form. Administration has taken on board all comments and concerns raised by Members at the Informal Gathering and consequently has presented three options for Council's consideration. Whilst all three options will progress the Walkerville Oval redevelopment project, they do so to a differing extent.

Background

The Walkerville Oval redevelopment dates back to the 1990s when Nairn Architects drew up plans for a sporting hub. It was re-proposed in October 2012 when Council received grant funding to undertake a Sporting Hub Facility Feasibility Study and Master Plan. The study spanned some 18 months of extensive consultation with stakeholders and the broader community. In March 2015, Council endorsed the Master Plan as a long term strategic vision for the site. A budget allocation of \$3 million towards the project was subsequently included in Council's Long Term Financial Plan (LTFP) in March 2019. Council was presented with a comprehensive report on 19 August 2019, outlining actions and resolutions of Council since 2012.

From October 2019, consultants One Eighty Sports & Leisure Solutions (SLS) recommenced consultation with the community on the redevelopment and new concepts for the site. Council Administration conducted a survey between 26 August 2020 and 2 October 2020. A total of 156 survey responses were received. The key findings indicated that:

- Approximately **74%** of respondents said they **did want to see** Walkerville Oval upgraded.
- The majority of those surveyed (**76%**) believed **the design suited the area**.
- About **67%** of respondents said the proposed idea for a "community hub" **met their expectations**.

Discussion/Issues for Consideration

The Town of Walkerville Urban Forest Strategy is an important document, which outlines the environmental, cultural and historical values that a well-managed tree canopy provides to the Township. This document also underpins Council's decision-making and provision of advice as it relates to development applications. Critical to the transparency and accountability of Council's decision-making is ensuring that Council practices are aligned with its strategic documents.

To this end, in the pursuit of a paired back design option, prudent fiscal investment – in order to maximise the provision of onsite car parking for the proposed facility and retention of urban tree canopy – is front of mind. Option 2 therefore presents a reduced design scope. The reduction in the size of this option is attributable to the loss of the originally proposed extensive function space and gymnasium. Option 1 (as previously presented to Council) presents a total new building footprint of 2,200m², while Option 2 presents a total new building footprint of 1,410m². The loss of the gymnasium can also be regarded as a positive omission given the proximity of an existing privately owned gymnasium 'Anytime Fitness' in the Walkerville Shopping Precinct cluster at the corner of Smith Street and Walkerville Terrace, as well as the 'Vitality Room' on Walkerville Terrace.

The uses outlined in Option 2 have been included in response to Elected Member queries regarding who and what the new facility will serve. Table 1 sets out the uses as envisaged:

Walkerville Softball Club	Oval use, storage of equipment, female amenities, social functions	Store 10m ² , change 200m ² *, function 200m ² *
Walkerville Sports Club	Cricket training, softball, bocce, junior football, storage, social functions	Store 15m ² , change 200m ² *, function 200m ² *, admin 200m ² *

Walkerville Junior Football Club	Oval use, change rooms, barbecue,	Store 10m ² , change 200m ² *, function 200m ² *
Walkerville Bowling Club	Green keeper, male and female amenities	Store 30m ² , amenities 50m ² *, bar 235m ² *, admin 200m ² *
Walkerville Netball Club	Court, female amenities, function rooms	Store 10m ² , amenities 50m ² *, bar 235m ² *
Walkerville Pre-kindy	DECD requirements including toilets, staff, store, kitchen, etc	Kindy 200m ²
Walkerville Community	Public amenities, community space, cafe	Community space 65m ² , cafe 85m ² , amenities 45m ²

Table 1

*shared area

The costings associated with Option 2 reflect the paired back design and whilst not strictly within the envisaged budget (dependant on the level of grant funding that can be sourced), Administration notes the contingency planning and the cost management processes that can be undertaken in relation to such projects.

Prudential Review

Council resolved at a special meeting held on 3 August 2020 (**CNC46/20-21**) to undertake a Prudential Review in accordance with the requirements of section 48 of the *Local Government Act 1999* (Act), which requires Council to consider a report addressing the prudential issues set out in section 48(2) of the Act before engaging in a major project. Council also sought that the prudential report include a desktop study of similar successful multi-use facilities and recommended structure for the management of the operation of the facility.

At a recent Informal Gathering held on 2 November 2020, Council was provided with an overview of the preliminary prudential findings and the risk evaluation (undertaken by Administration). The completed Prudential Review appears as Attachment D.

The summary conclusion, as presented in the prudential report, is as follows:

“ToW has undertaken a number of preliminary planning tasks to support the proposed project to redevelop Walkerville Oval. However, in our view there has not yet been sufficient due diligence work undertaken to satisfy each of the requirements of Section 48 of the Act.

We recommend that further due diligence work be undertaken to support project planning and that this work be brought back to Council for further consideration prior to a final decision on whether to proceed with the Project or not.”

It is important that Elected Members read the report in detail and not rely solely on the summary conclusion. To do so, would be an injustice to the voluminous amount of work undertaken over the past decade, as well as the communities overwhelming expectation to see the facility upgraded. The success of this project is dependent on a number of factors, including financial viability. It is considered that the current Local Government Infrastructure Partnership Program is timely and will significantly boost Council’s ability to deliver this project. Noting, that should Council choose not to proceed at this stage, there will be a requirement to upgrade the facility based on recent condition audits, which will only provide a ‘band aid’ solution in the medium term. This approach will create a future requirement to eventually renew the existing facilities at Walkerville Oval and potentially at a greater cost.

Options for Consideration

Option 1

That Council resolves to proceed with the Walkerville Oval redevelopment and in so doing:

1. Instructs Administration to proceed with detailed designs for Option 1, being a total new building cost in the order of \$12 million;
2. Instructs Administration to submit a grant funding application as part of the State Government's Local Government Infrastructure Partnership Program, in the order of \$4 million to match the value of funds that Council will contribute;
3. Instructs Administration to seek out additional funding in the order of \$4 million to make up the shortfall;
4. Finalise the Prudential Review once funding is in place and detailed designs have been undertaken;
5. Undertake further public consultation to inform the residents and ratepayers of Council's decision.

Option 2

That Council resolves to proceed with the Walkerville Oval redevelopment and in so doing:

1. Instructs Administration to proceed with detailed designs for Option 2, being a total new building cost in the order of \$8 million;
2. Instructs Administration to submit a grant funding application as part of the State Government's Local Government Infrastructure Partnership Program, in the order of \$4 million to match the value of funds that Council will contribute;
3. Finalise the Prudential Review once funding is in place and detailed designs have been undertaken;
4. Undertake further public consultation to inform residents and ratepayers of Council's decision.

Option 3

1. That Council resolves to undertake all necessary legislative and regulatory compliance upgrades to the value of \$3 million, in line with the relevant construction code, to ensure that the facility is compliant and extends the useful life by 15-20 years.
2. That Council instructs Administration to submit a grant funding application as part of the State Government's Local Government Infrastructure Partnership Program, in the order of \$1.5 million to match the value of funds that Council will contribute.
3. That Council instructs Administration to inform residents and ratepayers of Council's decision.

Analysis of Options

Option 1

This option is the design (Attachment A) that the Walkerville community had an opportunity to provide feedback on during the consultation period between 26 August 2020 and 2 October 2020. Preliminary costings for this option are in the order of \$12 million and appear at Attachment A.1.

Council has expressed reservations in relation to the design and costs associated with this scale of redevelopment. The pertinent issue in considering this option is Council's ability to attract significant funding from both the State Government and Commonwealth to deliver the match-funding required (dollar for dollar contribution). Given that the preliminary costings are in the range of \$12 million, this will require Council to either contribute \$6 million (to be successful in attracting State Government funding) **or** find \$4 million from another source, such that the contribution of funds are:

1. Council \$4 million;
2. State Government \$4 million;

3. Commonwealth \$4 million (*or other funding source*).

Noting, that given Council has allocated \$3 million in its LTFP, it will need to increase its contribution to \$4 million to meet the dollar for dollar match-funding. This is based on the assumption that \$4 million in grant funding can be sourced from the Commonwealth (*or other funding source*).

Alternatively, if Council was only in a position to contribute \$3 million (as reflected in its LTFP), it would need to attract \$6 million from the Commonwealth or elsewhere (on the assumption that we would attract \$3 million from the State Government).

The Commonwealth Local Roads and Community Infrastructure Grant Allocation has already been distributed and the Town of Walkerville has been notified that it will receive an additional allocation of \$317,000. Council will be presented with a decision report at its Ordinary Meeting on 21 December 2020, outlining a list of projects that meet the additional grant allocation criteria and seeking Council's endorsement. At this stage, given the Commonwealth has already allocated \$1.5 billion to the Local Roads and Community Infrastructure program and other key Federal funding opportunities for South Australian Councils, it is unlikely that there will be further funds offered that will cover the \$4-6 million shortfall.

It is worth noting that the community has provided overwhelming support for the redevelopment of the oval, however, concerns regarding the costs associated with Option 1 have also been raised. Separate to the costing concerns, at its Informal Gathering, Council heeded Administrations advice to further scrutinise the use of the premises with a view to ensure that the floor area and distribution of space was catering to community expectations and needs. To this end, Council requested that Administration bed down the anticipated users within the oval redevelopment project. These users were noted as follows and also referenced in Table 1 above:

- Walkerville Softball Club
- Walkerville Sports Club
- Walkerville Junior Football Club
- Walkerville Bowling Club
- Walkerville Netball Club
- Walkerville Pre-kindy
- Walkerville Community use and space

Timeline

- 30 November 2020: Council decision made.
- December 2020: Administration to gather all relevant documentation and seek final build plans from One Eighty SLS.
- January 2021: Administration to prepare and submit application to the State Government for the Local Government Infrastructure Partnership Program by 21 January 2021 (\$3-4 million funding request).
- December 2020-March 2021: Administration to seek out and source additional funding (Commonwealth or other) and submit application.

Option 2

Option 2 is a paired back version of Option 1 and provides a separated building footprint. Instead of a footprint that wraps around the western side of the oval, the proposed revised design employs a different approach, one that seeks to retain the existing mound and the three trees located between the existing grandstand and Bowls Club (Attachment B). Further to this, the proposed design concentrates the two-storey elements around the retained trees and mound. It also incorporates an harbour within the existing tree canopies to provide potential shelter, shade and opportunities for public art and light installations within this spill-out courtyard space. Internal public spaces within either buildings open out onto this harbour space to maximise passive surveillance and interaction with the immediate Memorial Gardens and spectator spaces to the oval. The preliminary costing for this design option have been received and

present an approximate \$8 million investment (Attachment B.1), leaving Council in a position where a further \$2 million in funding will need to be sourced either by borrowing means or Federal infrastructure grant funding. This is on the basis that Council contributes \$3 million and attracts \$3 million from the State Government's Local Government Infrastructure Partnership Program. Alternatively, if Council increased its contribution to \$4 million, it would be able to attract \$4 million from the SA Local Government Infrastructure Partnership Program.

This option seeks to retain all three trees currently located on the mound separating the grandstand and the Bowling Club building. Two of the trees are regulated while the largest tree is significant, based on its measurements and how they relate to the relevant legislation. The Tree Protection Zones (TPZs) have been identified in the site plan and reflect the impact of the proposed grandstand building footprint.

Timeline

- 30 November 2020: Council decision made.
- December 2020: Administration to gather all relevant documentation and seek final build plans from One Eighty SLS.
- January 2021: Administration to prepare and submit application to the State Government for the Local Government Infrastructure Partnership Program by 21 January 2021 (\$3-4 million funding request).
- December 2020-March 2021: if Council contributes \$3 million, Administration to seek out an additional \$2 million in funding (Commonwealth or other) and submit application.

Option 3

Option 3 presents the most modest and reactive alternative. It should be emphasised that this option is considered to be a 'band aid' fix, driven by legislative and regulatory compliance with the relevant construction code and not one that presents a well-designed solution to existing shortcomings, or one that addresses Council's vision for the oval or the community's expectations. Notwithstanding, an investment of \$3 million into the existing assets would see a lengthening of the assets' life cycle and address immediate compliance concerns. Option 3 would also expend the \$3 million set aside in the LTFFP, unless Administration was successful in attracting \$1.5 million funding from the State Government's Local Government Infrastructure Partnership Program.

In the event that Council is of the opinion that Option 1 and / or Option 2 continues to carry a high degree of risk, Option 3 remains the only alternative.

Timeline

- 30 November 2020: Council supports Option 3.
- 3-23 December 2020: Administration to inform the community on its decision to spend funds upgrading the current building and bringing the site up to safety/DDA standards.
- January 2021: Administration to prepare and submit application to the State Government for the Local Government Infrastructure Partnership Program by 21 January 2021 (\$1.5 million funding request).

CONDITION OF CURRENT BUILDINGS

Walkerville Sports Club

In July 2020, Sfeer Building Design conducted a Maintenance and Building Compliance Audit of the Walkerville Sports Club building. This information was previously presented to Council at their Ordinary Meeting of 17 August 2020, which Council received and noted (**CNC77/20-21**). The Audit Report outlined numerous insufficiencies, defects and non-compliance issues relating to the building. The estimated costs of the repair and compliance remediation works totalled \$564,750. The Audit Report appears in Attachment C to this report.

It should be noted, however, that a number of other issues associated with the building were **not** estimated or costed as part of the Audit. These issues include (but are not restricted to):

1. *condition assessment of the roof sheeting and structure;*
2. *aging;*
 - 2.1 *electrics and wiring;*
 - 2.2 *hydraulic and sewerage system;*
 - 2.3 *air conditioning systems;*
 - 2.4 *kitchen equipment;*
3. *the replacement of the non-compliant lift;*
4. *DDA compliant access ramp.*

With regard to points 3 and 4, it should be noted that at the Ordinary Meeting of 16 January 2016, Council (of the day) received a report entitled 'Walkerville Sports Club – Replacement Elevator and Ramp Feasibility'. Following a number of complaints and lift malfunctions, this report proposed a number of options to improve the non-complying access to the facility. The report indicated that the architecture, design, tendering, approvals and installation of a replacement lift and DDA compliant access ramp would cost approximately \$500,000. This high costs were predominantly the result of the distance and gradient required to accommodate a compliant access ramp to the buildings entry.

On this basis, the estimated cost of remediation works required to the Walkerville Sports Club building could total up to and including \$1.5 million.

In the 2019/20 financial year, Council appointed Marsh Valuation Services (AssetVal) to undertake a full valuation of all of Council's assets. The valuation indicated that in its current condition, the building had a current 'book' value of \$1 million.

Walkerville Bowling & Community Club

Similarly, in July 2020, Sfeer Building Design also conducted a Maintenance and Building Compliance Audit of the Walkerville Bowling and Community Club building, which outlined numerous insufficiencies, defects and non-compliance issues within the building. The Audit Report appears at Attachment C to this report. Though far less remediation works are required than the Walkerville Sports Club (totalling \$66,480), it should be noted that like the Walkerville Sports Club, a number of other components of the building were not factored and / or costed, including (but are not restricted to):

1. *condition assessment of the roof sheeting and structure;*
2. *aging;*
 - 2.5 *electrics and wiring;*
 - 2.6 *hydraulic and sewerage system;*
 - 2.7 *air conditioning systems;*
3. *DDA compliant toilet facilities.*
4. *DDA access ramp to the building from the adjacent car park and/or Smith Street.*

On this basis, the estimated cost of remediation works required to the Walkerville Bowling and Community Club building could total up to and including \$500,000.

In the 2019/20 financial year, AssetVal also conducted a valuation assessment of the Walkerville Bowling and Community Club. The valuation indicated that in its current condition, the building had a current 'book' value of \$455,988.

Financial Implications

In November 2020, the State Government announced a \$100 million Local Government Infrastructure Partnership Program. Under the program, grants would be provided to Councils for up to 50 per cent of the cost of approved infrastructure projects. Councils would fund the remaining 50 per cent either

through their own reserves or borrowings. The Walkerville Oval redevelopment would be eligible under the grant criteria.

Option 1 is estimated at approximately \$12 million, which would require Council to borrow a significant amount of money to complete the upgrade. Under this option, Council would need to carefully consider how it would recoup the funds over the long term as it has only allocated \$3 million in its LTFP. If \$3 million was to be matched under the State Government's new program, Council would need to find the additional \$6 million.

Option 2 is considered to be a more financially viable option as matching funding is expected to be secured, which would cover a majority of the construction costs. This option would cost approximately \$8 million, meaning Council would most likely need to increase its current \$3 million funding contribution to \$4 million in order to meet the match-funding criteria of the Local Government Infrastructure Partnership Program.

Option 3 is the most financially viable option as \$3 million has previously been allocated in Council's LTFP. Council could use \$1.5 million of these funds and seek the additional \$1.5 million from the State Government. This option would be satisfactory for the next 15 to 20 years, however, Council would most likely need to set aside additional funds after this period to redevelop the site as the lifespan under this option is limited. This option also retains the current facility form and does not provide for additional space or capacity. It would not deliver the necessary space to provide for female sports clubs (netball and softball clubs).

Council has yet to consider options for 39 Smith Street and whilst it can be argued that the site (along with 44 Fuller Street) will / can deliver a significant revenue source, it is too early to factor in this anticipatory revenue as an adjunct to funding the oval redevelopment.

The analysis below summarises some of Council's key financial metrics and the impact of progressing each option.

Metric	Option 1	Option 2	Option 3
Assumed Council contribution required to undertake project	\$6 million	\$4 million	\$1.5 million
<u>Impact on ratios / debt:</u>			
Max borrowings over LTFP (drawdown facility limit is \$9.5 million)	\$12.0 million	\$10 million	\$7.5 million
Max Net Financial Liabilities Ratio (target ratio is 0% to 120%)	118%	109%	97%
<u>Recurrent costs based on alternative options:</u>			
Depreciation	\$200,000	\$133,333	\$150,000
Depreciation on current buildings	(\$90,000)	(\$90,000)	
Interest (assuming a rate of 1.3%)	\$78,000	\$52,000	\$19,500
Operating costs	\$no change	\$no change	\$no change
Recurrent costs	\$188,000	\$95,333	\$169,500
Number of rateable properties	4,140	4,140	4,140
Additional recurrent cost per rateable property	\$45.41	\$23.03	\$40.94
Average rate increase based on increase recurrent costs	2.1%	1.1%	1.9%

The above analysis assumes:

- The last endorsed LTFP dated February 2020, which broadly reflects Council's current financial position and forecast;
- No Commonwealth funding is received under each option;

- Depreciation is based on an assumed 60-year life for assets created under Option 1 and Option 2 and 20 years for the Option 3 refit. Option 3 does not result in the expensing of the current written down value of the existing buildings;
- Operating costs are consistent with the current LTFP under each option on the basis that the sporting clubs will retain responsibility for a majority of operational costs of the facility;
- Interest is calculated based on the current available CAD rate to accompany Council matching funding for the Local Government Infrastructure Partnership Program fixed for three years. This debt will revert to the CAD rate after three years but this has not been considered in the analysis of recurrent costs;
- No additional revenue is received from the kindergarten;
- No additional revenue is received from sporting clubs.

The analysis demonstrates:

- Under Option 1, Council's drawdown facility limit is forecast to be exceeded by \$2.5 million and the Net Financial Liabilities Ratio is forecast to move to within 2% the maximum target range;
- Under Option 2, Council's drawdown facility limit is forecast to be exceeded by \$0.5 million. Council will have the option to manage cash flow (operating and capital) to remain within this limit by pursuing this option;
- Option 3 does not result in a recurrent cost saving relative to Option 2 but is forecast to result in Council comfortably trading within its drawdown facility limit.

Debt mitigation strategies:

- Based on recent asset scenario modelling, Administration has identified \$900,000 of savings over a three-year period that can be achieved in relation to the LTFP's capital renewal program, which will not materially impact the long-term service level provided to the community. Such a strategy could assist with Council remaining within its net financial liabilities ratio target range and within its drawdown facility limit;
- Current designs and costings are based on concept designs without the application of value management initiatives. Council may be able to manage the scope of each option to achieve targeted financial outcomes;
- Council may be able to realise additional revenue from the future development of Smith Street, which is not currently assumed in the LTFP.

Community Implications

The results from the most recent round of consultation regarding the Walkerville Oval redevelopment demonstrates that the community is in favour (74%) of a new community and sporting hub at Walkerville Oval. If Council was to proceed with Option 1 or Option 2, this would satisfy the community desire for a new and upgraded centre.

If Council was to select Option 2 as the preferred choice, Administration would need to re-consult with the community as this option provides a different building design from the previous concepts consulted on earlier this year. Option 2 presents a proposal that reduces development impact on the Township's tree canopy, as it sees the retention of as many trees on site as possible while still providing the Walkerville community with a modern facility. Option 2 also details the allocation of floor area and external spaces to the Walkerville Kindergarten ensuring the retention of a valued community asset that Council owns. This option calculates the provision of more than 70 carparks across three varying locations on the site. This is a welcomed consideration within an area of the Township that experiences considerable parking stress.

Considering the redevelopment of the Walkerville Oval precinct has been on the agenda for more than a decade, if Council was to select Option 3, it runs the risk of negative feedback and potential backlash from the community. This option would only bring the current building up to safety/DDA standards and it would still require an upgrade in the near future. Of note is that the infrastructure at Walkerville Oval

is not getting any younger, but our community demographic is. Even if Council invested to bring these buildings up to code, the end result would still fail to deliver a long-term solution or:

- Value for money;
- An integrated sporting hub on par with neighbouring Councils in the eastern metro region (i.e. ARC at Campbelltown, Glenunga Hub, Glenside);
- A facility that is going to meet the long-term needs of future generations.

Regional Implications

The Town of Walkerville is a member of the Eastern Region Alliance (ERA), a group of eastern metropolitan Councils, which voluntarily work together for the benefit of their local communities and the eastern region community as a whole. ERA has recognised that open space and leisure facilities need to be developed on a regional basis, as people seeking recreation do not concern themselves with Council boundaries. Redevelopment of the Walkerville Oval is aligned to the objectives of the ERA Councils, in that it ensures that communities have access to a wide range of recreation facilities for ERA residents to enjoy.

Governance Implications

Public consultation has been undertaken over an extended period of time and most recently between 26 August 2020 and 2 October 2020, with a total of 156 survey responses received.

A risk evaluation of the project has been undertaken (Attachment E) and a preliminary Prudential Review has been undertaken (Attachment D). Administration has completed an initial review of the proposed redevelopment against Council's Development Plan and has considered building and traffic management implications.

The proposed redevelopment has been considered by Council(s) since 2012 and Council has fulfilled its requirements under the *Local Government Act 1999* to date.

Preferred Option & Reasoning

A prudent approach is suggested in these uncertain times. Administration is of the view that Option 2 will deliver the overall redevelopment objectives. Almost 50% of the funding is secured in the LTFP and the capacity to borrow at current record low interest rates, paired with the current availability of grant funding, means the timing of the development is ideal. Further, based on feedback received from the community, the preliminary Prudential Review assessment and Members' discussion at the Informal Gathering held on 2 November 2020, Option 2 is considered the most viable of all three options. It also retains the three existing trees, strengthening Council's commitment to the Urban Tree Strategy targets. This option physically segregates the different clubs but allows for co-mingling and sharing of common spaces, as required. Option 3 is considered the least offensive and is accommodated within the LTFP (recognising that funding can still be sought for Option 3). It delivers a very expensive 'band aid' option and will add a possible 15-20 years life to the facility.

Notwithstanding the commentary provided, Administration will be guided by Council.

Attachments

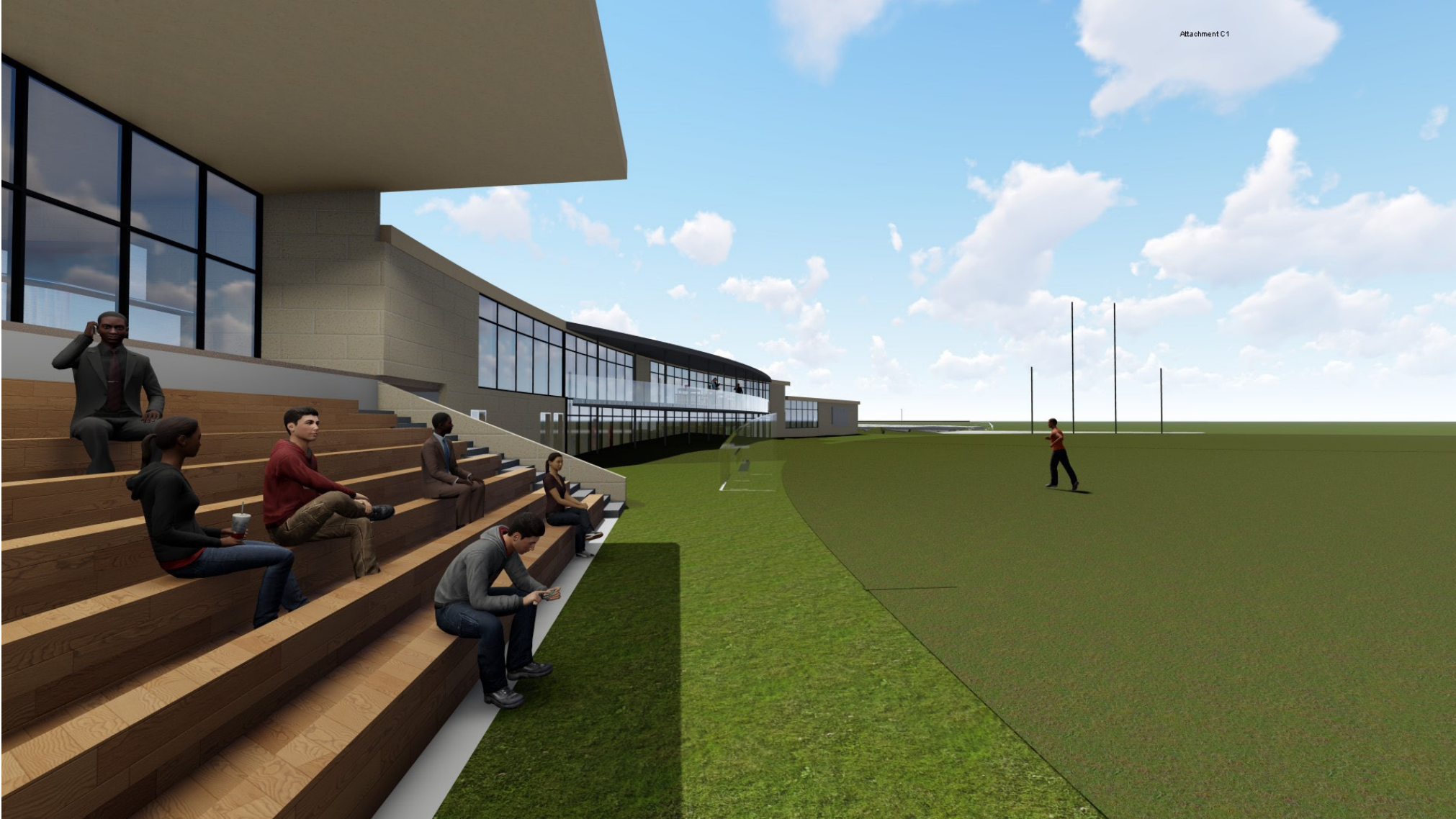
Attachment A	Option 1 – \$12 million Sketch Designs
Attachment A.1	Option 1 – Estimates Report
Attachment B	Option 2 – \$8 million Sketch Designs
Attachment B.1	Option 2 – Estimates Report
Attachment C	Option 3 – \$3 million – Building Assessment Condition Reports (combined)
Attachment D	Prudential Report (BRM Advisory)
Attachment E	Risk Register
Attachment F	Grant Funding – SA Local Government Infrastructure Partnership Program



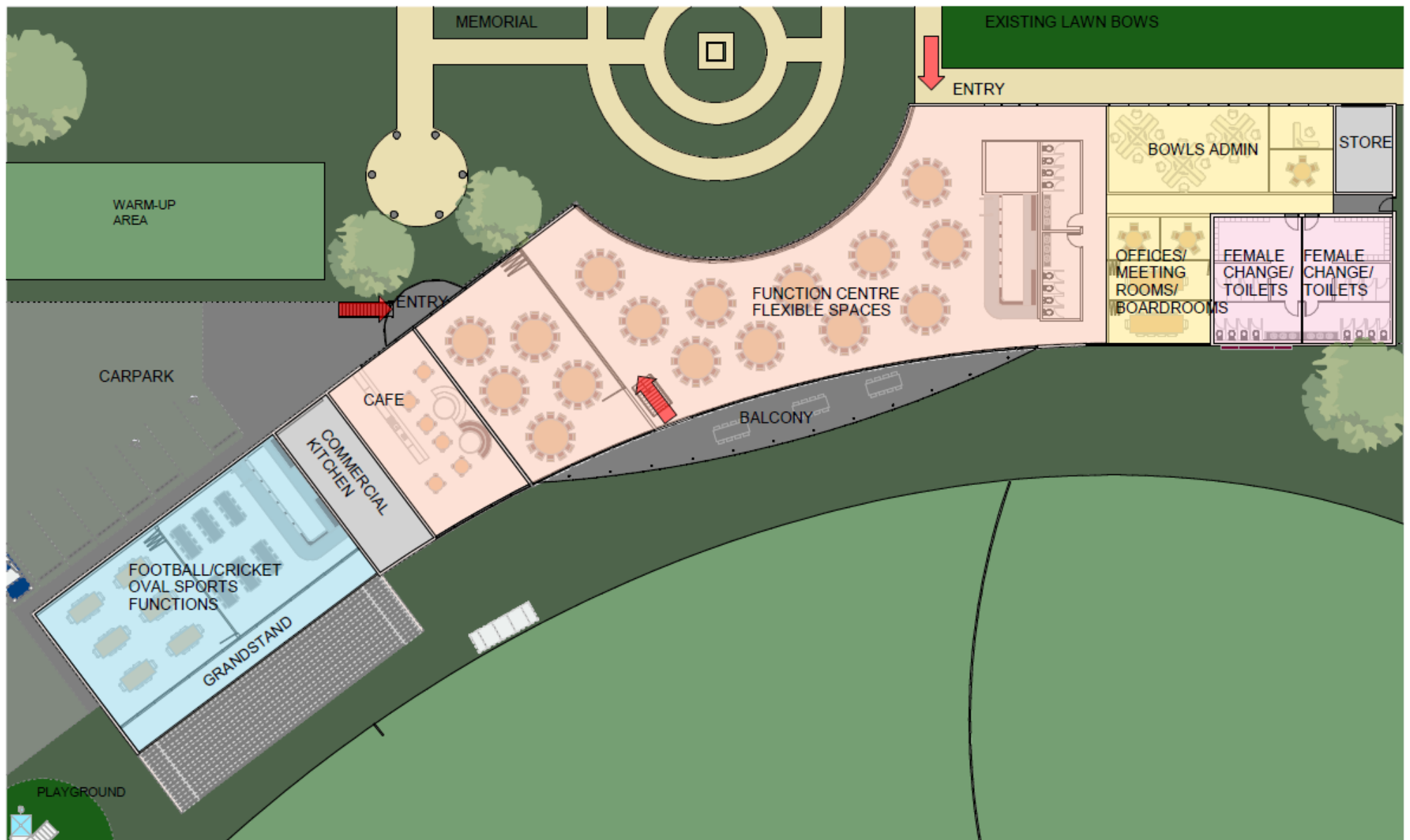












COST ESTIMATE

APRIL 2020

WALKERVILLE OVAL REDEVELOPMENT

WALKERVILLE OVAL

Cost Estimate

Project Details

Description

Basis of Estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at **April 2020**. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

COVID-19 Impact

Our estimate has been prepared on the basis of normal economic and industry circumstances. The full impact of COVID-19 is unknown at this stage and changing daily. Our estimate makes no provision for the impacts of COVID-19 virus and we advise that an impact on the estimate is probable and could vary considerably depending on the extent of a variety of issues. These may include but are not limited to the following issues, which are intended as a guide as opposed to a comprehensive list:

- Economy, industry and society shut down
- Exchange rate fluctuations (our estimate reflects pricing as at the US\$0.70 market exchange rate at Q1 2020 and not the current rates).
- Off shore manufacturing capacity and delivery timing
- On shore site deliveries of plant, materials and equipment
- On site staff to manage productivity of the works
- On site labour to implement the works

RLB has observed that, for key construction components, there is an increasing reluctance by contractors to commit to a definitive programme or cost for future projects. This estimate does not consider increased project costs due to potential programme delays, alternative procurement methods of materials and/or labour nor the wider potential impact of COVID-19 on construction activities.

Potential COVID-19 Actions

RLB recommends that a project contingency provision is made for COVID-19 impacts dependent of the status of the design and delivery cycle of the project. We would be pleased to discuss suitable provisions.

RLB recommends undertaking a risk analysis of this issue and we would be pleased to assist in the preparation of an order of cost assessment and/or sensitivity analysis for the project based on defined criteria. Our new programming capability can also be of assistance in these matters.

Please let us know if you would like RLB to assist with a sensitivity analysis on the exchange rate fluctuations to inform on the impact of the current exchange rate and potentially include in any additional COVID-19 project contingency.

RLB anticipate that the impact on the estimate may only be in the short to medium term and that long-term impacts may revert to normal circumstances but this will be subject to ongoing monitoring.

Items Specifically Included

This estimate specifically includes the following:

Contingencies & Escalation

The estimate includes the following contingency allowances:

WALKERVILLE OVAL

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- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

Items Specifically Excluded

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

Project Scope Exclusions

- Stand-by power generator
- Murals and works of art
- Work outside site boundaries
- Sporting oval lights
- Outdoor furniture
- Playground
- New carpark

Scope Exclusions for works by others

- Vertical blinds, curtains or other window treatments
- Beer and post mix equipment, fonts, post mixes, beer and soft drinks pythons/lines, temprites etc.
- Bar equipment including dishwashers, glass washers, coffee machines, etc.

Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Asbestos and Hazardous Materials Removal
- Piled foundation systems
- Rock excavation
- Staging / Phasing costs
- Escalation in costs if construction is delayed beyond **Mid 2020**.

Other Project Cost Exclusions

- Land costs
- Legal fees
- Goods and Services Taxation
- Marketing, sales and leasing costs

WALKERVILLE OVAL

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- Holding costs and finance charges

Documents

The following documents have been used in preparing this estimate:

Date Received

ARCHITECTURAL Documents prepared **by One Eighty Architecture**

- 20-03-Walkerville Concept Architecture Pack

20/04/20

WALKERVILLE OVAL REDEVELOPMENT

Cost Estimate

Location Summary

Rates Current At April 2020

Location		FECA m ²	Cost/m ²	GFA m ²	Cost/m ²	Total Cost
A	DEMOLITION					68,505.00
B	COMMUNITY BUILDING					
GL	Ground Level	1,135	4,308	1,288	3,796	4,889,530.00
L1	Level 1	1,295	4,470	1,384	4,183	5,789,028.00
B - COMMUNITY BUILDING		2,430	\$4,394	2,672	\$3,996	\$10,678,558.00
SW	SURROUNDING WORKS					
SW1	General External Works					221,000.00
SW2	Netball Court					228,700.00
SW - SURROUNDING WORKS						\$449,700.00
ESTIMATED NET COST		2,430	\$4,608	2,672	\$4,190	\$11,196,763.00
MARGINS & ADJUSTMENTS						
Statutory Fees & Charges (0.5%)		0.5%				\$55,000.00
No allowance for escalation						Excl.
Goods & Services Taxation						Excl.
ESTIMATED TOTAL COST		2,430	\$4,630	2,672	\$4,211	\$11,251,763.00
Legend						
FECA = Fully Enclosed Covered Area						
GFA = Gross Floor Area						

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

A DEMOLITION

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
BW Builders Work in Connection With Specialist Services				
111 Builders work in connection with services (3%)	Item			0.00
Builders Work in Connection With Specialist Services				\$0.00
AR Alterations and Renovations				
1 Demolish bowling club (approx area)	m ²	777	65.00	50,505.00
122 No allowance for asbestos removal	Item			Excl.
Alterations and Renovations				\$50,505.00
PR Preliminaries				
112 Preliminaries and supervision (10%)	Item			5,000.00
Preliminaries				\$5,000.00
MA Builders Margin				
113 Margin and overheads (4%)	Item			2,000.00
Builders Margin				\$2,000.00
CT Contingency				
114 Design development contingency (5%)	Item			3,000.00
115 Construction Contingency (5%)	Item			3,000.00
Contingency				\$6,000.00
PF Professional Fees				
133 Allowance for Professional Fees (8%)	Item			5,000.00
Professional Fees				\$5,000.00
DEMOLITION				\$68,505.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

GL Ground Level

GFA: 1,288 m² Cost/m²: \$3,796

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
SB Substructure				
6 Reinforced concrete raft slab substructure including basecourse, excavation, concrete, reinforcement, surface finish etc.	m ²	1,288	300.00	386,400.00
148 Allowance for creating setdowns in slab to wet areas	m ²	309	5.00	1,545.00
7 No allowance for piles - assumed raft slab	Note			Excl.
Substructure			\$301/m²	\$387,945.00
CL Columns				
17 Allowance for columns	m ²	1,288	55.00	70,840.00
51 Allowance for sundry boxing out of columns	Item			10,000.00
Columns			\$63/m²	\$80,840.00
UF Upper Floors				
45 Allowance for sundry setdowns, crack bars, starter bars etc.	Item			7,500.00
Upper Floors			\$6/m²	\$7,500.00
SC Staircases				
9 Concrete stair including concrete, reinforcement, formwork, surface finish, hand rails complete	M/R	3	3,250.00	9,750.00
Staircases			\$8/m²	\$9,750.00
RF Roof				
50 Cantilevered roof to Grandstand overhang including Colorbond roof sheeting, insulation, roof plumbing, framing and soffit lining complete	m ²	154	380.00	58,520.00
Roof			\$45/m²	\$58,520.00
EW External Walls				
13 Precast concete retaining wall including footings	m ²	251	650.00	163,150.00
11 Precast concrete wall with stone etching	m ²	101	650.00	65,650.00
14 Segmented precast concete retaining wall including footings	m ²	88	700.00	61,600.00
15 Segmented full height aluminium framed double glazed wall	m ²	135	1,100.00	148,500.00
16 Allowance for sundry mullions and head beam	Item			50,000.00
External Walls			\$380/m²	\$488,900.00
ED External Doors				
31 Pair of aluminium framed automatic glazed doors to Main Entry, Cafe & Ground Level Function	No	1	12,500.00	12,500.00
33 Single solid core door including frame, hardware and paint finish	No	3	1,350.00	4,050.00
34 Single aluminium framed glazed door including hardware	No	2	1,950.00	3,900.00
52 Manual roller door to Change Rooms approx 3000mm high x 2600mm wide including framing	No	2	2,200.00	4,400.00
External Doors			\$19/m²	\$24,850.00
NW Internal Walls				
35 Precast wall approx 250mm thick including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	261	500.00	130,500.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

GL Ground Level (continued)

GFA: 1,288 m² Cost/m²: \$3,796

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
36 Precast wall approx 150mm thick including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	136	475.00	64,600.00
37 Internal single partition wall approx 150mm thick including insulation, plasterboard and paint finish to both sides	m ²	198	175.00	34,650.00
39 Internal double partition wall approx 225mm thick including insulation, plasterboard and paint finish to both side	m ²	73	225.00	16,425.00
38 Internal double partition wall approx 250mm thick including insulation, plasterboard and paint finish to both sides	m ²	122	235.00	28,670.00
40 Insulated plasterboard lining to inside face of external wall including paint finish	m ²	439	65.00	28,535.00
Internal Walls			\$236/m²	\$303,380.00
NS Internal Screens and Borrowed Lights				
74 Shower partition including door, frame and hardware complete	No	18	1,500.00	27,000.00
75 Toilet partition including door, frame and hardware complete	No	34	1,300.00	44,200.00
Internal Screens and Borrowed Lights			\$55/m²	\$71,200.00
ND Internal Doors				
53 Single solid core door including frame, hardware and paint finish generally	No	19	1,200.00	22,800.00
Internal Doors			\$18/m²	\$22,800.00
WF Wall Finishes				
65 Skirting tile to airlock and non-shower areas of change rooms	m	115	25.00	2,875.00
62 Full height (2700mm) wall tiling to public amenities	m ²	105	155.00	16,275.00
64 1800mm high wall tiling to amenities, change rooms, umpires	m ²	480	155.00	74,400.00
66 Allowance for sundry wall finishes including acoustic treatments	Item			12,500.00
Wall Finishes			\$82/m²	\$106,050.00
FF Floor Finishes				
56 Entry mat	No	3	400.00	1,200.00
55 Carpet tile to office, admin and functions areas	m ²	513	65.00	33,345.00
57 Vinyl flooring including waterproofing to physio, umpires, bar area, commercial kitchen, cafe	m ²	101	115.00	11,615.00
58 Rubber flooring to Gym	m ²	129	120.00	15,480.00
59 Concrete sealer to breezeway behind Grandstand and store	m ²	76	15.00	1,140.00
60 Floor tiling including screed to falls and waterproofing to amenities, change rooms	m ²	291	165.00	48,015.00
Floor Finishes			\$86/m²	\$110,795.00
CF Ceiling Finishes				
67 Moisture resistant painted flush plasterboard ceiling including framing to change rooms, amenities and umpires	m ²	308	120.00	36,960.00
68 Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	210	115.00	24,150.00
72 Painted flush plasterboard ceiling including suspension framing to area behind Grandstand	m ²	76	115.00	8,740.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

GL Ground Level (continued)

GFA: 1,288 m² Cost/m²: \$3,796

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
69 Suspended acoustic ceiling panels including including suspension framing to function and office areas	m ²	513	185.00	94,905.00
73 Painted soffit lining to underside of roof overhangs including framing to balcony and grandstand	m ²	153	145.00	22,185.00
70 Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			15,000.00
71 No allowance for raked ceilings	Item			Excl.
Ceiling Finishes			\$157/m²	\$201,940.00
FT Fitments				
86 Mirror to amenities - assumed 1 per basin	No	27	225.00	6,075.00
77 Lockers to change rooms	No	104	450.00	46,800.00
76 Timber benches to change rooms - assumed	m	26	450.00	11,700.00
78 Vanity benchtop to amenities	m	20	700.00	14,000.00
80 Bar including stone top and open shelving underneath	m	10	2,500.00	25,000.00
81 Back bar including stone top and open shelving underneath	m	8	2,300.00	18,400.00
87 Grab rail to ambulant amenities	Set	8	300.00	2,400.00
88 Grab rail to access amenities	Set	1	500.00	500.00
89 Allowance for sundry fittings and fitments	Item			15,000.00
90 Allowance for signage and graphics	Item			40,000.00
140 Allowance for AV equipment	Item			50,000.00
147 No allowance for blinds / curtains	Item			Excl.
Fitments			\$178/m²	\$229,875.00
SE Special Equipment				
91 Full height two door glass display fridge	No	1	5,500.00	5,500.00
92 Full height single door glass display fridge	No	1	4,500.00	4,500.00
95 No allowance for bar equipment (assume free issue from supplier)	Item			Excl.
Special Equipment			\$8/m²	\$10,000.00
PD Sanitary Plumbing				
83 Basin to amenities including associated connections	No	24	3,500.00	84,000.00
84 Wall mounted basin to umpires, access amenities and cleaners	No	3	3,500.00	10,500.00
85 Basin to bar and cafe including associated connections	No	2	4,000.00	8,000.00
97 Toilet suite including associated connections	No	34	3,500.00	119,000.00
98 Access toilet suite including associated connections	No	1	4,500.00	4,500.00
101 Cleaners basin including associated connections	No	1	4,000.00	4,000.00
99 Shower including associated connections	No	18	3,500.00	63,000.00
96 Allowance for sundry hydraulic services	m ²	1,288	15.00	19,320.00
100 Allowance for grease arrestor	Item			25,000.00
150 Allowance for tundishes	Item			2,500.00
151 Allowance for floor grates	No	24	1,250.00	30,000.00
Sanitary Plumbing			\$287/m²	\$369,820.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

GL Ground Level (continued)

GFA: 1,288 m² Cost/m²: \$3,796

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
WS Water Supply				
102 Allowance to reinstate water supply from existing meter	Item			2,500.00
Water Supply			\$2/m²	\$2,500.00
GS Gas Service				
103 Allowance to reinstate gas supply from existing meter	Item			2,500.00
Gas Service			\$2/m²	\$2,500.00
AC Air Conditioning				
104 Allowance for mechanical services to ground floor	m ²	1,135	190.00	215,650.00
Air Conditioning			\$167/m²	\$215,650.00
FP Fire Protection				
106 Allowance for fire protection services - assumed no sprinklers required	m ²	1,288	25.00	32,200.00
Fire Protection			\$25/m²	\$32,200.00
LP Electric Light and Power				
107 Allowance for electrical services (inside) including lighting, power, communications and security	m ²	1,135	185.00	209,975.00
108 Allowance for electrical services (outside) including light and power	m ²	153	150.00	22,950.00
110 Lighting including landpower	Item			1,500.00
109 No allowance for sporting oval lights	Item			Excl.
Electric Light and Power			\$182/m²	\$234,425.00
TS Transportation Systems				
8 Passenger lift servicing two stops	Item			120,000.00
Transportation Systems			\$93/m²	\$120,000.00
BW Builders Work in Connection With Specialist Services				
111 Builders work in connection with services (3%)	Item			37,000.00
Builders Work in Connection With Specialist Services			\$29/m²	\$37,000.00
AR Alterations and Renovations				
3 Allowance to remove large tree and stump	No	3	1,500.00	4,500.00
2 Demolish sports club and Grandstand (approx area)	m ²	418	75.00	31,350.00
Alterations and Renovations			\$28/m²	\$35,850.00
XP Site Preparation				
4 Site preparation including stripping topsoil 100mm	m ²	1,380	8.00	11,040.00
10 Allowance to cut & fill around football oval	Item			25,000.00
123 Allowance to raise floor level above street kerb and water table	Item			40,000.00
Site Preparation			\$59/m²	\$76,040.00
XK External Stormwater Drainage				
12 Allowance to reconfigure external stormwater drainage to suit new levels and building/pavements layout	Item			40,000.00
External Stormwater Drainage			\$31/m²	\$40,000.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

GL Ground Level (continued)

GFA: 1,288 m² Cost/m²: \$3,796

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
XD External Sewer Drainage				
129 SA water fees and charges including new main and connection	Item			50,000.00
External Sewer Drainage			\$39/m²	\$50,000.00
XF External Fire Protection				
130 Fire main ring and hydrants	Item			75,000.00
External Fire Protection			\$58/m²	\$75,000.00
XE External Electric Light and Power				
131 SAPN augmentation charge	Item			100,000.00
External Electric Light and Power			\$78/m²	\$100,000.00
PR Preliminaries				
112 Preliminaries and supervision (10%)	Item			359,000.00
Preliminaries			\$279/m²	\$359,000.00
MA Builders Margin				
113 Margin and overheads (4%)	Item			158,000.00
Builders Margin			\$123/m²	\$158,000.00
FE Furniture, Fittings & Equipment				
132 Loose gym equipment	No	14	2,250.00	31,500.00
134 Large round Function table (seats 12)	No	17	1,000.00	17,000.00
135 Function chairs	No	204	175.00	35,700.00
Furniture, Fittings & Equipment			\$65/m²	\$84,200.00
CT Contingency				
114 Design development contingency (5%)	Item			205,000.00
115 Construction Contingency (5%)	Item			216,000.00
Contingency			\$327/m²	\$421,000.00
PF Professional Fees				
133 Allowance for Professional Fees (8%)	Item			362,000.00
Professional Fees			\$281/m²	\$362,000.00
GROUND LEVEL			\$3,796/m²	\$4,889,530.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

L1 Level 1

GFA: 1,384 m² Cost/m²: \$4,183

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
SB Substructure				
148 Allowance for creating setdowns in slab to wet areas	m ²	138	5.00	690.00
Substructure			\$1/m²	\$690.00
CL Columns				
17 Allowance for columns	m ²	1,384	55.00	76,120.00
149 Stub columns for roof plant platform	m ²	80	40.00	3,200.00
20 Columns to Balcony including footings (6m long)	No	12	2,000.00	24,000.00
42 Columns and beam to support operable wall	No	1	8,500.00	8,500.00
51 Allowance for sundry boxing out of columns	Item			10,000.00
Columns			\$88/m²	\$121,820.00
UF Upper Floors				
18 Suspended reinforced concrete slab including concrete, bondek formwork, reinforcement, surface finish etc, complete.	m ²	1,384	350.00	484,400.00
19 Cantilevered suspended reinforced concrete slab to Balcony (curved edge) including concrete, bondek formwork, reinforcement, surface finish etc, complete.	m ²	89	475.00	42,275.00
49 Extra over for formwork and reinforcement to grandstand tiered seating	m ²	153	300.00	45,900.00
45 Allowance for sundry setdowns, crack bars, starter bars etc.	Item			7,500.00
Upper Floors			\$419/m²	\$580,075.00
RF Roof				
23 Roof including Colorbond roof sheeting, insulation, roof plumbing and framing complete	m ²	1,384	320.00	442,880.00
24 Roof to Balcony including Colorbond roof sheeting, insulation, roof plumbing, framing and soffit lining complete	m ²	89	420.00	37,380.00
25 Allowance for sundry roof penetrations, flashings, waterproofing etc	Item			10,000.00
26 Allowance for roof access hatches (no.2)	Item			7,000.00
27 Allowance for roof safety system - assumed anchor points only	Item			20,000.00
28 Allowance for plant platform (80m2)	Item			30,000.00
Roof			\$395/m²	\$547,260.00
EW External Walls				
21 Curved glazed balustrade to Balcony	m	36	1,200.00	43,200.00
11 Precast concrete wall with stone etching	m ²	302	650.00	196,300.00
15 Segmented full height aluminium framed double glazed wall	m ²	188	1,100.00	206,800.00
22 Full height aluminium framed double glazed wall	m ²	206	950.00	195,700.00
External Walls			\$464/m²	\$642,000.00
ED External Doors				
29 Motorised roller door to Store 3 x 3m high including motor, frame, track and hardware	No	1	3,500.00	3,500.00
31 Pair of aluminium framed automatic glazed doors to Main Entry, Cafe & Ground Level Function	No	2	12,500.00	25,000.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

L1 Level 1 (continued)

GFA: 1,384 m² Cost/m²: \$4,183

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
32 Pair of aluminium framed glazed doors to Balcony	No	1	3,850.00	3,850.00
33 Single solid core door including frame, hardware and paint finish	No	3	1,350.00	4,050.00
34 Single aluminium framed glazed door including hardware	No	2	1,950.00	3,900.00
External Doors			\$29/m²	\$40,300.00
NW Internal Walls				
43 Steel beam to support operable wall	m	35	450.00	15,750.00
41 Operable wall to Function Rooms approx 3m high	m ²	63	1,250.00	78,750.00
44 Operable wall to Offices approx 3m high	m ²	42	1,250.00	52,500.00
35 Precast wall approx 250mm thick including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	113	500.00	56,500.00
47 Precast wall approx 225mm thick including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	96	525.00	50,400.00
46 Precast wall approx 125mm thick including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	27	450.00	12,150.00
48 Internal single partition wall approx 125mm thick including insulation, plasterboard and paint finish to both sides	m ²	14	165.00	2,310.00
37 Internal single partition wall approx 150mm thick including insulation, plasterboard and paint finish to both sides	m ²	121	175.00	21,175.00
39 Internal double partition wall approx 225mm thick including insulation, plasterboard and paint finish to both side	m ²	154	225.00	34,650.00
38 Internal double partition wall approx 250mm thick including insulation, plasterboard and paint finish to both sides	m ²	49	235.00	11,515.00
40 Insulated plasterboard lining to inside face of external wall including paint finish	m ²	302	65.00	19,630.00
Internal Walls			\$257/m²	\$355,330.00
NS Internal Screens and Borrowed Lights				
74 Shower partition including door, frame and hardware complete	No	8	1,500.00	12,000.00
75 Toilet partition including door, frame and hardware complete	No	16	1,300.00	20,800.00
Internal Screens and Borrowed Lights			\$24/m²	\$32,800.00
ND Internal Doors				
53 Single solid core door including frame, hardware and paint finish generally	No	18	1,200.00	21,600.00
Internal Doors			\$16/m²	\$21,600.00
WF Wall Finishes				
65 Skirting tile to airlock and non-shower areas of change rooms	m	48	25.00	1,200.00
63 Full height (2700mm) wall tiling to commercial kitchen	m ²	90	155.00	13,950.00
64 1800mm high wall tiling to amenities, change rooms, umpires	m ²	253	155.00	39,215.00
66 Allowance for sundry wall finishes including acoustic treatments	Item			12,500.00
Wall Finishes			\$48/m²	\$66,865.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

L1 Level 1 (continued)

GFA: 1,384 m² Cost/m²: \$4,183

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
FF Floor Finishes				
56 Entry mat	No	5	400.00	2,000.00
55 Carpet tile to office, admin and functions areas	m ²	878	65.00	57,070.00
57 Vinyl flooring including waterproofing to physio, umpires, bar area, commercial kitchen, cafe	m ²	223	115.00	25,645.00
59 Concrete sealer to breezeway behind Grandstand and store	m ²	23	15.00	345.00
60 Floor tiling including screed to falls and waterproofing to amenities, change rooms	m ²	138	165.00	22,770.00
61 Floor tiling including screed to falls and waterproofing to balcony	m ²	86	175.00	15,050.00
Floor Finishes			\$89/m²	\$122,880.00
CF Ceiling Finishes				
67 Moisture resistant painted flush plasterboard ceiling including framing to change rooms, amenities and umpires	m ²	138	120.00	16,560.00
68 Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	238	115.00	27,370.00
69 Suspended acoustic ceiling panels including including suspension framing to function and office areas	m ²	881	185.00	162,985.00
73 Painted soffit lining to underside of roof overhangs including framing to balcony and grandstand	m ²	89	145.00	12,905.00
70 Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			15,000.00
71 No allowance for raked ceilings	Item			Excl.
Ceiling Finishes			\$170/m²	\$234,820.00
FT Fitments				
138 Curved booth seating to Cafe approx 4500mm long	No	2	6,500.00	13,000.00
139 Fixed table to booth seating	No	2	1,000.00	2,000.00
86 Mirror to amenities - assumed 1 per basin	No	13	225.00	2,925.00
77 Lockers to change rooms	No	52	450.00	23,400.00
76 Timber benches to change rooms - assumed	m	12	450.00	5,400.00
78 Vanity benchtop to amenities	m	10	700.00	7,000.00
79 Fixed shelving to store - assumed	m	16	600.00	9,600.00
80 Bar including stone top and open shelving underneath	m	19	2,500.00	47,500.00
81 Back bar including stone top and open shelving underneath	m	16	2,300.00	36,800.00
82 Cafe bench including stone top and open shelving underneath	m	8	2,000.00	16,000.00
87 Grab rail to ambulant amenities	Set	4	300.00	1,200.00
89 Allowance for sundry fittings and fitments	Item			15,000.00
90 Allowance for signage and graphics	Item			40,000.00
140 Allowance for AV equipment	Item			50,000.00
147 No allowance for blinds / curtains	Item			Excl.
Fitments			\$195/m²	\$269,825.00
SE Special Equipment				
91 Full height two door glass display fridge	No	3	5,500.00	16,500.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

L1 Level 1 (continued)

GFA: 1,384 m² Cost/m²: \$4,183

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
92 Full height single door glass display fridge	No	3	4,500.00	13,500.00
93 Allowance for commercial kitchen equipment	Item			100,000.00
94 Allowance for kitchen coolroom / fridges	Item			25,000.00
95 No allowance for bar equipment (assume free issue from supplier)	Item			Excl.
Special Equipment			\$112/m²	\$155,000.00
PD Sanitary Plumbing				
83 Basin to amenities including associated connections	No	12	3,500.00	42,000.00
84 Wall mounted basin to umpires, access amenities and cleaners	No	1	3,500.00	3,500.00
85 Basin to bar and cafe including associated connections	No	5	4,000.00	20,000.00
97 Toilet suite including associated connections	No	16	3,500.00	56,000.00
101 Cleaners basin including associated connections	No	1	4,000.00	4,000.00
99 Shower including associated connections	No	8	3,500.00	28,000.00
96 Allowance for sundry hydraulic services	m ²	1,384	15.00	20,760.00
151 Allowance for floor grates	No	11	1,250.00	13,750.00
Sanitary Plumbing			\$136/m²	\$188,010.00
AC Air Conditioning				
105 Allowance for mechanical services to level 1	m ²	1,295	380.00	492,100.00
Air Conditioning			\$356/m²	\$492,100.00
FP Fire Protection				
106 Allowance for fire protection services - assumed no sprinklers required	m ²	1,384	25.00	34,600.00
Fire Protection			\$25/m²	\$34,600.00
LP Electric Light and Power				
107 Allowance for electrical services (inside) including lighting, power, communications and security	m ²	1,295	185.00	239,575.00
108 Allowance for electrical services (outside) including light and power	m ²	89	150.00	13,350.00
Electric Light and Power			\$183/m²	\$252,925.00
BW Builders Work in Connection With Specialist Services				
111 Builders work in connection with services (3%)	Item			29,000.00
Builders Work in Connection With Specialist Services			\$21/m²	\$29,000.00
XP Site Preparation				
4 Site preparation including stripping topsoil 100mm	m ²	291	8.00	2,328.00
Site Preparation			\$2/m²	\$2,328.00
PR Preliminaries				
112 Preliminaries and supervision (10%)	Item			425,000.00
Preliminaries			\$307/m²	\$425,000.00
MA Builders Margin				
113 Margin and overheads (4%)	Item			187,000.00
Builders Margin			\$135/m²	\$187,000.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

B COMMUNITY BUILDING

L1 Level 1 (continued)

GFA: 1,384 m² Cost/m²: \$4,183

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
FE Furniture, Fittings & Equipment				
134 Large round Function table (seats 12)	No	16	1,000.00	16,000.00
135 Function chairs	No	192	175.00	33,600.00
136 Small round Cafe table (seats 4)	No	6	500.00	3,000.00
137 Cafe chairs	No	24	300.00	7,200.00
Furniture, Fittings & Equipment			\$43/m²	\$59,800.00
CT Contingency				
114 Design development contingency (5%)	Item			243,000.00
115 Construction Contingency (5%)	Item			255,000.00
Contingency			\$360/m²	\$498,000.00
PF Professional Fees				
133 Allowance for Professional Fees (8%)	Item			429,000.00
Professional Fees			\$310/m²	\$429,000.00
LEVEL 1			\$4,183/m²	\$5,789,028.00

WALKERVILLE OVAL

Cost Estimate

Location Elements Item

SW SURROUNDING WORKS

SW1 General External Works

Rates Current At April 2020

Description	Unit	Qty	Rate	Total
SC Staircases				
146 Allowance for sundry staircases externally	Item			15,000.00
Staircases				\$15,000.00
FT Fitments				
141 No allowance for outdoor furniture	Item			Excl.
Fitments				Excl.
SE Special Equipment				
143 No allowance for new playground	Item			Excl.
Special Equipment				Excl.
BW Builders Work in Connection With Specialist Services				
111 Builders work in connection with services (3%)	Item			0.00
Builders Work in Connection With Specialist Services				\$0.00
AR Alterations and Renovations				
124 Allowance to saw cut and remove paving / bitumen surrounding existing buildings	Item			5,000.00
Alterations and Renovations				\$5,000.00
XP Site Preparation				
5 Allowance for bulk excavation to level existing mounds around grandstand area	Item			10,000.00
Site Preparation				\$10,000.00
XR Roads, Footpaths and Paved Areas				
125 Allowance to make good to footpath where damaged	Item			10,000.00
145 Allowance to make good to carpark where damaged	Item			15,000.00
144 No allowance for new carpark	Item			Excl.
Roads, Footpaths and Paved Areas				\$25,000.00
XB Outbuildings and Covered Ways				
142 Allowance for new coach boxes	No	2	6,500.00	13,000.00
Outbuildings and Covered Ways				\$13,000.00
XL Landscaping and Improvements				
121 Allowance for landscaping	Item			80,000.00
128 Allowance for making good grass adjacent construction zone	Item			15,000.00
Landscaping and Improvements				\$95,000.00
PR Preliminaries				
112 Preliminaries and supervision (10%)	Item			16,000.00
Preliminaries				\$16,000.00
MA Builders Margin				
113 Margin and overheads (4%)	Item			7,000.00
Builders Margin				\$7,000.00
CT Contingency				
114 Design development contingency (5%)	Item			9,000.00

WALKERVILLE OVAL

Cost Estimate

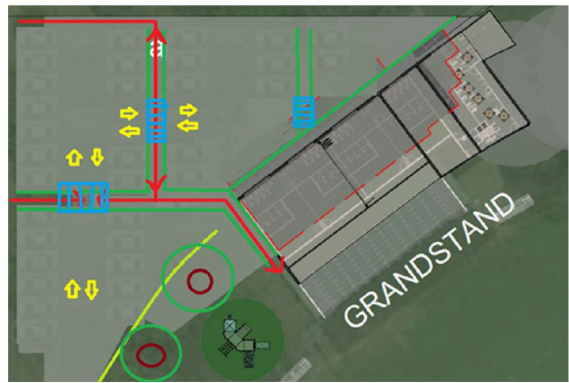
Location Elements Item

SW SURROUNDING WORKS

SW2 Netball Court

Rates Current At April 2020

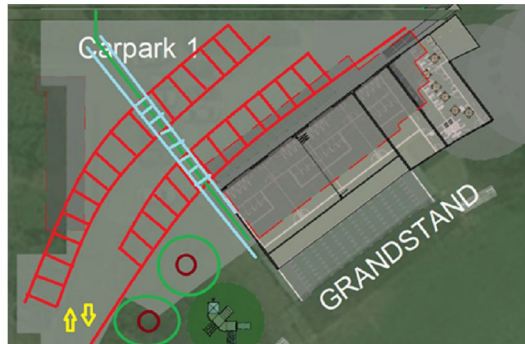
Description	Unit	Qty	Rate	Total
BW Builders Work in Connection With Specialist Services				
111 Builders work in connection with services (3%)	Item			0.00
Builders Work in Connection With Specialist Services				\$0.00
AR Alterations and Renovations				
126 Allowance to demolish existing lawn bowls green	m ²	780	15.00	11,700.00
Alterations and Renovations				\$11,700.00
XR Roads, Footpaths and Paved Areas				
127 Allowance for new netball court including; site prep, asphalt, linemarking, fencing, 2 nets etc	m ²	780	200.00	156,000.00
Roads, Footpaths and Paved Areas				\$156,000.00
PR Preliminaries				
112 Preliminaries and supervision (10%)	Item			17,000.00
Preliminaries				\$17,000.00
MA Builders Margin				
113 Margin and overheads (4%)	Item			7,000.00
Builders Margin				\$7,000.00
CT Contingency				
114 Design development contingency (5%)	Item			10,000.00
115 Construction Contingency (5%)	Item			10,000.00
Contingency				\$20,000.00
PF Professional Fees				
133 Allowance for Professional Fees (8%)	Item			17,000.00
Professional Fees				\$17,000.00
NETBALL COURT				\$228,700.00



Car Park 1

Option 1 - Potential 33 Car parks

Remove the existing building on the western side (to get anything substantial to work this is a necessity). Also 2x giant gum trees at the bottom of the bank would have to stay.
Option 1 Can accommodate 33 parks but it's not the best layout and doesn't quite achieve pedestrian connectivity.



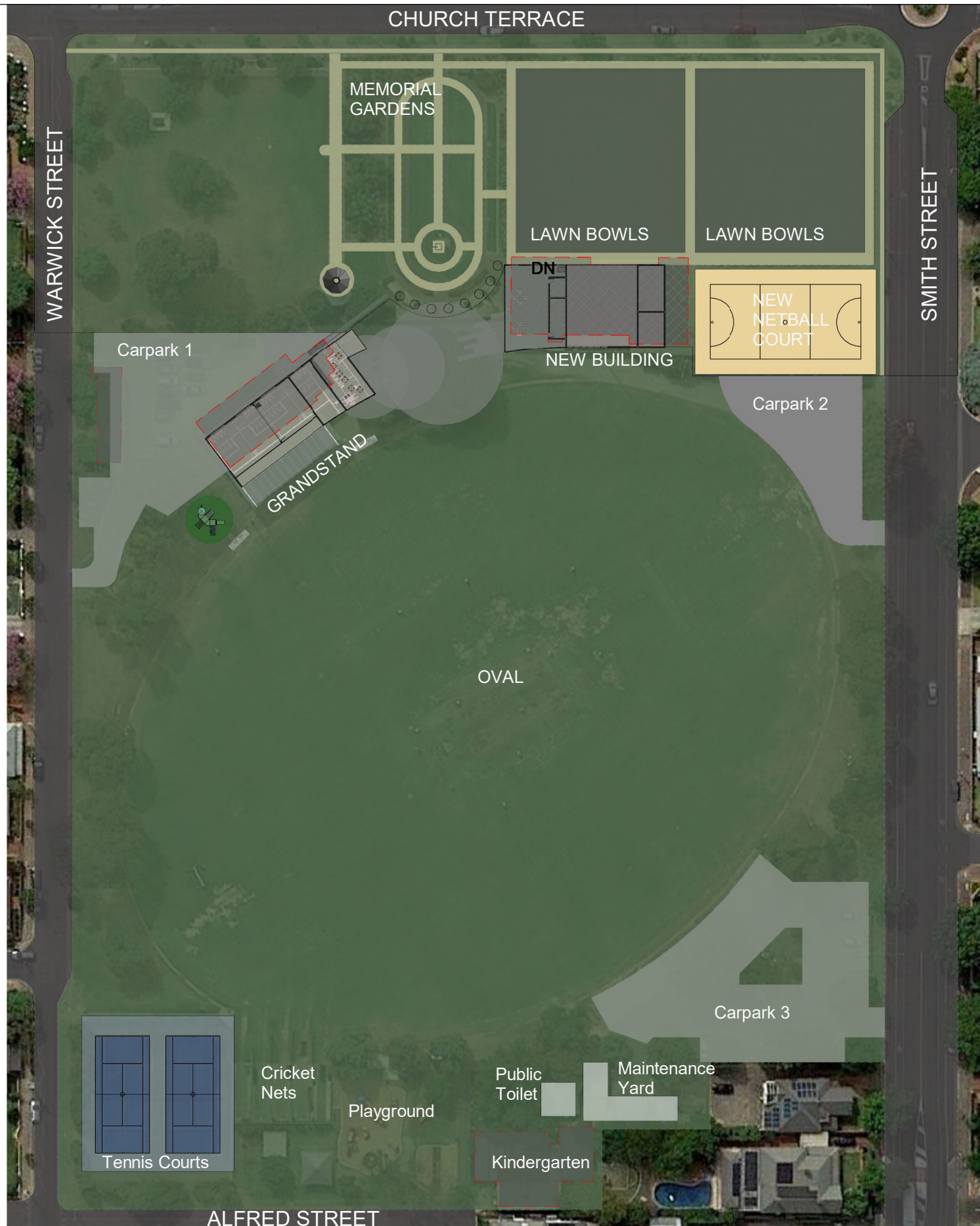
Option 2 - Potential 26 Car parks

Similar to the clubrooms at Alberton Oval that curve around the site on the corner.
This links with paths to the school crossing point (who use the oval) on Warwick Street and the reserve to the north, which would also have a much better amenity to the site.
This provides around 26 parks.

1

Site Plan Concept

1 : 1000



Attachment B

Car Park 2

Option 1 - 7 Car parks

The best we can proposed is the 7 parks there now. There may be 8 if they face the oval but we would need to check the reversing and turn paths.

Option 2 - 27 Car parks

If we don't create a new netball court, we have measured out about 20 parks would be available - two lots of 10 with an aisle in between. But we would have a difficult interface with Smith St as there is a bus stop there so you'd have to
A. Relocate bus stop 15m south so access can be on the level on northern side
B. Have a steep crossover coming in from the southern end of the bowls



Car Park 3

Potential 76 Car parks

Retain existing maintenance shed that has been recently renewed. No changes to rest of carpark. Assume pre-kindy gets removed.
If all trees are removed from the kindy site can achieve approximately 20 parks.
Continue with the same alignment of parks fronting the oval – which adds another 8 parks allowing for space for maintenance vehicles from shed.
Total would be $48 + 20 + 8 = 76$

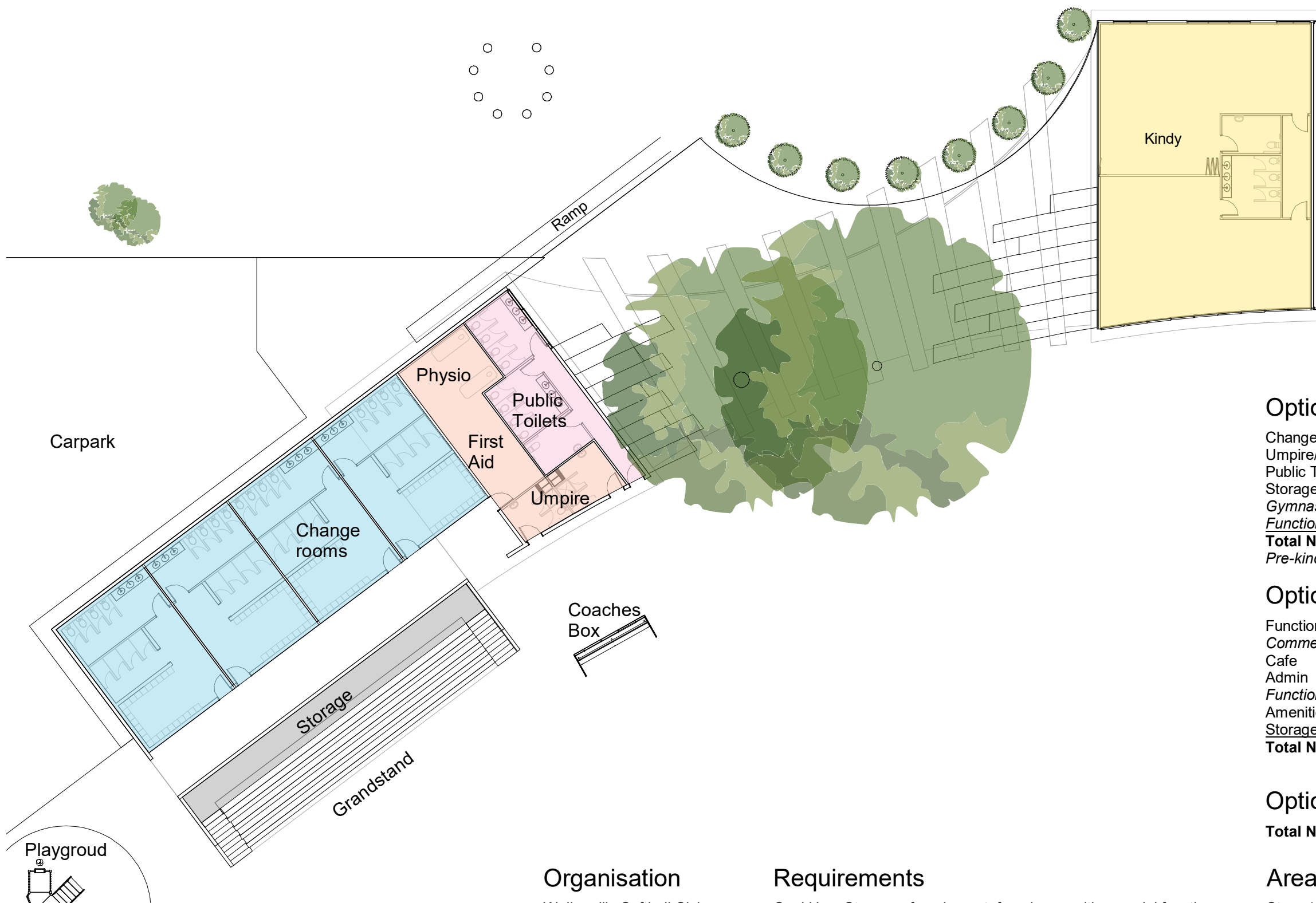
Coshell
ARCHITECTURE

No.	Description	Date
5	Preliminary	23/11/2020

Walkerville Oval
New Facility
Walkerville Council

Site Car Parking Considerations

Project number	20-53	A65
Date	Nov 2020	
Drawn by	Author	
Checked by	Checker	
Scale		39 1 : 1000



Carpark

Physio

Public Toilets

First Aid

Umpire

Change rooms

Storage

Grandstand

Coaches Box

Playground

1

Level 1 Areas

1 : 250

Organisation

Walkerville Softball Club
Walkerville Sports Club
Walkerville Junior Football Club
Walkerville Bowling Club
Walkerville Netball Club
Walkerville Pre-kindy
Walkerville Community

Requirements

Oval Use, Storage of equipment, female amenities, social function
Cricket training, softball, bocce, junior football, storage, social functions
Oval Use, changerooms, barbecue,
Green keeper, male and female amenities,
Court, Female amenities, function room
DECD requirements including toilets, staff, store, kitchen, etc
Public Amenities, Community Space, Cafe

Option A - Lvl 1

Changerooms	200m ²
Umpire/Physio/First Aid	55m ²
Public Toilets	45m ²
Storage	35m ²
Gymnasium	130m ²
Function	460m ²
Total New Building	925m²
Pre-kindy (existing)	100m ²

Option B - Lvl 1

Changerooms	200m ²
Umpire/Physio/First Aid	55m ²
Public Toilets	45m ²
Storage	35m ²
Walkerville Pre-kindy	200m ²
Total New Building	535m²

Option A - Lvl 2

Function Room	200m ²
Commercial Kitchen	65m ²
Cafe	85m ²
Admin	200m ²
Function Space	590m ²
Amenities	110m ²
Storage	25m ²
Total New Building	1,275m²

Option B - Lvl 2

Function Room	200m ²
Community Space	65m ²
Cafe	85m ²
Admin	200m ²
Bar	235m ²
Amenities	50m ²
Storage	40m ²
Total New Building	875m²

Option A - Original

Total New Building 2,200m²

Option B - Revised

Total New Building 1,410m²

Areas

Store 10m², Change 200m²*, Function 200m²*
Store 15m², Change 200m²*, Function 200m²*, Admin 200m²*
Store 10m², Change 200m²*, Function 200m²*
Store 30m², Amenities 50m²*, Bar 235m²*, Admin 200m²*
Store 10m², Amenities 50m²*, Bar 235m²*
Kindy 200m²
Community Space 65m², Cafe 85m², Amenities 45m²
*shared area

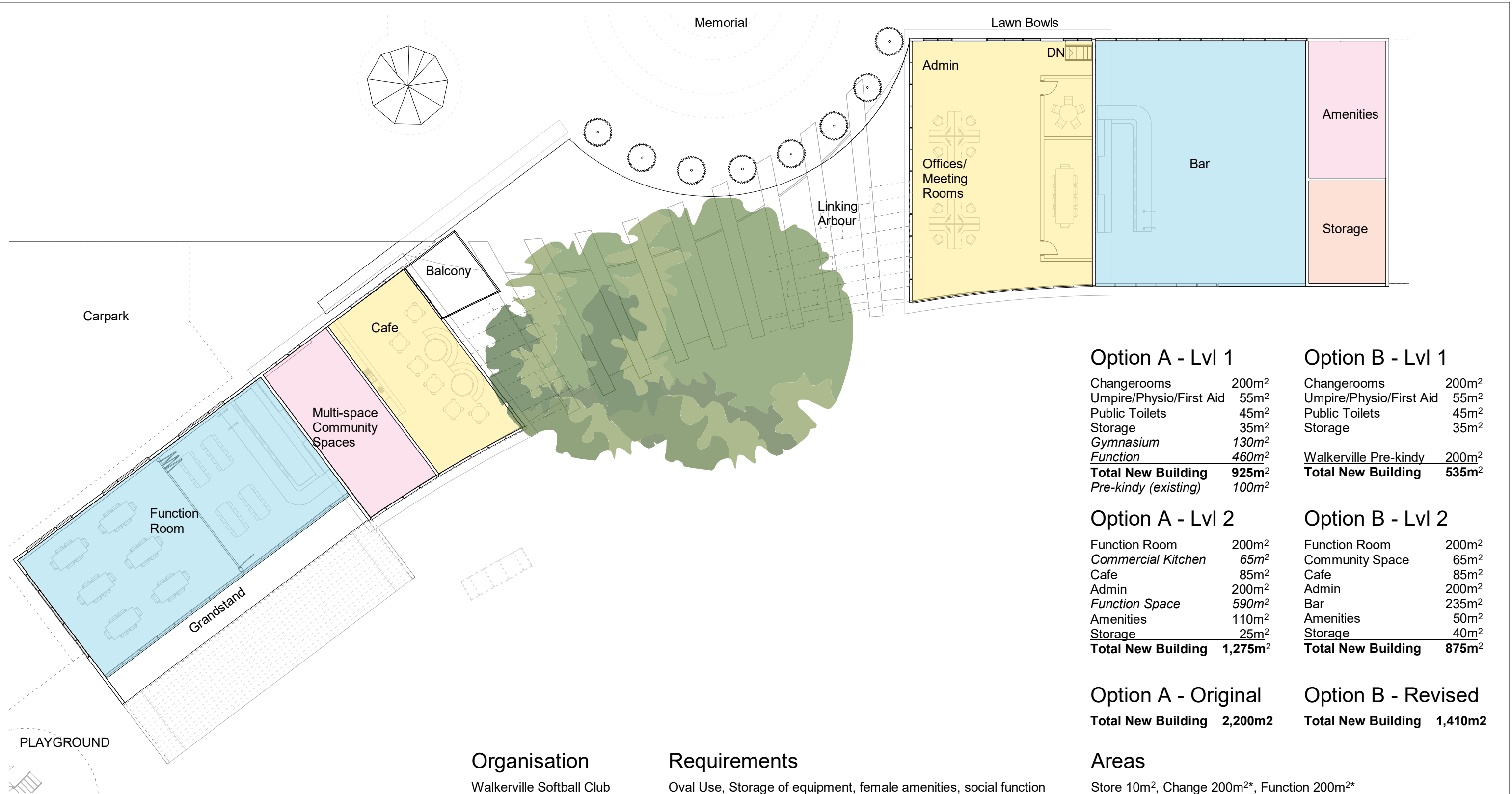
Coshell
ARCHITECTURE

No.	Description	Date
5	Preliminary	23/11/2020

Walkerville Oval
New Facility
Walkerville Council

Level 1 Areas

Project number	20-53	A66
Date	Nov 2020	
Drawn by	Author	
Checked by	Checker	
Scale		A3 indicated



1 Level 2-Areas
1 : 250

Organisation

Walkerville Softball Club
Walkerville Sports Club
Walkerville Junior Football Club
Walkerville Bowling Club
Walkerville Netball Club
Walkerville Pre-kindy
Walkerville Community

Requirements

Oval Use, Storage of equipment, female amenities, social function
Cricket training, softball, bocce, junior football, storage, social functions
Oval Use, changerooms, barbecue,
Green keeper, male and female amenities,
Court, Female amenities, function room
DECD requirements including toilets, staff, store, kitchen, etc
Public Amenities, Community Space, Cafe

Option A - Lvl 1

Changerooms	200m ²
Umpire/Physio/First Aid	55m ²
Public Toilets	45m ²
Storage	35m ²
Gymnasium	130m ²
Function	460m ²
Total New Building	925m²
Pre-kindy (existing)	100m ²

Option B - Lvl 1

Changerooms	200m ²
Umpire/Physio/First Aid	55m ²
Public Toilets	45m ²
Storage	35m ²
Walkerville Pre-kindy	200m ²
Total New Building	535m²

Option A - Lvl 2

Function Room	200m ²
Commercial Kitchen	65m ²
Cafe	85m ²
Admin	200m ²
Function Space	590m ²
Amenities	110m ²
Storage	25m ²
Total New Building	1,275m²

Option B - Lvl 2

Function Room	200m ²
Community Space	65m ²
Cafe	85m ²
Admin	200m ²
Bar	235m ²
Amenities	50m ²
Storage	40m ²
Total New Building	875m²

Option A - Original

Total New Building 2,200m²

Option B - Revised

Total New Building 1,410m²

Areas

Store 10m², Change 200m²*, Function 200m²*
Store 15m², Change 200m²*, Function 200m²*, Admin 200m²*
Store 10m², Change 200m²*, Function 200m²*
Store 30m², Amenities 50m²*, Bar 235m²*, Admin 200m²*
Store 10m², Amenities 50m²*, Bar 235m²*
Kindy 200m²
Community Space 65m², Cafe 85m², Amenities 45m²
*shared area

No.	Description	Date
5	Preliminary	23/11/2020

Level 2 Areas

Project number	20-53	A67	
Date	Nov 2020		
Drawn by	Author		
Checked by	Checker	Scale	A1 as indicated

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

WALKERVILLE OVAL REDEVELOPMENT

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

PROJECT DETAILS

Basis of estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at **November 2020**. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

Items specifically included

This estimate specifically includes the following:

Contingencies & Escalation

The estimate includes the following contingency allowances:

- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

Items specifically excluded

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

Project Scope Exclusions

- Stand-by power generator
- Murals and works of art
- Work outside site boundaries
- Sporting oval lights
- Outdoor furniture
- Playground
- New carpark
- New Netball court
- Lawnbowls green demolition

Scope Exclusions for works by others

- Vertical blinds, curtains and other window treatments
- Beer and post mix equipment, fonts, post mixes, beer and soft drinks pythons/lines, tempites etc.
- Bar equipment including dishwashers, glass washers, coffee machines, etc.

Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Asbestos and Hazardous Materials Removal

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)



PROJECT DETAILS

- Piled foundation systems
- Rock excavation
- Staging / Phasing costs
- Escalation in costs if construction is delayed beyond **Mid 2021**.

Other Project Cost Exclusions

- Legal fees
- Goods and Services Taxation
- Marketing, sales and leasing costs
- Holding costs and finance charges

Documents

The following documents have been used in preparing this estimate:

Date Received

ARCHITECTURAL Documents prepared **by One Eighty Architecture**

- | | |
|---|----------|
| ■ 20-53-Walkerville Concept Architecture Pack | 11/11/20 |
|---|----------|

WALKERVILLE OVAL REDEVELOPMENT

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION SUMMARY

Rates Current At November 2020

Ref	Location	FECA m ²	FECA \$/m ²	GFA m ²	GFA \$/m ²	Total Cost \$
A	DEMOLITION					99,625.00
B	BUILDING 1 (GRANDSTAND)					
B1	Ground Level	408	5,601	557	4,102	2,285,032.00
B2	Level 1	366	5,535	386	5,248	2,025,805.00
	BUILDING 1 (GRANDSTAND)	774	5,570	943	4,571	4,310,837.00
C	BUILDING 2					
C1	Ground Level	215	4,126	215	4,126	887,090.00
C2	Level 1	545	4,055	545	4,055	2,210,075.00
	BUILDING 2	760	4,075	760	4,075	3,097,165.00
SW	SURROUNDING WORKS					
SW1	General External Works					746,100.00
	SURROUNDING WORKS					746,100.00
	ESTIMATED NET COST	1,534	5,381	1,703	4,847	8,253,727.00

MARGINS & ADJUSTMENTS

Statutory Fees & Charges (0.5%)	0.5%					40,000.00
Escalation beyond 2020						Excl.
Goods & Services Taxation						Excl.
ESTIMATED TOTAL COST		1,534	5,407	1,703	4,870	8,293,727.00

Legend

FECA = Fully Enclosed Covered Area
GFA = Gross Floor Area

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

A DEMOLITION

Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
AR	Alterations and Renovations				
1	Demolish existing single storey bowling club complete including removal of debris from site (approx area)	m ²	590	65.00	38,350.00
2	Demolish existing Sports Club and Grandstand complete including removal of debris from site (approx area)	m ²	417	75.00	31,275.00
160	Allowance for sundry demolition including removal of debris from site	Item			5,000.00
126	No allowance to demolish existing lawn bowls green - assume not required	Item			Excl.
122	No allowance for Asbestos and Hazardous Materials removal	Note			Excl.
	Alterations and Renovations				74,625.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			7,000.00
	Preliminaries				7,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			3,000.00
	Builders Margin				3,000.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			4,000.00
115	Construction Contingency (5%)	Item			4,000.00
	Contingency				8,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			7,000.00
	Professional Fees				7,000.00
	DEMOLITION				99,625.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	Substructure				
6	Reinforced concrete raft slab substructure including basecourse, excavation, concrete, reinforcement, surface finish etc.	m ²	516	300.00	154,800.00
148	Allowance for creating setdowns in slab to wet areas	m ²	289	5.00	1,445.00
152	Allowance for cast-in items, crack bars, sundry setdowns, etc	Item			5,000.00
183	Extra-over for pad footings	Item			7,500.00
7	No allowance for piled foundation - assumed raft slab	Note			Excl.
	Substructure			303/m²	168,745.00
CL	Columns				
17	Allowance for structural steel columns including base plates, connections, shop drawings, etc	m ²	557	55.00	30,635.00
	Columns			55/m²	30,635.00
EW	External Walls				
11	Precast concrete wall with stone etching	m ²	191	550.00	105,050.00
14	Segmented precast concrete retaining wall including footings	m ²	37	700.00	25,900.00
22	Full height aluminium framed double glazed wall	m ²	63	950.00	59,850.00
170	High level windows to amenities and change rooms	m ²	10	800.00	8,000.00
	External Walls			357/m²	198,800.00
ED	External Doors				
33	Single solid core door including frame, hardware and paint finish	No	3	1,350.00	4,050.00
52	Manual roller door to Change Rooms approx 3000mm high x 2600mm wide including framing	No	2	2,200.00	4,400.00
	External Doors			15/m²	8,450.00
NW	Internal Walls				
35	Precast wall approx 250mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	145	500.00	72,500.00
36	Precast wall approx 150mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	160	475.00	76,000.00
37	Internal single partition wall approx 150mm thick including insulation, plasterboard and paint finish to both sides	m ²	128	175.00	22,400.00
38	Internal double partition wall approx 250mm thick including insulation, plasterboard and paint finish to both sides	m ²	80	235.00	18,800.00
40	Insulated plasterboard lining to inside face of external wall including paint finish	m ²	228	65.00	14,820.00
51	Allowance for sundry boxing out of columns	Item			4,500.00
	Internal Walls			375/m²	209,020.00
NS	Internal Screens and Borrowed Lights				
74	Shower partition including door, frame and hardware complete	No	18	1,700.00	30,600.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level (continued)

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
75	Toilet partition including door, frame and hardware complete	No	26	1,500.00	39,000.00
186	Allowance for sundry	m ²			
	Internal Screens and Borrowed Lights			125/m²	69,600.00
ND	Internal Doors				
53	Single solid core door including frame, hardware and paint finish generally	No	12	1,200.00	14,400.00
188	Allowance for sundry doors for distribution boards, FHR's etc	Item			2,500.00
	Internal Doors			30/m²	16,900.00
WF	Wall Finishes				
65	Skirting tile to airlock and non-shower areas of change rooms	m	115	25.00	2,875.00
62	Ceramic wall tiling including grouting and waterproof membrane to Public Amenities (2700mm high)	m ²	105	155.00	16,275.00
64	Ceramic wall tiling including grouting and waterproof membrane to amenities, change rooms, umpires and kindy (2700mm high)	m ²	384	155.00	59,520.00
66	Allowance for sundry wall finishes including acoustic treatments	Item			7,000.00
	Wall Finishes			154/m²	85,670.00
FF	Floor Finishes				
56	Entry mats	No	1	450.00	450.00
57	Vinyl flooring including waterproofing to physio, umpires, bar area, cafe	m ²	59	115.00	6,785.00
59	Concrete sealer to breezeway behind Grandstand and store	m ²	75	15.00	1,125.00
60	Floor tiling including screed to falls and waterproofing to amenities, change rooms	m ²	271	165.00	44,715.00
187	No allowance for Concrete sealer to Grandstand	m ²	107		Excl.
	Floor Finishes			95/m²	53,075.00
CF	Ceiling Finishes				
67	Moisture resistant painted flush plasterboard ceiling including framing to change rooms, amenities and umpires	m ²	290	120.00	34,800.00
68	Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	40	115.00	4,600.00
72	Painted flush plasterboard ceiling including suspension framing to area behind Grandstand	m ²	80	115.00	9,200.00
73	Painted soffit lining to underside of roof overhangs including framing to balcony and grandstand	m ²	149	145.00	21,605.00
70	Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			8,000.00
	Ceiling Finishes			140/m²	78,205.00
FT	Fitments				
86	Mirror to amenities - assumed 1 per basin	No	21	225.00	4,725.00
77	Lockers to change rooms	No	104	450.00	46,800.00
76	Timber benches to change rooms - assumed	m	26	450.00	11,700.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level (continued)

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
78	Laminated Vanity benchtop to amenities	m	12	700.00	8,400.00
87	Grab rail to ambulant amenities	Set	6	300.00	1,800.00
154	Toilet roll holder	No	26	85.00	2,210.00
155	Hand dryers including associated cabling	No	8	850.00	6,800.00
158	Recessed Paper towel dispenser	No	9	350.00	3,150.00
159	Paper towel bin	No	9	80.00	720.00
156	Soap dispensers	No	13	55.00	715.00
157	Metal soap holders	No	18	75.00	1,350.00
89	Allowance for sundry fittings and fitments	Item			8,000.00
90	Allowance for signage and graphics	Item			23,000.00
140	Allowance for AV equipment	Item			10,000.00
147	No allowance for blinds / curtains	Item			Excl.
Fitments				232/m²	129,370.00
PD	Sanitary Plumbing				
96	Allowance for sundry Hydraulic Services	m ²	557	15.00	8,355.00
83	Basin to amenities including associated connections	No	18	3,500.00	63,000.00
84	Wall mounted basin to umpires, access amenities and cleaners	No	3	3,500.00	10,500.00
97	Toilet suite including associated plumbing connections	No	26	3,500.00	91,000.00
98	Accessible toilet suite including associated plumbing connections	No	1	4,500.00	4,500.00
99	Shower suite including associated plumbing connections	No	18	3,500.00	63,000.00
151	Allowance for floor grates	No	21	1,250.00	26,250.00
100	Allowance for grease arrestor	Item			25,000.00
150	Allowance for tundishes	Item			2,500.00
Sanitary Plumbing				528/m²	294,105.00
WS	Water Supply				
102	Allowance to reinstate water supply from existing meter	Item			1,250.00
Water Supply				2/m²	1,250.00
GS	Gas Service				
103	Allowance to reinstate gas supply from existing meter	Item			1,250.00
Gas Service				2/m²	1,250.00
AC	Air Conditioning				
104	Allowance for Mechanical Services to ground floor	m ²	407	190.00	77,330.00
Air Conditioning				139/m²	77,330.00
FP	Fire Protection				
106	Allowance for Fire Protection Services - assumed no sprinklers required	m ²	557	25.00	13,925.00
Fire Protection				25/m²	13,925.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level (continued)

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
LP	Electric Light and Power				
107	Allowance for Electrical Services to GL including Lighting, Power, Communications, Security, etc	m ²	407	120.00	48,840.00
109	No allowance for sporting oval lights	Item			Excl.
	Electric Light and Power			88/m²	48,840.00
BW	Builders Work in Connection With Specialist Services				
111	Builders work in Connection with Services (3%)	Item			16,000.00
	Builders Work in Connection With Specialist Services			29/m²	16,000.00
AR	Alterations and Renovations				
3	Allowance to protect existing large tree throughout construction works (3 No.)	Item			500.00
	Alterations and Renovations			1/m²	500.00
XP	Site Preparation				
4	Site preparation including stripping and stockpiling topsoil 100mm for future use	m ²	689	8.00	5,512.00
10	Allowance to cut & fill around football oval	Item			12,500.00
	Site Preparation			32/m²	18,012.00
XK	External Stormwater Drainage				
12	Allowance to reconfigure external stormwater drainage to suit new levels and building/pavements layout	Item			20,000.00
	External Stormwater Drainage			36/m²	20,000.00
XD	External Sewer Drainage				
129	SA water fees and charges including new main and connection	Item			25,000.00
	External Sewer Drainage			45/m²	25,000.00
XF	External Fire Protection				
130	Fire main ring and hydrants	Item			37,500.00
	External Fire Protection			67/m²	37,500.00
XE	External Electric Light and Power				
108	Allowance for Electrical Services to External Areas including Light and Power	m ²	149	150.00	22,350.00
131	SAPN augmentation charge	Item			50,000.00
	External Electric Light and Power			130/m²	72,350.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			168,000.00
	Preliminaries			302/m²	168,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			74,000.00
	Builders Margin			133/m²	74,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)



LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B1 Ground Level (continued)

GFA: 557 m² Cost/m²: 4,102
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FE	Furniture, Fittings & Equipment				
191	Allowance for FF&E to ground level	Item			2,500.00
	Furniture, Fittings & Equipment			4/m²	2,500.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			96,000.00
115	Construction Contingency (5%)	Item			101,000.00
	Contingency			354/m²	197,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			169,000.00
	Professional Fees			303/m²	169,000.00
	GROUND LEVEL			4,102/m²	2,285,032.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B2 Level 1

GFA: 386 m² Cost/m²: 5,248
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CL	Columns				
17	Allowance for structural steel columns including base plates, connections, shop drawings, etc	m ²	386	55.00	21,230.00
149	Stub columns for roof plant platform	m ²	40	100.00	4,000.00
	Columns			65/m²	25,230.00
UF	Upper Floors				
18	Suspended reinforced concrete slab including concrete, bondek formwork, reinforcement, surface finish etc, complete.	m ²	386	350.00	135,100.00
19	Cantilevered suspended reinforced concrete slab to Balcony including concrete, bondek formwork, reinforcement, surface finish etc, complete.	m ²	20	475.00	9,500.00
49	Extra over for formwork and reinforcement to grandstand tiered seating	m ²	103	300.00	30,900.00
45	Allowance for sundry setdowns, crack bars, starter bars etc.	Item			5,000.00
	Upper Floors			468/m²	180,500.00
RF	Roof				
23	Roof including Colorbond roof sheeting, insulation, roof plumbing and framing complete	m ²	387	350.00	135,450.00
24	Roof to Balcony including Colorbond roof sheeting, insulation, roof plumbing, framing and soffit lining complete	m ²	20	420.00	8,400.00
50	Cantilevered roof to Grandstand overhang including Colorbond roof sheeting, insulation, roof plumbing, framing and soffit lining complete	m ²	150	400.00	60,000.00
173	2.5m long cantilevered roof overhang to Northern wing of building - design TBC	m ²	82	250.00	20,500.00
25	Allowance for sundry roof penetrations, flashings, waterproofing etc	Item			5,000.00
26	Allowance for roof access hatches (no.2)	Item			3,500.00
27	Allowance for roof safety system - assumed anchor points only	Item			10,000.00
28	Allowance for plant platform (40m2)	Item			15,000.00
	Roof			668/m²	257,850.00
EW	External Walls				
21	Glazed balustrade to Balcony	m	14	1,200.00	16,800.00
11	Precast concrete wall with stone etching	m ²	61	550.00	33,550.00
15	Segmented full height aluminium framed double glazed wall	m ²	37	1,100.00	40,700.00
22	Full height aluminium framed double glazed wall	m ²	155	950.00	147,250.00
	External Walls			617/m²	238,300.00
ED	External Doors				
31	Pair of aluminium framed glazed swing doors to Kindy, Bar, Office, Cafe, Gym, Function Area, etc	No	4	3,850.00	15,400.00
32	Pair of aluminium framed glazed doors to Balcony	No	1	3,850.00	3,850.00
	External Doors			50/m²	19,250.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B2 Level 1 (continued)

GFA: 386 m² Cost/m²: 5,248
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW	Internal Walls				
43	Steel beam to support operable wall	m	10	450.00	4,500.00
41	Operable wall to Function Rooms approx 3m high	m ²	28	1,250.00	35,000.00
35	Precast wall approx 250mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	74	500.00	37,000.00
40	Insulated plasterboard lining to inside face of external wall including paint finish	m ²	61	65.00	3,965.00
51	Allowance for sundry boxing out of columns	Item			4,500.00
	Internal Walls			220/m²	84,965.00
ND	Internal Doors				
188	Allowance for sundry doors for distribution boards, FHR's etc	Item			2,500.00
	Internal Doors			6/m²	2,500.00
WF	Wall Finishes				
63	Full height (2700mm) wall tiling to commercial kitchen	m ²	34	155.00	5,270.00
66	Allowance for sundry wall finishes including acoustic treatments	Item			7,000.00
	Wall Finishes			32/m²	12,270.00
FF	Floor Finishes				
56	Entry mats	No	4	450.00	1,800.00
55	Carpet tile to Office, Admin and Functions Areas	m ²	181	65.00	11,765.00
57	Vinyl flooring including waterproofing to physio, umpires, bar area, cafe	m ²	106	115.00	12,190.00
58	Rubber flooring to Gym	m ²	70	120.00	8,400.00
59	Concrete sealer to breezeway behind Grandstand and store	m ²	48	15.00	720.00
61	Floor tiling including screed to falls and waterproofing to balcony	m ²	19	175.00	3,325.00
	Floor Finishes			99/m²	38,200.00
CF	Ceiling Finishes				
68	Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	165	115.00	18,975.00
69	Suspended acoustic ceiling panels including including suspension framing to function and office areas	m ²	177	185.00	32,745.00
73	Painted soffit lining to underside of roof overhangs including framing to balcony and grandstand	m ²	20	145.00	2,900.00
70	Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			8,000.00
	Ceiling Finishes			162/m²	62,620.00
FT	Fitments				
138	Curved booth seating to Cafe approx 4500mm long	No	2	6,500.00	13,000.00
139	Fixed table to booth seating	No	2	1,000.00	2,000.00
178	Steel balustrade approximately 1200mm high to pedestrian ramp	m	44	500.00	22,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B2 Level 1 (continued)

GFA: 386 m² Cost/m²: 5,248
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
80	Bar including stone top and open shelving underneath	m	9	2,500.00	22,500.00
81	Back bar including stone top and open shelving underneath	m	8	2,300.00	18,400.00
82	Cafe bench including stone top and open shelving underneath	m	8	2,000.00	16,000.00
89	Allowance for sundry fittings and fitments	Item			8,000.00
90	Allowance for signage and graphics	Item			23,000.00
140	Allowance for AV equipment	Item			40,000.00
147	No allowance for blinds / curtains	Item			Excl.
Fitments				427/m²	164,900.00
SE	Special Equipment				
91	Full height two door glass display fridge	No	2	5,500.00	11,000.00
92	Full height single door glass display fridge	No	2	4,500.00	9,000.00
93	Allowance for Cafe Equipment	Item			65,000.00
95	No allowance for bar equipment (assume free issue from supplier)	Item			Excl.
Special Equipment				220/m²	85,000.00
PD	Sanitary Plumbing				
192	Allowance for risers	Item			1,750.00
96	Allowance for sundry Hydraulic Services	m ²	386	15.00	5,790.00
85	Sink to Bar and Cafe including tapware and associated connections	No	3	4,000.00	12,000.00
151	Allowance for floor grates	No	5	1,250.00	6,250.00
Sanitary Plumbing				67/m²	25,790.00
AC	Air Conditioning				
105	Allowance for Mechanical Services to Level 1	m ²	366	380.00	139,080.00
Air Conditioning				360/m²	139,080.00
FP	Fire Protection				
106	Allowance for Fire Protection Services - assumed no sprinklers required	m ²	386	25.00	9,650.00
Fire Protection				25/m²	9,650.00
LP	Electric Light and Power				
195	Allowance for Electrical Services to L1 including Lighting, Power, Communications, Security, etc	m ²	366	200.00	73,200.00
Electric Light and Power				190/m²	73,200.00
BW	Builders Work in Connection With Specialist Services				
111	Builders work in Connection with Services (3%)	Item			8,000.00
Builders Work in Connection With Specialist Services				21/m²	8,000.00
XR	Roads, Footpaths and Paved Areas				
177	Suspended concrete pedestrian ramp including footings, columns, framing, etc - limited - extent TBC	m ²	24	850.00	20,400.00
Roads, Footpaths and Paved Areas				53/m²	20,400.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

B BUILDING 1 (GRANDSTAND)

B2 Level 1 (continued)

GFA: 386 m² Cost/m²: 5,248
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XE	External Electric Light and Power				
108	Allowance for Electrical Services to External Areas including Light and Power	m ²	20	150.00	3,000.00
	External Electric Light and Power			8/m²	3,000.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			149,000.00
	Preliminaries			386/m²	149,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			65,000.00
	Builders Margin			168/m²	65,000.00
FE	Furniture, Fittings & Equipment				
134	Rectangular 800mm wide x 2350mm long dining table (Seats 8)	No	4	1,000.00	4,000.00
164	Rectangular 1000mm wide x 2250mm long dining table (Seats 6)	No	6	1,000.00	6,000.00
136	Small round 900mm dia. Cafe table (seats 4)	No	6	500.00	3,000.00
135	Function Chairs	No	68	175.00	11,900.00
137	Cafe Chairs	No	24	300.00	7,200.00
185	Allowance for sundry FF&E not documented - assume limited	Item			5,000.00
	Furniture, Fittings & Equipment			96/m²	37,100.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			85,000.00
115	Construction Contingency (5%)	Item			89,000.00
	Contingency			451/m²	174,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			150,000.00
	Professional Fees			389/m²	150,000.00
	LEVEL 1			5,248/m²	2,025,805.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

SW SURROUNDING WORKS

SW1 General External Works

Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SC	Staircases				
146	Allowance for sundry staircases externally	Item			15,000.00
	Staircases				15,000.00
FT	Fitments				
141	No allowance for outdoor furniture	Item			Excl.
	Fitments				Excl.
SE	Special Equipment				
143	No allowance for new playground	Item			Excl.
	Special Equipment				Excl.
BW	Builders Work in Connection With Specialist Services				
111	Builders work in Connection with Services (3%)	Item			2,000.00
	Builders Work in Connection With Specialist Services				2,000.00
AR	Alterations and Renovations				
124	Allowance to saw cut and remove paving / bitumen surrounding existing buildings	Item			5,000.00
	Alterations and Renovations				5,000.00
XP	Site Preparation				
5	Allowance for bulk excavation to level existing mounds around grandstand area	Item			10,000.00
	Site Preparation				10,000.00
XR	Roads, Footpaths and Paved Areas				
174	Concrete terrace / steps to form central Amphitheatre area	m ²	89	1,200.00	106,800.00
125	Allowance to make good to footpath where damaged	Item			10,000.00
145	Allowance to make good to carpark where damaged	Item			15,000.00
144	No allowance for new carpark	Item			Excl.
	Roads, Footpaths and Paved Areas				131,800.00
XB	Outbuildings and Covered Ways				
142	Allowance for new coach boxes	No	2	6,500.00	13,000.00
176	Allowance for lightweight canopy built around significant trees including fins, framing, etc - limited - design TBC	m ²	366	400.00	146,400.00
	Outbuildings and Covered Ways				159,400.00
XL	Landscaping and Improvements				
121	Allowance for landscaping	Item			80,000.00
128	Allowance for making good grass adjacent construction zone	Item			15,000.00
179	PC Sum allowance for Public Art Space	Item			75,000.00
	Landscaping and Improvements				170,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

SW SURROUNDING WORKS

SW1 General External Works (continued)

Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XE	External Electric Light and Power				
108	Allowance for Electrical Services to External Areas including Light and Power	m ²	366	150.00	54,900.00
	External Electric Light and Power				54,900.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			55,000.00
	Preliminaries				55,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			24,000.00
	Builders Margin				24,000.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			31,000.00
115	Construction Contingency (5%)	Item			33,000.00
	Contingency				64,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			55,000.00
	Professional Fees				55,000.00
	GENERAL EXTERNAL WORKS				746,100.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C1 Ground Level

GFA: 215 m² Cost/m²: 4,126
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	Substructure				
6	Reinforced concrete raft slab substructure including basecourse, excavation, concrete, reinforcement, surface finish etc.	m ²	216	300.00	64,800.00
148	Allowance for creating setdowns in slab to wet areas	m ²	23	5.00	115.00
152	Allowance for cast-in items, crack bars, sundry setdowns, etc	Item			2,500.00
183	Extra-over for pad footings	Item			7,500.00
7	No allowance for piled foundation - assumed raft slab	Note			Excl.
	Substructure			348/m²	74,915.00
CL	Columns				
17	Allowance for structural steel columns including base plates, connections, shop drawings, etc	m ²	215	55.00	11,825.00
	Columns			55/m²	11,825.00
SC	Staircases				
9	Feature concrete stair including concrete, reinforcement, formwork, surface finish, hand rails complete	M/R	3	4,500.00	13,500.00
	Staircases			63/m²	13,500.00
EW	External Walls				
15	Segmented full height aluminium framed double glazed wall	m ²	37	1,100.00	40,700.00
22	Full height aluminium framed double glazed wall	m ²	71	950.00	67,450.00
	External Walls			503/m²	108,150.00
ED	External Doors				
31	Pair of aluminium framed glazed swing doors to Kindy, Bar, Office, Cafe, Gym, Function Area, etc	No	4	3,850.00	15,400.00
	External Doors			72/m²	15,400.00
NW	Internal Walls				
36	Precast wall approx 150mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	50	475.00	23,750.00
48	Internal single partition wall approx 125mm thick including insulation, plasterboard and paint finish to both sides	m ²	78	165.00	12,870.00
51	Allowance for sundry boxing out of columns	Item			3,000.00
	Internal Walls			184/m²	39,620.00
NS	Internal Screens and Borrowed Lights				
75	Toilet partition including door, frame and hardware complete	No	3	1,500.00	4,500.00
153	Reduced height 'Pre-school' toilet partitions including door, frame and hardware complete	No	3	1,600.00	4,800.00
	Internal Screens and Borrowed Lights			43/m²	9,300.00
ND	Internal Doors				
53	Single solid core door including frame, hardware and paint finish generally	No	4	1,200.00	4,800.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C1 Ground Level (continued)

GFA: 215 m² Cost/m²: 4,126
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
188	Allowance for sundry doors for distribution boards, FHR's etc	Item			2,500.00
	Internal Doors			34/m²	7,300.00
WF	Wall Finishes				
64	Ceramic wall tiling including grouting and waterproof membrane to amenities, change rooms, umpires and kindy (2700mm high)	m ²	68	155.00	10,540.00
66	Allowance for sundry wall finishes including acoustic treatments	Item			4,000.00
	Wall Finishes			68/m²	14,540.00
FF	Floor Finishes				
56	Entry mats	No	4	450.00	1,800.00
55	Carpet tile to Office, Admin and Functions Areas	m ²	186	65.00	12,090.00
60	Floor tiling including screed to falls and waterproofing to amenities, change rooms	m ²	23	165.00	3,795.00
	Floor Finishes			82/m²	17,685.00
CF	Ceiling Finishes				
67	Moisture resistant painted flush plasterboard ceiling including framing to change rooms, amenities and umpires	m ²	21	120.00	2,520.00
68	Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	186	115.00	21,390.00
70	Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			6,000.00
	Ceiling Finishes			139/m²	29,910.00
FT	Fitments				
86	Mirror to amenities - assumed 1 per basin	No	4	225.00	900.00
78	Laminated Vanity benchtop to amenities	m	3	700.00	2,100.00
87	Grab rail to ambulant amenities	Set	1	300.00	300.00
88	Grab rail to access amenities	Set	1	500.00	500.00
154	Toilet roll holder	No	4	85.00	340.00
158	Recessed Paper towel dispenser	No	2	350.00	700.00
159	Paper towel bin	No	2	80.00	160.00
156	Soap dispensers	No	3	55.00	165.00
89	Allowance for sundry fittings and fitments	Item			6,000.00
90	Allowance for signage and graphics	Item			11,000.00
140	Allowance for AV equipment	Item			10,000.00
147	No allowance for blinds / curtains	Item			Excl.
	Fitments			150/m²	32,165.00
PD	Sanitary Plumbing				
96	Allowance for sundry Hydraulic Services	m ²	215	15.00	3,225.00
83	Basin to amenities including associated connections	No	3	3,500.00	10,500.00
84	Wall mounted basin to umpires, access amenities and cleaners	No	1	3,500.00	3,500.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C1 Ground Level (continued)

GFA: 215 m² Cost/m²: 4,126
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
97	Toilet suite including associated plumbing connections	No	3	3,500.00	10,500.00
98	Accessible toilet suite including associated plumbing connections	No	1	4,500.00	4,500.00
151	Allowance for floor grates	No	7	1,250.00	8,750.00
150	Allowance for tundishes	Item			2,500.00
	Sanitary Plumbing			202/m²	43,475.00
WS	Water Supply				
102	Allowance to reinstate water supply from existing meter	Item			1,250.00
	Water Supply			6/m²	1,250.00
GS	Gas Service				
103	Allowance to reinstate gas supply from existing meter	Item			1,250.00
	Gas Service			6/m²	1,250.00
AC	Air Conditioning				
104	Allowance for Mechanical Services to ground floor	m ²	215	190.00	40,850.00
	Air Conditioning			190/m²	40,850.00
FP	Fire Protection				
106	Allowance for Fire Protection Services - assumed no sprinklers required	m ²	215	25.00	5,375.00
	Fire Protection			25/m²	5,375.00
LP	Electric Light and Power				
107	Allowance for Electrical Services to GL including Lighting, Power, Communications, Security, etc	m ²	215	120.00	25,800.00
109	No allowance for sporting oval lights	Item			Excl.
	Electric Light and Power			120/m²	25,800.00
BW	Builders Work in Connection With Specialist Services				
111	Builders work in Connection with Services (3%)	Item			6,000.00
	Builders Work in Connection With Specialist Services			28/m²	6,000.00
AR	Alterations and Renovations				
3	Allowance to protect existing large tree throughout construction works (3 No.)	Item			500.00
	Alterations and Renovations			2/m²	500.00
XP	Site Preparation				
4	Site preparation including stripping and stockpiling topsoil 100mm for future use	m ²	285	8.00	2,280.00
10	Allowance to cut & fill around football oval	Item			12,500.00
	Site Preparation			69/m²	14,780.00
XK	External Stormwater Drainage				
12	Allowance to reconfigure external stormwater drainage to suit new levels and building/pavements layout	Item			20,000.00
	External Stormwater Drainage			93/m²	20,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C1 Ground Level (continued)

GFA: 215 m² Cost/m²: 4,126
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XD	External Sewer Drainage				
129	SA water fees and charges including new main and connection	Item			25,000.00
	External Sewer Drainage			116/m²	25,000.00
XF	External Fire Protection				
130	Fire main ring and hydrants	Item			37,500.00
	External Fire Protection			174/m²	37,500.00
XE	External Electric Light and Power				
131	SAPN augmentation charge	Item			50,000.00
	External Electric Light and Power			233/m²	50,000.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			65,000.00
	Preliminaries			302/m²	65,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			29,000.00
	Builders Margin			135/m²	29,000.00
FE	Furniture, Fittings & Equipment				
191	Allowance for FF&E to ground level	Item			5,000.00
	Furniture, Fittings & Equipment			23/m²	5,000.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			37,000.00
115	Construction Contingency (5%)	Item			39,000.00
	Contingency			353/m²	76,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			66,000.00
	Professional Fees			307/m²	66,000.00
	GROUND LEVEL			4,126/m²	887,090.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C2 Level 1

GFA: 545 m² Cost/m²: 4,055
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	Substructure				
6	Reinforced concrete raft slab substructure including basecourse, excavation, concrete, reinforcement, surface finish etc.	m ²	248	300.00	74,400.00
	Substructure			137/m²	74,400.00
CL	Columns				
17	Allowance for structural steel columns including base plates, connections, shop drawings, etc	m ²	545	55.00	29,975.00
149	Stub columns for roof plant platform	m ²	40	100.00	4,000.00
	Columns			62/m²	33,975.00
UF	Upper Floors				
18	Suspended reinforced concrete slab including concrete, bondek formwork, reinforcement, surface finish etc, complete.	m ²	299	350.00	104,650.00
161	Allowance for creating setdowns in slab to wet areas	m ²	48	5.00	240.00
45	Allowance for sundry setdowns, crack bars, starter bars etc.	Item			5,000.00
	Upper Floors			202/m²	109,890.00
RF	Roof				
23	Roof including Colorbond roof sheeting, insulation, roof plumbing and framing complete	m ²	545	350.00	190,750.00
173	2.5m long cantilevered roof overhang to Northern wing of building - design TBC	m ²	81	250.00	20,250.00
25	Allowance for sundry roof penetrations, flashings, waterproofing etc	Item			5,000.00
26	Allowance for roof access hatches (no.2)	Item			3,500.00
27	Allowance for roof safety system - assumed anchor points only	Item			10,000.00
28	Allowance for plant platform (40m2)	Item			15,000.00
	Roof			449/m²	244,500.00
EW	External Walls				
11	Precast concrete wall with stone etching	m ²	144	550.00	79,200.00
15	Segmented full height aluminium framed double glazed wall	m ²	63	1,100.00	69,300.00
22	Full height aluminium framed double glazed wall	m ²	41	950.00	38,950.00
	External Walls			344/m²	187,450.00
ED	External Doors				
29	Motorised roller door to Store 3 x 3m high including motor, frame, track and hardware	No	1	3,500.00	3,500.00
31	Pair of aluminium framed glazed swing doors to Kindy, Bar, Office, Cafe, Gym, Function Area, etc	No	2	3,850.00	7,700.00
	External Doors			21/m²	11,200.00
NW	Internal Walls				
43	Steel beam to support operable wall	m	8	450.00	3,600.00
171	Operable wall to Kindy approx 3m high	m ²	22	1,250.00	27,500.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C2 Level 1 (continued)

GFA: 545 m² Cost/m²: 4,055
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
47	Precast wall approx 225mm thick including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	65	525.00	34,125.00
36	Precast wall approx 150mm thick overall including insulated plasterboard lining and paint finish to both sides - assumed load bearing	m ²	50	475.00	23,750.00
39	Internal double partition wall approx 225mm thick including insulation, plasterboard and paint finish to both side	m ²	69	225.00	15,525.00
40	Insulated plasterboard lining to inside face of external wall including paint finish	m ²	144	65.00	9,360.00
51	Allowance for sundry boxing out of columns	Item			3,000.00
Internal Walls				214/m²	116,860.00
ND	Internal Doors				
53	Single solid core door including frame, hardware and paint finish generally	No	2	1,200.00	2,400.00
188	Allowance for sundry doors for distribution boards, FHR's etc	Item			2,500.00
Internal Doors				9/m²	4,900.00
WF	Wall Finishes				
66	Allowance for sundry wall finishes including acoustic treatments	Item			7,000.00
Wall Finishes				13/m²	7,000.00
FF	Floor Finishes				
56	Entry mats	No	2	450.00	900.00
55	Carpet tile to Office, Admin and Functions Areas	m ²	429	65.00	27,885.00
57	Vinyl flooring including waterproofing to physio, umpires, bar area, cafe	m ²	21	115.00	2,415.00
59	Concrete sealer to breezeway behind Grandstand and store	m ²	74	15.00	1,110.00
189	Floor tiling to Amentities - measured in Special Provision	m ²	54		Incl.
Floor Finishes				59/m²	32,310.00
CF	Ceiling Finishes				
68	Painted flush plasterboard ceiling including suspension framing to physio, gym, commercial kitchen, cafe and store	m ²	68	115.00	7,820.00
69	Suspended acoustic ceiling panels including including suspension framing to function and office areas	m ²	404	185.00	74,740.00
190	Ceiling lining to Amentities - Measure in Special Provision	m ²	54		Incl.
70	Allowance for sundry bulkheads, access panels, ceiling finishes etc	Item			8,000.00
Ceiling Finishes				166/m²	90,560.00
FT	Fitments				
79	Fixed shelving to store - assumed	m	19	600.00	11,400.00
80	Bar including stone top and open shelving underneath	m	10	2,500.00	25,000.00
81	Back bar including stone top and open shelving underneath	m	8	2,300.00	18,400.00
89	Allowance for sundry fittings and fitments	Item			8,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C2 Level 1 (continued)

GFA: 545 m² Cost/m²: 4,055
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
90	Allowance for signage and graphics	Item			23,000.00
140	Allowance for AV equipment	Item			40,000.00
147	No allowance for blinds / curtains	Item			Excl.
	Fitments			231/m²	125,800.00
SE	Special Equipment				
91	Full height two door glass display fridge	No	1	5,500.00	5,500.00
92	Full height single door glass display fridge	No	1	4,500.00	4,500.00
94	Allowance for kitchen coolroom / fridges	Item			25,000.00
95	No allowance for bar equipment (assume free issue from supplier)	Item			Excl.
	Special Equipment			64/m²	35,000.00
PD	Sanitary Plumbing				
192	Allowance for risers	Item			1,750.00
96	Allowance for sundry Hydraulic Services	m ²	545	15.00	8,175.00
85	Sink to Bar and Cafe including tapware and associated connections	No	2	4,000.00	8,000.00
101	Cleaners basin including associated connections	No	1	4,000.00	4,000.00
193	Refer to "YY" to toilet fit-out costs on Level 1	Note			
	Sanitary Plumbing			40/m²	21,925.00
AC	Air Conditioning				
105	Allowance for Mechanical Services to Level 1	m ²	546	380.00	207,480.00
	Air Conditioning			381/m²	207,480.00
FP	Fire Protection				
106	Allowance for Fire Protection Services - assumed no sprinklers required	m ²	545	25.00	13,625.00
	Fire Protection			25/m²	13,625.00
LP	Electric Light and Power				
195	Allowance for Electrical Services to L1 including Lighting, Power, Communications, Security, etc	m ²	546	200.00	109,200.00
	Electric Light and Power			200/m²	109,200.00
BW	Builders Work in Connection With Specialist Services				
111	Builders work in Connection with Services (3%)	Item			11,000.00
	Builders Work in Connection With Specialist Services			20/m²	11,000.00
PR	Preliminaries				
112	Contractors Preliminaries and Supervision (10%)	Item			162,000.00
	Preliminaries			297/m²	162,000.00
MA	Builders Margin				
113	Contractors Margin and Overheads (4%)	Item			71,000.00
	Builders Margin			130/m²	71,000.00

WALKERVILLE OVAL

ORDER OF COST ESTIMATE - NOVEMBER 2020 (2)

LOCATION ELEMENTS ITEM

C BUILDING 2

C2 Level 1 (continued)

GFA: 545 m² Cost/m²: 4,055
Rates Current At November 2020

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FE	Furniture, Fittings & Equipment				
168	Workstation 'L-shaped' desk including privacy screen	No	8	2,500.00	20,000.00
165	Rectangular 1200mm wide x 3650mm long Meeting Room Table (Seats 10)	No	1	4,500.00	4,500.00
167	Small round 1200mm dia. Meeting Room Table (Seats 5)	No	1	650.00	650.00
169	Task Chairs	No	8	650.00	5,200.00
166	Meeting Room chairs	No	15	750.00	11,250.00
185	Allowance for sundry FF&E not documented - assume limited	Item			10,000.00
	Furniture, Fittings & Equipment			95/m²	51,600.00
CT	Contingency				
114	Design Development Contingency (5%)	Item			93,000.00
115	Construction Contingency (5%)	Item			97,000.00
	Contingency			349/m²	190,000.00
PF	Professional Fees				
133	Professional Fees (8%)	Item			164,000.00
	Professional Fees			301/m²	164,000.00
YY	Special Provisions				
163	Allowance to fit out toilet including lightweight partitions, moisture resistant ceiling lining, full height wall tiles, floor tiles, sanitary ware, fixtures, fittings, joinery, etc	m ²	48	2,800.00	134,400.00
	Special Provisions			247/m²	134,400.00
	LEVEL 1			4,055/m²	2,210,075.00

AUDIT DATASHEET

Location: Sports Club, Walkerville Oval

Site Address: 24 Smith St, Walkerville

Site Inspection Date: 21/07/2020



Maintenance and Building Compliance Audit

	Item	Photo No.	Recommendation/Comment	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Internal Public Areas								
Front Entrance "Foyer"	Skirt Tiles	1	Small tile is missing from edge of lift entrance.	\$75				
Male Toilet	Basin	2	RH bowl is missing waste grate. Possible leak.	\$150				
	Window	3	Flyscreen is missing. Windows open to greater than 125. (Sill height 1200).					
	Cornice	4	Cracks along wall junction.		\$200			
	Partitions		Possible ACM.					
	RH Toilet		Leaking cistern.	\$100				
Female Toilet	RH Toilet		Leaking cistern.	\$100				
	Partitions	5	Possible ACM.					
DA Toilet	Overall Dimensions	6 & 7	2570mm x 1750mm. Circulation space is non compliant with AS1428.1 width wise. (Minimum width required is 1900mm). Baby change table encroaches into already undersized circulation space.		\$40,000			
Lift	DA Compliant		Lift only point of DDA access to upper level. See additional notes towards end of report.					
Dining Hall	Ceiling	8 - 16	T-bar grid with flush & perforated tiles. Exposed steel cathedral rafters (portal frame). Tiles painted numerous times are showing signs of age. There are numerous areas of flaking paint, damaged tiles & poor fitting junctions.	\$10,000				
	Entry door from foyer		800 clear opening active leaf. Double doors.					
	Windows	17 & 18	No flyscreen on any operable windows.					
	Floor Coverings	19	Carpet in poor condition. Stained & worn.	\$6,000				
		20	Dance floor covered over with a loose, lay piece of carpet. Potential trip hazard. Remove.	\$200				
		21	Vinyl to front of bar worn.	\$1,000				
Passage	Fire Extinguisher Sign	22	Remove - No fire extinguisher located.	\$50				
	Floor Coverings		Old vinyl tile.	\$1,000				
	Emergency Exit	23	Emergency exit sign over door. No free egress hardware to door. Leads to passage & stairs down to exit door to carpark area and is classified as a required exit.	\$250				

	Item	Photo No.	Recommendation/Comment	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Bar	Light Level		Average Lux level at bar - Low, approx. 120LUX. Refer to AS/NZS1680.		\$500			
	Hot Water Unit	24	No over flow tray to under counter unit.	\$150				
	Floor Coverings	25	Vinyl tile - Old & worn.		\$1,000			
	Penetrations through south end wall.	26	Large opening in wall created to bring through water & waste. Install flashing to cover over void.	\$200				
Kitchen	Range switch	27 & 28	Switch to range located behind deep fryer. Relocate so not having to reach over appliance.	\$400				
Passage/Stairs	Ceiling	29	Paint flaking. T-Bar grid.		\$600			
	Window	30	Cracked glazing.	\$150				
	Egress		No emergency directional exit sign at top of stairs. Emergency exit sign to egress door at base of stairs not visible from top of stairs.	\$350				
	Exit Door	31	Hold open/closer device is broken.	\$350				
		32	Window over cracked glazing.	\$150				
Board Room	Exit Door	33	Emergency exit sign is not illuminated (nor on testing). Hold open/closer device is missing. Door swings in against path of egress.	\$200				
	Windows	34	Broken/cracked glazing.	\$150				
	Floor Coverings		Worn carpet.		\$2,500			
Office	Floor Coverings		Worn carpet.		\$800			
Change Rooms and Amenities.								
Away Changeroom	All		Internal paint to Away facilities.	\$2,000				
	Wall	35	Slight movement to masonry from steel column, small cracks to masonry units.					
	Flooring	36	No central floor west to concrete floor. Concrete in good condition.					
	Light Switch		Broken - Pushed in.	\$150				
Away Toilet/Shower rooms	Tiles (Wall)		Broken tile to hand basin splashback.	\$75				
	Toilet	37	Broken cistern top.	\$250				
	Window	38	Poor fitting flashings.	\$400				
	Shower	39	Missing shower head & leaking taps.	\$300				
	Floor Tiles		Old mosaic to toilet room.					
Chase	Exit Door	40	No hold open device - Currently using a piece of looped wire.	\$350				
Home Changeroom	All		Internal paint to Home facilities.		\$2,000			
	Walls	41	Small hole to bathroom wall.	\$200				
			Linings over Grandstand walls have peeling plaster over metal angle flashing.	\$400				
	Flooring		No central floor waste to concrete floor. Concrete in good condition.					
Toilet/Shower rooms	Wall Tiles	42 & 43	Wall junction behind urinal is moving & cracking tiles.		\$1,200			
	Basin		Basin loose against wall.	\$250				

	Item	Photo No.	Recommendation/Comment	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Strapping Room	Wall	44	Hole/kicked in lining.	\$150				
Canteen	Joinery	45	Old. Leaking taps to sinks.		\$150			
		46	Door/draw fronts are loose.		\$5,000			
Chase	Exit Door		No hold open device - Currently using a piece of looped wire.	\$350				
DA Toilet / Umpire room	Overall Dimensions		1850mm x 3540mm. Bench encroaches into front on circulation space. Overall circulation space non complying with AS1428. (minimum width required 1900mm). Hand basin and toilet suite encroach into shower circulation space. No seat to shower. Door clear opening non compliant at 770mm clearance.			\$50,000		
Store Area	Exit Door		Swings in. Suggest remove emergency exit sign.	\$200				
External Public Areas								
Bleaches (Grandstand)	Entry stairs to external seating	47	340mm goings x 190mm Risers. Slope ratio falls outside of NCCS regulations. (Table D2.13 vol1. NCCS). No tactile indicators. Handrail to one side only. 100 high from nosing.					
	Balustrade	48	1000mm high. 110mm space between balustrades. (Under 1 meter drop).					
Entry to Bar from Grandstand	Step	49	Threshold and step marked with 'hazard' tape that is faded and requires renewing. Door swing and threshold does not comply with D2.15 vol1 NCCS. "The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf....."		\$12,000			
	Soffit to Grandstand Roof	50	Paint badly flaking on underside of roof cladding. (Not Including Scaffold if required)		\$8,000			
External	Exit Door from Board Room	51	Rusting steel door frame.	\$300				
	External Wall/ Corner Floor Junction	52 & 53	Significant movement in south/east corner where suspended concrete floor meets external wall. Engineer investigation.	\$450				
Bar Store Room (lower level)	Window	54	Cracked Glazing	\$150				
Store Area	Double Doors	55	Damaged to base of double doors.		\$600			
Mechanical	A/C	56	Roof mounted units are old. Ceiling mounted box diffusers to dining area in poor condition.					
Carpark			No line marking.					
			No dedicated DA carpark.					
			No pram ramps over kerbing.					
		57	5.9 degree slope in front of grandstand to concrete paved path way. Exceeds compliant gradient. Area would need to be considered as a walk way and would be require to be compliant to AS1428 part 10 as this is the only path from the carpark to the lift to access the Public areas of the clubrooms.	\$4,000				
		58	6.5 degree slope to concrete path past steps to grandstand. Exceeds compliant gradient. Area would need to be considered as a walk way / Ramp and would be require to be compliant to AS1428 part 10 as this is the only path from the carpark to the lift to access the Public areas of the clubrooms.	\$8,000				
External DA public toilet.			Toilet not accessible at time of audit. Viewed from door opening only. No dimensions taken.					
Lift Lower level.		59 & 60	Broken glass to lift viewing window. Missing call button to lift operation panel.	\$400				

	Item	Photo No.	Recommendation/Comment	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	
Additional Notes:									
	Brick construction. Iron Roof (kliplok). Portal steel frame upper level. Concrete suspended floor slab upper level. Concrete footings lower level. Steel cantilevered outriggers to canopy over bleachers/grandstand.								
	Emergency evacuation diagrams non compliant.			\$800					
	Reasonably sound structurally for age of building with a few underlying issues (movement). Serviceable amenities and facilities. Access and emergency exit compliance an issue. Changeroom and amenities features are out of date and major upgrading is required to bring them in line with current AFL guidelines and to accommodate female participants.			\$400,000					
				TOTAL (\$+GST)	\$ 440,200	\$ 74,550	\$ 50,000	\$ -	\$ -

Summary:

G-Force were requested by the Town of Walkerville to undertake a condition, maintenance and compliance audit on the Walkerville Oval Sports Club Rooms at 24 Smith Street, Walkerville.

The building is comprised of Home and Away Changerooms and Amenities, Store Rooms, Canteen and Massage Rooms and Board Room to lower level. Bar, Kitchen and Dinning / Function Room, Female / Male / DA Amenities to upper level. A tiered bleaches grandstand is also incorporated in to the building. The two floors are serviced by both internal and external stairs and a lift.

The original building dates from 1969. There doesn't appear to be any major changes to the building during its history.

The building is of solid construction; mainly masonry brick work with some lightweight cladding infill sections over openings with an iron clad roof and a curtain glazed wall overlooking the grandstand. There is minimal movement through-out with the majority of masonry work in good condition other than a section to the south east with cracks from suspended floor movement. . Floor structures are sound with little movement noted during the investigation. The roof was not able to be inspected at the time of investigation.

General condition throughout, although sound and solid, is of a worn and aged nature which is expected of a building of this age. There are a number of compliance issues that have been highlighted in this report that require addressing to bring this facility up to current design codes and standards.

AUDIT PHOTOGRAPHS



Photo No. 1



Photo No. 2



Photo No. 3

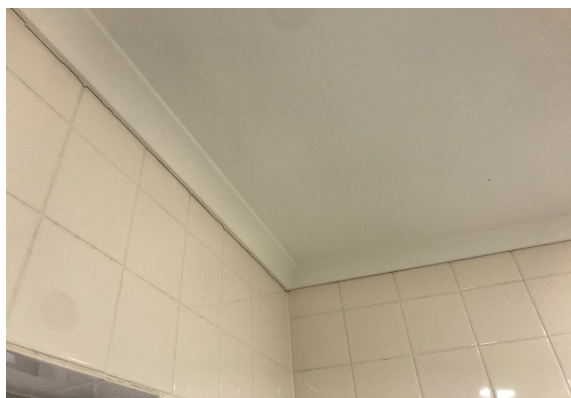


Photo No. 4



Photo No. 5



Photo No. 6

AUDIT PHOTOGRAPHS



Photo No. 7



Photo No. 8



Photo No. 9



Photo No. 10



Photo No. 11



Photo No. 12

AUDIT PHOTOGRAPHS



Photo No. 14



Photo No. 14



Photo No. 15



Photo No. 16



Photo No. 17



Photo No. 18

AUDIT PHOTOGRAPHS



Photo No. 19



Photo No. 20

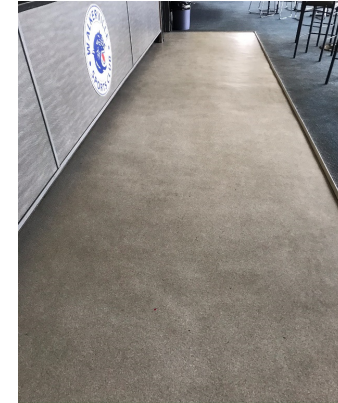


Photo No. 21



Photo No. 22



Photo No. 23



Photo No. 24

AUDIT PHOTOGRAPHS



Photo No. 25



Photo No. 26



Photo No. 27



Photo No. 28



Photo No. 29



Photo No. 30

AUDIT PHOTOGRAPHS

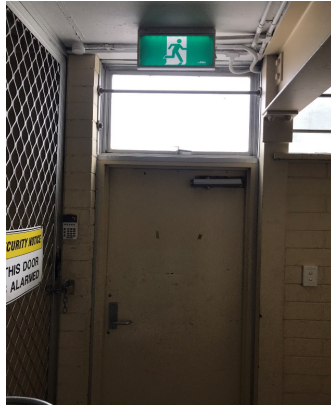


Photo No. 31



Photo No. 32



Photo No. 33



Photo No. 34

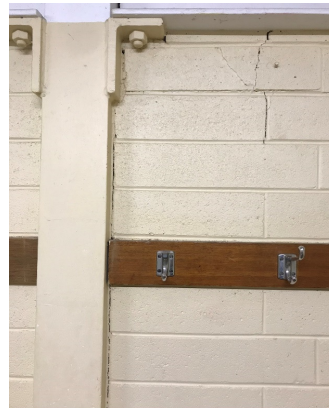


Photo No. 35



Photo No. 36

AUDIT PHOTOGRAPHS



Photo No. 37



Photo No. 38



Photo No. 39



Photo No. 40



Photo No. 41



Photo No. 42

AUDIT PHOTOGRAPHS



Photo No. 43



Photo No. 44



Photo No. 45



Photo No. 46



Photo No. 47



Photo No. 48

AUDIT PHOTOGRAPHS



Photo No. 49



Photo No. 50



Photo No. 51



Photo No. 52



Photo No. 53



Photo No. 54

AUDIT PHOTOGRAPHS



Photo No. 55



Photo No. 56



Photo No. 57



Photo No. 58



Photo No. 59



Photo No. 60

AUDIT DATASHEET

Location: Bowling Club - Walkerville Oval

Site Address: 24 Smith St, Walkerville

Site Inspection Date: 21/07/2020



Maintenance and Building Compliance Audit

	Item	Photo No.	Recommendation/Comment	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Internal								
Dining Hall	Floor Coverings	1	Vinyl tile to majority (possible ACM). Showing age & starting to swell & lift.		\$40,000			
		2	Carpet to western end. Uneven underfoot & worn. Investigate floor sub structure on / prior to carpet replacement.		\$6,000			
		3 & 4	Vinyl edge strip in poor condition.		\$200			
	Ceiling	5	Masonite Tiles - Reasonable condition for age & material.					
	Entrance Door		820 clear - 890 door active leaf. Double Doors. Threshold ramp to entrance.					
	Window		3rd pane from 2nd exit door, upper has a crack. No flyscreens to operable windows.	\$150				
Bar	Floor Coverings		Possible ACM. Vinyl tile.		\$4,000			
Kitchen	Floor Coverings		Sheet vinyl. Splitting at seam near grill.	\$100				
	Joinery	6-Sep	Old but functional. A few holes & worn seams to laminate tops.			\$80,000		
	Under bench - H.W.S	10	No spill tray to under bench hot water unit.	\$150				
Female Toilet/Changeroom	DA Toilet	11	Turned into a store room with pad locked door. Unable to view at time of audit. Chairs and foldable 'card' tables stacked in area in front of DA toilet entrance area.					
	Wall		Crack to back wall junction					
		12	Crack to plaster to beam.	\$200				
	Floor Coverings	13	Tiles to toilets are old but serviceable					
	Partitions		Possible ACM linings.					
	Ceiling		Paint flaking off ceilings.					
Men's Toilet/Changerooms	Floor Coverings	14	Old vinyl tiles to locker room. (Possible ACM)					
	DA Toilet/Shower	15	1770mm x 2460mm. Circulation space is non compliant with AS1428.1. (Minimum width required is 1900mm). Insufficient circulation space for shower. Aluminium spill strip to shower area creating non level floor area for shower and toilet circulation space.					
	Partitions		Possible ACM linings.					
	RH Toilet Suite		Leaking cistern.	\$100				

	Item	Photo No.	Recommendation/Comment	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	
	Exterior								
	Verandah	Rafter	16	Exposed verandah rafter is delaminating & rotting.	\$2,000				
		Eave Louvres		Bent & buckled.		\$3,500			
		Mechanical	17	Roof mounted services					
		PA Door to storage	18	(No access to storage of day of audit). Badly flaking paint.	\$400				
		Window	19	West end gable window is broken. No safety glass x2.	\$400				
		Fascia/Barges	20	Damaged fascias to South West Corner	\$800				
			21	Southern fascia has badly flaking paint.	\$400				
		External Store / Services yard		No Access on day of audit.					
		DA Access		Access from the carpark is via a gravelled vehicle driveway to a gate to the sider of the building through a brush fence. Gate has non compliant hardware and there is insufficient hard surface either side of gate for required circulation.					
		External Paint				\$8,000			
Additional Notes:									
	Concrete Block walls and timber glazed curtain wall with iron roof over original deep 6 corrugated sheet roofing. Concrete Footings with concrete perimeter paving and canterlivered veranda to the north west.								
	The Club house has an interesting feature of there being a bore complete with pumping equipment central under floor in the dining room. This was originally external and was enclosed in the building envelope when the south western end was extended. The bore is still used to irrigate surrounding open landscaped ground to this day.								
	The kitchen facilities would respond well to an upgrade to a more commercial application as a lot of the joinery in the kitchen is original.								
	The Female toilets would also respond well to being upgraded and additional storage or better use of space to allow onsite storage to allow access and use of the female DDA toilet.								
	The external fabric of the building would also respond well with a new colour scheme and repairs to the aluminium slat shading to the verandah.								
				TOTAL (\$+GST)	\$ 4,700	\$ 61,700	\$ 80,000	\$ -	\$ -

Summary:

G-Force were requested by the Town of Walkerville to undertake a condition, maintenance and compliance audit on the Walkerville Oval Bowling Club at 24 Smith Street, Walkerville.

The building is comprised of Main Dinning / Function Room, Kitchen, Bar and Bar Store, Female / Male Amenities, Office and Viewing Room. There is also a large store / utilities room to the South/Western end of the building that was not able to be viewed at the time of this audit.

The original building was extended to the South West to increase the size of the dining / function room, add male toilet facilities and store area.

The building is of solid construction; mainly concrete block work with some lightweight cladding infill sections under openings and at end of gables. The floor under the carpet area is undulating and is cause for investigation as it may cause issues with people with compromised mobility. The roof was not able to be inspected at the time of investigation but on visual inspection from the ground seemed sound.

General condition throughout, although sound and solid, is of a worn and aged nature and certain areas as highlighted in this report would respond well to upgrading.

AUDIT PHOTOGRAPHS



Photo No. 1



Photo No. 2



Photo No. 3



Photo No. 4

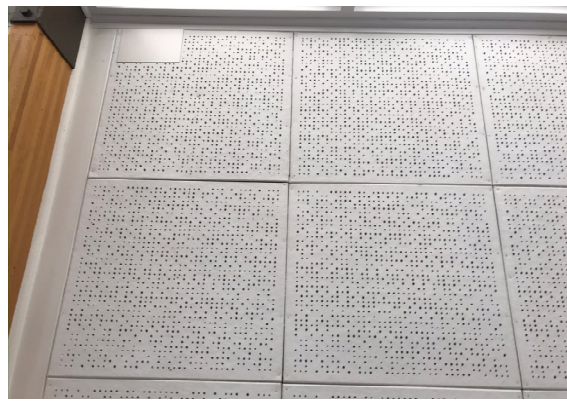


Photo No. 5



Photo No. 6

AUDIT PHOTOGRAPHS



Photo No. 7



Photo No. 8



Photo No. 9



Photo No. 10



Photo No.11



Photo No. 12

AUDIT PHOTOGRAPHS



Photo No. 13



Photo No. 14



Photo No. 15



Photo No. 16



Photo No. 17



Photo No. 18

AUDIT PHOTOGRAPHS



Photo No. 19



Photo No. 20



Photo No. 21



Town of Walkerville

Walkerville Oval Redevelopment

Interim Prudential Report

November 2020



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EXECUTIVE SUMMARY

Purpose

The following report has been prepared in accordance with the requirements of Section 48 of the Local Government Act 1999 (Act) which requires a Council to consider a report addressing the prudential issues set out in Section 48 subsection 2 of the Act before engaging in a major project. The purpose of a Prudential Report is to ensure the Elected Members have the necessary information to enable an informed decision whether or not to proceed with a major project.

At the request of the Town of Walkerville (ToW), Annexure One of this Prudential Report also considers similar other recreation precincts, information about how these are managed and how these case studies could be applied in the context of Walkerville Oval.

The Project

The redevelopment of Walkerville Oval, consistent with the concept designs prepared by One Eighty Architecture dated February 2020, for an estimated Project cost of \$11.25 million.

Summary Conclusion

ToW has undertaken a number of preliminary planning tasks to support the proposed project to redevelop Walkerville Oval. However, in our view there has not yet been sufficient due diligence work undertaken to satisfy each of the requirements of Section 48 of the Act.

We recommend that further due diligence work be undertaken to support project planning and that this work be brought back to Council for further consideration prior to a final decision on whether to proceed with the Project or not.

Prudential Review Key Issues and Findings

Based on the recent community consultation undertaken there is broad support for the Project among the community with 74% of respondents supporting a redevelopment of Walkerville Oval. However, we note that the consultation package provided to the community was based on concept rather than on detailed designs and lacked information about future service provision at the Oval precinct. The consultation disclosed a council contribution of \$3.0 million to the Project, which is not currently sufficient to deliver the Project. There is a risk that community support for the Project may change once the services to be provided and Council's financial contribution to the Project become clearer. We recommend that consultation activities continue to be undertaken to keep the community abreast of Project progression.

There is currently a high level of uncertainty relating to the financial arrangements to support the Project both in respect of the capital cost of the Project, the future recurrent costs of operations and proposed funding.

ToW's financial contribution to the Project, as contained in the current LTFP represents just 26.7% of the current estimated Project cost. While it is common for similar projects to attract a level of State and Federal Government financial support, ToW's proposed percentage contribution is low compared to recently completed similar projects. Should Council authorise the ToW Administration to continue progressing the Project, it should do so with the understanding that it is highly likely that the ToW will need to provide additional funding for the Project and that this additional funding may result in ToW exceeding its current debt limit set in ToW's adopted Financial Guiding Principles.

Alternatively, Council may benefit from being provided with some alternative built form options which could have a lower capital cost, while still achieving the objective of upgrading the community and

sporting facilities at Walkerville Oval. This approach would help to limit ToW's debt exposure and increase the possibility that ToW will be able to source sufficient grant funding to undertake a meaningful upgrade of the precinct.

To date, limited work has been performed by ToW to determine future demand for the additional facilities proposed to be constructed as part of the Project, to define the management model of the facility and what operational role ToW will play (if any) in the facility post re-development and accordingly, there is a high level of uncertainty regarding the ongoing net financial performance of the facility post re-development.

Case studies relating to other comparable facilities have been provided in Annexure One to help inform ToW's future decision making in this regard. Some of these case studies show that the 'hub model' of incorporating multiple sporting clubs into one facility can be problematic if the governance, management and financial model is not perceived to be in the best interest of each key club stakeholder.

Based on reviewing comparable facilities, we have established a range of likely additional operating costs as well as other identifiable additional costs relating to depreciation, finance, maintenance and other overheads. Based on this analysis, the additional recurrent costs of undertaking the project are expected to be in the range of \$117,000 to \$303,000 per annum; or an additional \$28.26 to \$73.18 per rateable property increase from the current subsidy provided to operate Walkerville Oval. Council should consider whether this additional cost can be supported or justified by the improved community outcomes and potential increased activation of the Walkerville Oval precinct or alternatively whether additional sources of revenue can be generated by Council to offset the marginal increase in costs.

Council should also be aware that if the Project or an alternative development does not go ahead, there will be a future requirement to renew the existing facilities at Walkerville Oval. Recent condition audits have identified capital renewal spending of just over \$0.700 million to maintain the buildings over the next three years, this expenditure does not include full disability access compliance.

The lack of clarity over the final form of design also means that there are a number of development considerations that will need to be addressed in the detailed designs before a Development Approval is obtained for the Project. ToW has prepared an internal planning advice which outlines the key development considerations for the Project.

ToW has developed a project risk register to support the Project which has identified 27 current risks. We are satisfied that the risk register captures the major risks of proceeding with the Project at this stage of the Project development.

Our detailed report follows.



1. INTRODUCTION

1.1 Background

- 1.1.1 The Town of Walkerville (ToW) is the Registered Proprietor of the Whole of land contained with Certificates of Title 5255/827, 5821/229, 5785/445, 5785/475, 5867/397, 5867/393 and 5813/684 collectively known as the Walkerville Oval Sporting Precinct (Walkerville Oval). Walkerville Oval is bordered by Smith Street to the north east, Church Terrace to the north west and Warwick Street to the south west. An overhead view of Walkerville Oval and the proposed development is shown in Figure One.

Figure One: Overhead view of Walkerville Oval



- 1.1.2 Walkerville Oval represents the largest parcel of open space designated for recreation use in the ToW council area and is home to a number of different sporting clubs including football, cricket, bowls, netball and others.
- 1.1.3 Walkerville Oval has been identified as a potential site for redevelopment for a long period of time with records of initial plans to redevelop the site dating back to 1998. At this time, a study undertaken by Nairn Architects first proposed the redevelopment of the location adjacent to Walkerville Oval as a potential site for a new community centre.
- 1.1.4 Given the long history of Council consideration relating to the precinct, it is not the intention of this report to detail a full chronology of all related council resolutions (this has been previously documented in Council Report 14.1.1 on 19 August 2019).



However, so that this report has appropriate context, we have highlighted some of the major decisions of Council and bodies of work undertaken by the ToW Administration.

- 1.1.5 Following the initial work undertaken in the late 1990s, a second major body of work commenced in early 2012 when ToW established a Walkerville Oval Precinct Reference Group, comprising representatives from ToW, the Walkerville Bowling Club, the Walkerville Sports Club, Walkerville RSL and INEA YMCA to guide the future development of the site.
- 1.1.6 This group worked with recreation consultancy, One Eighty Sport and Leisure Solutions (One Eighty), in the development of the Walkerville Oval Precinct Masterplan (2015 Masterplan).
- 1.1.7 The 2015 Masterplan aimed to:
 - 1.1.7.1 Assess the viability for consolidating sporting infrastructure at Walkerville Oval; and
 - 1.1.7.2 Prepare an indicative site layout of the Oval.
- 1.1.8 In preparing the Masterplan, comprehensive stakeholder and community engagement was undertaken in seeking to establish an agreed vision for the Walkerville Oval precinct.
- 1.1.9 A concept design was released for community consultation and as a result of feedback, was amended significantly. The proposed site design from the amended Masterplan (following community consultation) is shown in Figure Two.

Figure Two: 2015 Masterplan proposed site design





- 1.1.10 Key elements of the 2015 Masterplan final site design include:
- 1.1.10.1 Co-location of the Bowls and Sports Club into one building at a location which is further north than the existing location of the sports club;
 - 1.1.10.2 Retaining the location of the existing bowling greens (except for bowls club relinquishing the existing 'half green');
 - 1.1.10.3 Retaining the existing location of the memorial garden;
 - 1.1.10.4 Reducing the building footprint from previous concept designs to maximise the amount of passive open space; and
 - 1.1.10.5 Creating a formal entry point off Smith Street.
- 1.1.11 Council received and noted the final 2015 Masterplan on 16 March 2015 (CNC255/14-15) and also resolved to *"recognise the 'Walkerville Oval Precinct Master Plan Feasibility Study' as a long term strategic vision for the site and will only proceed with the project if Council is successful in acquiring substantial grant funding. Further, if matching funding is required any decision to proceed must be so determined by Council and reflected in its long term financial plan"*.
- 1.1.12 As a result of this resolution, the matter lay dormant until 19 March 2018 where a revocation motion was passed which authorised the CEO to actively pursue funding in order to realise the Project.
- 1.1.13 This revocation motion set off the third and current major body of work seeking to progress the re-development of Walkerville Oval.
- 1.1.14 At the 19 August 2019 Council Meeting, Council considered the adoption of the Walkerville Oval Masterplan, Principles for Development (Guiding Principles) to guide future progression of the redevelopment project. The endorsed Guiding Principles are shown in Attachment One.
- 1.1.15 Between October 2019 and January 2020, the Administration again worked with One Eighty to consult with key club stakeholders about further revised plans for the precinct consistent with the Guiding Principles.
- 1.1.16 At the 18 May 2020 Council Meeting, a report was presented to Council which proposed a further updated design. Council resolved to support the updated design and released plans for consultation with key facility stakeholders.
- 1.1.17 At the 3 August 2020 Special Meeting of Council, Council considered whether or not the updated plans should be released for another phase of community consultation. Resolution CNC46/20-21 from this meeting is reproduced in full below.
- 1. That Council release the modified Walkerville Oval Redevelopment draft concept plans, appearing as Attachment C and C.1 to this report, along with the draft Prospectus appearing as Attachment D, which will include a summary of the proposed purpose of the community hub, for public consultation to the broader community and that a further report be presented to Council, following the conclusion of this consultation process.*



2. That concurrent to the public consultation process listed in item 1 above, Administration be authorised to engage a suitably qualified and experienced independent consultancy firm to undertake an interim Prudential Review (as outlined in the draft Brief appearing as Attachment B), pursuant to s48 of the Local Government Act 1999 and that a further report be presented to Council in order to provide expert evidence in order that Council may:

- Have increased confidence of success for the project;*
- Be assured it has dealt with all of the known risks associated with the project;*
- Have the financial consequences of the project validated;*
- Be able to demonstrate accountability to all stakeholders and satisfy all interested parties that their issues have been addressed;*
- Provide evidence that it has exercised good governance by having undertaken a due diligence assessment of the project;*
- Receive affirmation it has acted in a reasonable and professional manner;*
- Be able to use the outcomes of the assessment to better inform the community.*

2a. That the Prudential Review brief be amended to include:

- A desktop study of similar successful multi-use facilities and recommended structure for the management and operation of the facility.*
- Reference the facility as being a community hub.*

3. That Council note that M&M Surveyors have undertaken a site level survey in order to better understand and confirm how the proposed new building (facility) will be positioned on the site.

1.1.18 During August 2020, the updated designs along with a Community Hub Prospectus were released for public consultation.

1.1.19 This interim Prudential Report has been prepared as a result of the Council Resolution CNC 46/20-21 from the Special Council Meeting on 3 August 2020.

1.2 The Project

1.2.1 The redevelopment of Walkerville Oval consistent with the endorsed Walkerville Oval Masterplan with designs as amended by One Eighty and as released for community consultation in August 2020 (Attachment Two). Specifically, the Project includes the following elements.

1.2.1.1 Demolition of the existing clubrooms;

1.2.1.2 Construction of a new community building to act as a community hub and to accommodate the Walkerville Sports Club and Bowls Club, and many other sports and community groups.



1.2.1.3 Construction of a new netball court; and

1.2.1.4 Landscaping works on the site.

1.3 **Rationale**

1.3.1 The Project is designed to transform the current Walkerville Oval precinct into a multi-use community hub by developing a centralised facility for sporting, recreation and community use. The hub will be home to several community groups and sporting clubs and will include club rooms, storage, meeting rooms, catering facilities and general administration areas.

1.3.2 Another key rationale for the Project is to recognise that the existing facilities at Walkerville Oval are approaching the end of their useful life and are not Disability Discrimination Act (1992) (DDA) compliant. Therefore, by progressing the Project, ToW will avoid spending on the current infrastructure that would be required to maintain existing service levels and to provide compliance with the DDA.

1.4 **Legal Framework and Prudential Issues**

1.4.1 Section 14 of ToW's Procurement Policy (last reviewed 15 April 2019) states that ToW is required to comply with the prudential management requirements as set out in Section 48 of the Local Government Act.

1.4.2 Section 48 of the Local Government Act 1999 (Act) requires Council to consider a report addressing the prudential issues set out in subsection 2 of Section 48 when a project meets certain criteria including when a project's capital cost exceeds a \$4.0 million threshold. Section 48 of the Act is reproduced in full in Attachment Two.

1.4.3 We note that the indexed value of the \$4.00 million threshold identified in Section 48 (1) (b) (ii) is \$4.939 million as at the date of this report.

1.4.4 While the Project is still in the early planning stages (i.e. a final design nor construction methodology has yet to be agreed), ToW has sought an interim Prudential Report to assist with its due diligence considerations in relation to the Project.

1.4.5 To fully meet its requirements under Section 48 of the Local Government Act, it is highly likely that to properly inform Council the prudential review will need to be updated as the project planning progresses and as final projects details are established.



2. **RELATIONSHIP WITH RELEVANT STRATEGIC MANAGEMENT PLANS**

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

(a) the relationship between the project and relevant strategic management plans;

2.1 **Relevant Strategic Management Plans**

2.1.1 Section 122 of the Act requires a council to develop and adopt strategic management plans; these are required to incorporate the extent to which a council's objectives are related to regional, State and national objectives.

2.1.2 For the purposes of this report, the relationship between the Project and the following plans is considered relevant.

2.1.2.1 Town of Walkerville

- 2020/24 Strategic Community Plan;
- Annual Business Plan and Budget 2020-2021;
- Long Term Financial Plan 2020/21 to 2029/30;
- Asset Management Plan; and
- Open Space Strategy.

2.1.2.2 Regional Objectives

- Eastern Region Alliance Recreation Plan.

2.1.2.3 South Australian State Government

- 30 Year Plan for Greater Adelaide;
- South Australian Strategic Plan;
- Office for Recreation and Sport Strategic Plan 2017 to 2021; and.
- Office for Recreation and Sport Game On: Getting South Australia Moving.

2.1.2.4 National Objectives

- Sport 2030 National Sport Plan.



2.2 Town of Walkerville Plans

2.2.1 2020/2024 Strategic Community Plan

- 2.2.1.1 The 2020/2024 Strategic Community Plan (Community Plan) is the document that will drive the priorities of this current group of ToW Elected Members and sets the goals and ambitions of ToW over the next four years.
- 2.2.1.2 The Community Plan identifies seven key pillars or areas of focus being; Places and Spaces, Safety, Mobility and movement, Assets, Heritage, Economy, and Leadership.
- 2.2.1.3 Notably, given the significance of Walkerville Oval to the township as the only major recreation facility, the Project was not envisaged or mentioned in the current Community Plan.
- 2.2.1.4 However, an upgrade of Walkerville Oval is envisaged in the Town of Walkerville Urban Masterplan and is generally consistent with many of the goals of the Community Plan, particularly in relation to improving standard of public infrastructure in the township and the promotion of physical activity.
- 2.2.1.5 Accordingly, it can be said that there is some alignment between the Project and the goals and ambitions of the Community Plan notwithstanding the Project was not specifically identified in the document.

2.2.2 Annual Business Plan and Budget

- 2.2.2.1 The 2020/21 Annual Business Plan and Budget (ABPB), sets out Council's programs, projects and services planned for the year ahead.
- 2.2.2.2 As the Project is not envisaged to start during the 2021 financial year, the Project is not specifically mentioned in this year's ABPB.
- 2.2.2.3 The ABPB is an important document which informs the community of ToW financial priorities for the year ahead. If ToW progresses with the Project, given its size and scale, ToW should include sufficient detail in next year's ABPB to properly inform the community of the expected financial impact of undertaking the Project.
- 2.2.2.4 The current ABPB does include a summarised asset management plan which contains information over a ten-year horizon relating to asset renewal and new capital projects.
- 2.2.2.5 Financial provisions for a total of \$3.0 million are included in the Asset Management Plan section of the ABPB with \$1.5 million allocated in FY2022 and \$1.5 million in FY2023.



2.2.3 Long-Term Financial Plan 2020/21 to 2029/30:

- 2.2.3.1 The ToW Long Term Financial Plan 2019/20 to 2028/29 is a tool to assist in determining Council's long term financial sustainability by projecting the impact of any known decisions and to provide guidance on the parameters to use when developing future budgets.
- 2.2.3.2 Funding for the Project is included within the LTFP at a gross capital cost of \$3.0 million made up of \$1.5 million in FY2022 and a further \$1.5 million in FY2023.
- 2.2.3.3 There are no assumptions contained with this plan for the receipt of grant funding to support the Project.
- 2.2.3.4 Clearly the \$3.0 million financial provisions in the LTFP are not sufficient to fund the Project. Additional grant funding is required or alternatively additional capital would need to be allocated by ToW to undertake the Project, noting that any additional funding by ToW would in turn impact key financial indicators.
- 2.2.3.5 We consider it unlikely that sufficient grant funding will be sourced to meet the current Project funding gap.

2.2.4 2020-2025 Open Space Strategy

- 2.2.4.1 The Open Space Strategy outlines a series of recommended future works for each of Council's identified open spaces.
- 2.2.4.2 Walkerville Oval is recognised as a 'high priority' investigation and feasibility for the creation of a regional level facility and asset management sub plan.
- 2.2.4.3 This provides some context for the progression of the Project with the proposed upgrades aimed at improving the amenity and functionality of the open space for organised sporting uses.

2.3 Regional Objectives

- 2.3.1 ToW is a member of the Eastern Region Alliance (ERA) a group of eastern metropolitan councils who voluntarily work together for the benefit of their local communities and the eastern region community as a whole. The Member Councils of ERA are the Cities of Burnside, Campbelltown, Norwood Payneham & St Peters, Prospect, Unley, and the Town of Walkerville.
- 2.3.2 ERA has established a number of portfolios which work across 10 areas, which aim to deliver tangible benefits to the residents of the eastern region councils. Open Space and Leisure Facilities is one portfolio area.
- 2.3.3 ERA has recognised that Open Space and Leisure Facilities need to be developed on a regional basis, as people seeking recreation do not concern themselves with Council boundaries.
- 2.3.4 The ERA Open Space and Leisure Facilities portfolio is tasked with establishing a regional focus for open space and leisure facilities provision. In line with ERA



objectives, the development of a Regional Recreation Plan will be a priority for this group. The Plan is expected to include:

- mapping current facilities of regional significance;
- reviewing and prioritising facilities for relevance, regional promotion and potential funding opportunities; and
- developing open space and recreation strategies for the region that link existing plans for each council.

2.3.5 While the Regional Recreation Plan has not yet been developed, it would appear that the redevelopment of the Walkerville Oval is broadly aligned to the objectives of the ERA Councils in and ensuring that communities have access to a wide range of recreation facilities for ERA residents to enjoy.

2.4 South Australian State Objectives

2.4.1 30 Year Plan for Greater Adelaide

2.4.1.1 The State Government's broad vision for sustainable land use and the built development of the state is outlined in the Planning Strategy. The relevant volume of the Planning Strategy is the 30-Year Plan for Greater Adelaide (2017 Update).

2.4.1.2 The 30 Year Plan (2017 Update) focuses on six key pillars, these are:

- (a) Containing our Urban Footprint;
- (b) More Ways to Get Around;
- (c) Getting Active;
- (d) Walkable Neighbourhoods;
- (e) A Green Liveable City; and
- (f) Greater Housing Choices.

2.4.1.3 The Project is aligned to the Getting Active and A Green Liveable City pillars of the 30 Year Plan.

2.4.1.4 One of the targets in the Green Liveable City pillar includes ensuring that Adelaide provides its residents with a diverse range of quality open spaces and places and notes that participating in sports and clubs also provides a valuable vehicle for social support and cohesion in our community.

2.4.1.5 The redevelopment of Walkerville Oval underpins the sustainability of the sporting clubs that use the facility and provides a vehicle for ToW residents to engage with community activities and sports which help encourage active lifestyles.



- 2.4.1.6 The proposed Project clearly aligned with the 30 Year Plan for Greater Adelaide.
- 2.4.2 Office for Recreation and Sport 2017-2021 Strategic Plan
- 2.4.2.1 The State Government Office for Recreation and Sport Strategic Plan 2017 – 2021, articulates a vision of “an active State” where sport and recreation activities develop stronger, healthier and happier communities.
- 2.4.2.2 The Project will provide increased and enhanced opportunities to progress the Office for Recreation and Sport’s vision.
- 2.4.2.3 The following strategies in the Strategic Plan will be advanced by the Project.
- (a) Plan and develop local, state, national and international standard sport and recreation infrastructure to meet government and community outcomes.
 - (b) Collaborate across government to develop and co-invest in local and regional facilities that meet the needs of sport, recreation and the community.
 - (c) Invest in people, projects and initiatives that increase access and opportunities to participate in sport and recreation.
 - (d) Lead the Women in Sport agenda in South Australia.
- 2.4.2.4 The Project is considered to be closely aligned to the strategic priorities identified in the State Government Office for Recreation and Sport Strategic Plan 2017 – 2021.
- 2.4.3 Office for Recreation and Sport - Game On Getting South Australia moving
- 2.4.3.1 Game On: Getting South Australia Moving is an initiative of the South Australian government which outlines a framework for ensuring physical activity and exercise can fit seamlessly into daily lives to improve the well-being of communities.
- 2.4.3.2 Game On focuses on eight key outcomes which will be a priority for the current Government and providers of sport, recreation and physical activity moving forward:
- Lifelong physical activity
 - High quality and accessible public open spaces for active recreation
 - Growth in active transport and commuting
 - Active young people with good coordination and strong fundamental movement skills



- Affordable sport and recreation opportunities
- Sustainable sport and recreation sector
- Additional volunteers with enhanced training
- High quality, inclusive and accessible sporting infrastructure

2.4.3.3 The Project is strongly aligned with Game On, it will deliver enhanced high quality and accessible public spaces which provide active recreational opportunities and high quality inclusive and accessible sporting infrastructure.

2.5 National Objectives

2.5.1 Sport 2030 National Sport Plan

2.5.1.1 The Australian Government, through the Department of Health, which administers the Australian Sports Commission Act 1989 is committed to, amongst other things, encouraging increased participation by Australians in sport and providing resources, and facilities to enable Australians to pursue sport whilst also furthering their educational and vocational skills and other aspects of their personal development.

2.5.1.2 The Australian Government has a clear and bold vision for sport in Australia — to ensure we are the world's most active and healthy sporting nation, known for our integrity and sporting success. Sport 2030 has four key priority areas which will, when fully implemented, create a platform for sporting success through to 2030 and beyond.

2.5.1.3 The priorities identified in Sport 2030 are:

- Build a more active Australia - More Australians, more active, more often;
- Achieving sporting excellence - National pride, inspiration and motivation through international sporting success;
- Safeguarding the integrity of sport - A fair, safe and strong sport sector free from corruption; and
- Strengthening Australia's sport industry - A thriving Australian sport and recreation industry.

2.5.1.4 The improved amenity and facilities at Walkerville Oval will assist to progress one of the Australian Government's key targets in Sport 2030, that is "More people of all ages engaged in sport and physical activity throughout every stage of their life."



3. OBJECTIVES OF THE DEVELOPMENT PLAN

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

(b) *the objectives of the Development Plan in the area where the project is to occur;*

3.1 Council's Development Plan

3.1.1 Development in ToW is governed by the Development Plan – Walkerville Council, pursuant to Section 33 of the Development Act 1993.

3.1.2 The Development Plan covers matters including zoning issues, building appearance and neighbourhood character, land division, building siting and setbacks and environmental guidelines.

3.1.3 The Development Plan is structured as follows:

- General, containing general policy that applies across the council area and relates to a range of social, environmental, and economic development issues.
- Zones, these provisions give greater certainty and direction about where certain forms of development should be located and identifies generally envisaged forms of development. The objectives and design requirements for development in the particular area are also expressed.
- Tables that list the conditions which are applicable to complying development, numeric values for setbacks from road boundaries and car parking rates for certain types of development.
- Mapping, showing the broad distribution of land uses and movement patterns throughout the council area.

3.1.4 The current version of the Development Plan is dated as consolidated on 6 October 2016.

3.1.5 The Project works will require Development Approval.

3.2 Development Zone

3.2.1 The land on which the Project will be undertaken is designated as Community Land and is accordingly subject of a Community Land Management Plan (CLMP).

3.2.2 The 'Community Land Management Plan 2 – Walkerville Oval Precinct' confirms the purpose for which the land is held, its objectives, restrictions and performance targets.

3.2.3 The stated objective of the community land is to "provide sporting, recreational and community land and improvements that: encourage community use; are aligned with community expectations; and that are consistent with Council's strategic plan and objectives".



- 3.2.4 The proposed Project will increase the size and scale of the buildings adjacent the oval and will impact on the amenity and visual appearance of the precinct. It will also likely increase the standard of facilities in the area and therefore encourage greater community use.
- 3.2.5 As there is unlikely to be a material change in use resulting from undertaking the Project the Project is generally aligned to the requirement of the development zone and the CLMP.

3.3 Other planning considerations

- 3.3.1 ToW's internal planning team has developed a preliminary planning advice which provides the ToW with guidance as to the criteria and elements of the Project which would be assessed as part of a future development assessment process. The advice is reproduced in full in Attachment Four.
- 3.3.2 The advice is based on the current version of the Development Plan but notes the current transition process that is being undertaken to move South Australia to a new State based planning system which is now expected to be in place by the end of 2021. Should the Project's Development Application be submitted following the transition to the new planning system, the preliminary planning advice will need to be updated.
- 3.3.3 Notwithstanding this, the advice highlights several design and planning criteria which will need to be considered as the Project moves through to detailed design phase. This includes consideration of the scale of the development in the context of the neighbourhood and development zone, and the impact on local heritage places adjacent to the site, carparking, noise, light spill and on regulated or significant trees.
- 3.3.4 The Project team should continue to work with its internal planning team to ensure that planning issues are taken into consideration during the detailed design phase of the Project.



4. CONTRIBUTION TO ECONOMIC DEVELOPMENT

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

- (c) *the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place;*

4.1 Contribution to Economic Development

4.1.1 Economic development can be defined as efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base. The contribution to economic development of the local area from the Project will primarily come from the construction activity.

4.1.2 There are economic and employment multiplier benefits to the broader economy from the economic activity that will be generated during the construction phase of the Project.

4.1.2.1 The economic impact assessment undertaken to identify the potential jobs and incomes that may be associated with the Project is based on a measure of the value added and employment associated with the investment. This is consistent with the predominant measure of national economic activity, Gross Domestic Product.

4.1.2.2 The expenditures associated with the project will have direct economic effects, indirect effects of related purchases in the broader economy and induced effects of spending on goods and services by the employees of the companies providing goods and services to the Project.

4.1.3 To quantify the benefits from these multiplier effects, ToW has sourced economic modelling using the "Remplan Economy" economic impact model, a tool for measuring secondary and tertiary economic effects of a capital investment. The output from the model quantifies the expected impact the Project will have on a council area and on the national economy more broadly. The model is based on data from the Australian Bureau of Statistics which relates to the most recent Censuses.

4.1.4 The modelling assumes a total Project construction cost of \$11.3 million and the expenditure was characterised as 'Construction Services'. We note this amount is slightly more than the total Project cost estimate of \$11.25 million however the difference will not be material from an economic impact perspective.

4.2 Economic Impact of capital works

4.2.1 Based on the Remplan modelling, the economic output from undertaking the Project is summarised in Figure Three.



Figure Three: Remplan output summary

Impact Summary

Impact Summary	Direct Effect	Supply-Chain Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$11.300	\$6.218	\$2.330	\$19.848	1.550	1.756
Employment (Jobs)	34	21	11	66	1.618	1.941
Wages and Salaries (\$M)	\$2.130	\$1.393	\$0.604	\$4.127	1.654	1.937
Value-added (\$M)	\$3.990	\$2.497	\$1.461	\$7.947	1.626	1.992

4.2.2 Economic output

- 4.2.2.1 From a direct increase in output of \$11.300 million it is estimated that the demand for intermediate goods and services would rise by \$6.218 million. This represents a Type 1 Output multiplier of 1.550. These supply-chain effects include multiple rounds of flow-on effects, as servicing sectors increase their own output and demand for local goods and services in response to the direct change to the economy.
- 4.2.2.2 The increases in direct and indirect output would typically correspond to the creation of jobs in the economy. Corresponding to this change in employment would be an increase in the total of wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated at \$2.330 million.
- 4.2.2.3 Total output, including all direct, supply-chain and consumption effects is estimated to increase by up to \$19.848 million. This represents a Type 2 Output multiplier of 1.756.

4.2.3 Employment

- 4.2.3.1 From a direct increase in output of \$11.300 million the corresponding creation of direct jobs is estimated at 34 jobs in the first year of construction. From this direct expansion in the economy, flow-on supply-chain effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in the gain of a further 21 jobs. This represents a Type 1 Employment multiplier of 1.618.
- 4.2.3.2 The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated to further boost employment by 11 jobs.
- 4.2.3.3 Total employment, including all direct, supply-chain and consumption effects is estimated to increase by up to 66 jobs. This represents a Type 2 Employment multiplier of 1.941.



4.3 Impact on Businesses in Proximity

4.3.1 Construction phase

- 4.3.1.1 Given the location of Walkerville Oval and the nature of the Project (being a redevelopment of existing facilities), it is not expected that progressing the Project will have a major negative impact on businesses in the proximity during the construction phase. There will however be a significant impact on the sporting clubs who currently utilise the precinct.
- 4.3.1.2 The construction program could not only impact access to club and changeroom facilities but could also limit access to the existing oval and bowling green.
- 4.3.1.3 ToW will need to ensure that appropriate provisions are included in the Project plan to minimise disruption to existing recreation services and allow the relevant clubs to access appropriate alternative facilities during construction. ToW may be expected to assist sporting clubs to find alternative facilities during construction and associated costs of doing so should be included in the Project budget.
- 4.3.1.4 During the construction phase, the presence of construction contractors should see an increase in activity for some retail and food businesses in the area.

4.3.2 Post completion

- 4.3.2.1 While the final form of development and the services provided from Walkerville Oval is currently unknown, there is the potential for community use in and around the Walkerville Oval precinct to increase.
- 4.3.2.2 This additional patronage and customer in the precinct may have a positive economic impact on surrounding businesses.

4.4 Fair Competition

- 4.4.1 The Project involves ToW upgrading existing community recreation assets.
- 4.4.2 The management model to support the Project assets post completion has not yet been determined. If ToW decides to operate the precinct and compete with private operators for example in the hiring of function spaces, food service, childcare / creche services, the principles of Fair Competition would need to be considered.
- 4.4.3 Given the potential competitive offering would be considered relatively nominal or trivial in terms of the broader market for some services in Adelaide the activity is unlikely to constitute a "significant business activity" in accordance with the Clause 7 Statement of the Competition Principles Agreement and the Government Business Enterprises (Competition) Act 1996.
- 4.4.4 Given the nature of activities that may or may not be undertaken by ToW, we do not consider that they are likely to constitute a 'significant business activity' and do not consider that there are any material competition issues arising from the Project.



5. COMMUNITY CONSULTATION

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

- (d) *the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes;*

5.1 Level of Consultation

- 5.1.1 The ToW Community Engagement and Consultation Policy, last reviewed 20 April 2020, defines how Council will undertake a planned and consistent approach to informing, engaging and consulting with the community. The intent of this Policy is to achieve a balance between the need to ascertain community views, reach timely decisions, meet legislative requirements, provide information, and maintain commercial confidentiality.
- 5.1.2 Methods for how, and where, ToW engage and consult will not always be limited by the minimum standards set out in the Act but can be adapted and tailored to the needs of the local community.
- 5.1.3 In developing its engagement and consultation strategies, ToW will be guided by:
- 5.1.3.1 the sensitivity and nature of the issue
 - 5.1.3.2 the extent to which stakeholders will be impacted upon
 - 5.1.3.3 scale of public interest
 - 5.1.3.4 degree of complexity
 - 5.1.3.5 degree of political/cultural/social sensitivity around the issue
 - 5.1.3.6 expert specialist advice.
- 5.1.4 There has been a long history of public and key stakeholder consultation in relation to the Project with varying levels of support for the previous designs and plans that have been released for consultation.
- 5.1.5 At its 3 August 2020 meeting, Council resolved to release the Project concept plans along with an accompanying Prospectus for public consultation.
- 5.1.6 A community survey was also developed and held open for comment between 26 August 2020 and 2 October 2020.
- 5.1.7 ToW received 147 online responses and 9 hard copy responses to the survey.
- 5.1.8 The key findings as reported by the Administration includes:
- 5.1.8.1 Approximately 74% said they did want to see Walkerville Oval upgraded.



- 5.1.8.2 The majority of those surveyed (76%) believed the design suited the area.
- 5.1.8.3 About 67% of respondents said the proposed idea for a “community hub” met their expectations.
- 5.1.9 Based on the survey results and the concepts presented, there is broad support for the Project among the community.
- 5.1.10 However, in drilling down to some of the narrative provided there were some themes that could raise some concerns about the support for the Project including:
 - 5.1.10.1 Comments about value for money and affordability in the context of ToW’s current financial position;
 - 5.1.10.2 Lack of detail in the concept designs and documents around building sizes and the services to be provided from the site in the future;
 - 5.1.10.3 Consistency of the design with the ‘village feel’ of the township; and
 - 5.1.10.4 Concerns about the loss of green space.
- 5.1.11 Such concerns raised, particularly around impact on amenity and loss of green space, in our experience can lead to passionate advocacy by individuals or small groups against progression of the Project.
- 5.1.12 For the benefit of the Project, it is important that dissenting individuals are listened to and engaged in the ongoing design process so that valid concerns are addressed to the greatest extent possible.
- 5.1.13 We also note that the consultation materials disclosed that Council’s contribution to the Project was limited to \$3.0 million, an amount which is not currently sufficient to guarantee progression of the Project without significant other funding sources being secured. Should Council resolve to increase its financial contribution, support for the Project in the community could decrease.
- 5.1.14 The level of consultation undertaken to date in relation to the Project has been significant and more than ToW’s statutory and policy requirements. Despite this, given the relatively high-level nature of the current concept designs and the lack of detail about future service provision, we recommend that ToW continues to engage with key stakeholders and the community through a variety of media as the detailed design process progresses.

5.2 Community Influence

- 5.2.1 Through the historical consultation processes undertaken, key stakeholders and the community has been afforded with the opportunity to influence the outcomes of the Project to date.
- 5.2.2 Furthermore, it is apparent that the representations made to ToW through the historical consultation processes have been given due consideration in influencing the current concept designs.



6. FINANCIAL ASSESSMENT

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

- (e) if the project is intended to produce revenue, revenue projections and potential financial risks;*
- (f) the recurrent and whole-of-life costs associated with the project including any costs arising out of proposed financial arrangements; and*
- (g) the financial viability of the project, and the short and longer term estimated net effect of the project on the financial position of the council.*

6.1 Revenue Production, Revenue Projections

6.1.1 Revenue generated by the Project is expected to come from the following sources:

- 6.1.1.1 Lease and license fees from the clubs and other community groups;
- 6.1.1.2 User charges from clubs and other community groups; and
- 6.1.1.3 Grant funding to be applied to partially fund the Project construction cost.

6.1.2 Lease and Licence Fees

6.1.2.1 Walkerville Oval currently generates revenue from lease and licence fees associated with the provision of ovals and clubrooms to the current tenants. The current lease and licence fees paid by the two existing club lessees, being Walkerville Sports Club and Walkerville Bowling Club (Clubs) and nearby schools are shown in Table One.

Table One: Current Lease Fees from Clubs using Walkerville Oval

Source	Rent	License	Outgoings	Total
Walkerville Sports Club	\$2,187	\$1,000	\$5,200	\$8,387
Walkerville Bowling Club	\$1,711	\$0	\$3,000	\$4,711
Total from Clubs	\$3,898	\$1,000	\$8,200	\$13,098
Hire of oval by schools				\$20,000
Total revenue				\$33,098

6.1.2.2 Other users of the existing Walkerville Oval facilities enter hire arrangements with the two existing lessees for the hire of space and oval facilities.

6.1.2.3 It is currently unclear whether the existing Clubs would have the capacity to pay increased lease or licence fees if the Project proceeds. This would be somewhat dependant on the future management model and whether the Clubs would have the ability to operate and profit from proceeds of the redeveloped bar / kiosk.



- 6.1.2.4 If the Club's financial viability increases post development, there could be additional scope for ToW to increase lease and license fees and/or user charges to recover a greater percentage of costs from the precinct.

6.1.3 User charges

- 6.1.3.1 The Project as currently scoped in the concept designs will add to the facilities available to be hired at Walkerville Oval including:

- (a) Netball court;
- (b) Two large function spaces;
- (c) Commercial kitchen;
- (d) Gymnasium; and
- (e) Cafeteria.

- 6.1.3.2 There will be opportunities created by these (or other) assets to generate additional fees and user charges for the benefit of either the current Clubs or other clubs, or ToW however the level of these benefits and the split between ToW and other stakeholders is not currently known.

- 6.1.3.3 There will also be costs associated with operating these assets which in our experience are often equal to or can exceed the revenue that can be generated from this type of community / recreation infrastructure.

6.1.4 Grant funding

- 6.1.4.1 At this stage, no grant funding has been committed to the Project by any other tier of government.

- 6.1.4.2 Based on the current ToW LTFP and the concept design cost estimate, there is currently an \$8.25 million funding gap between the proposed ToW financial contribution and the estimated capital cost of the Project.

- 6.1.4.3 The timing of the Project appears to be well aligned with the opportunity to attract significant grant funding from both the State and Federal Governments through their COVID economic stimulus measures.

6.2 Financial risks

The major financial risks at this stage of the Project's lifecycle are:

- Inability to attract sufficient grant funding to undertake the Project; and
- Having insufficient funds in the ABPB to deliver on the Project's objectives.

6.2.1 Attracting grant funding



- 6.2.1.1 In the current LTFP, ToW have provided for \$3.0 million of capital Project funding. Based on the most recent Project cost estimate of \$11.25 million, ToW will be seeking \$8.25 million of external funding to support the Project.
- 6.2.1.2 The COVID-19 pandemic has dramatically changed the economy in Australia. In response to the pandemic, both the Commonwealth and South Australian Governments are embarking on a program of fiscal stimulus to support the economy.
- 6.2.1.3 The Federal Budget, delivered on 6 October 2020, contained unprecedented stimulus measures that will see the Commonwealth Government spending on infrastructure dramatically increase over the forward estimates. Specifically, \$14 billion of new and accelerated infrastructure projects have been announced since the start of the pandemic.
- 6.2.1.4 At this stage there is limited detail on the exact nature of the proposed spending with only high level breakdowns provided including, \$7.5 billion for transport infrastructure, \$2.0 billion for National Water Infrastructure Development and \$1.0 billion to extend the Local Roads and Community Infrastructure Program.
- 6.2.1.5 There has been much rhetoric about funding projects which are 'shovel ready' and the Federal Treasurer has committed to prioritising projects which are ready to go and can be delivered in a timely manner.
- 6.2.1.6 The State Government has also announced a \$100 million fund for community infrastructure projects to be undertaken by local government on a dollar for dollar matching basis as part of the State Budget.
- 6.2.1.7 While COVID-19 has no doubt changed the funding landscape, in order to determine the likelihood that significant grant funding can be attracted to support the Project, we have developed a list of recently completed South Australian community hub and recreation projects and documented the funding models that supported the construction of each.
- 6.2.1.8 This information has been presented in Table Two.



Table Two: Approximate council to grant funding ratio for comparable projects

Project	Project cost (\$m)	Federal funding (\$m)	State funding (\$m)	Other funding (\$m)	Council funding (\$m)	% grant funding
<i>Walkerville Oval</i>	<i>\$11.2</i>				<i>\$3.0</i>	<i>73%</i>
Bridgestone Athletics Facility	\$4.8		\$1.5		\$3.3	31%
Campbelltown Memorial Oval	\$10.0	\$4.9			\$5.1	49%
Glenunga Hub	\$5.3		\$0.5		\$4.8	10%
Max Amber Sportsfield	\$10.4	\$5.0	\$0.2		\$5.2	50%
Mitchell Park Sports and Community Centre	\$15.0	\$5.0			\$10.0	33%
Sam Willoughby BMX	\$5.8		\$3.3	\$0.7	\$1.7	70%
The Lights	\$24.9		\$8.7		\$16.2	35%

Note to table: It can be difficult to source final project costs and grant percentages from publicly available information. The table should only be used as a guide to indicatively demonstrate the grant funding percentage attracted to each project.

6.2.1.9 Based on the work undertaken, the desired ToW contribution of 26.7% of the total Project costs is significantly less than the council contribution for nearly all other similar projects.

6.2.1.10 While the impact on COVID stimulus funding measures on community projects is currently unclear and may lead to a greater level of government Federal and State funding being available in the future to support similar projects, there is still a high likelihood that ToW will need to increase its funding contribution to at least 50% of the Project costs to support delivery of the Project.

6.2.1.11 In our experience, the ability to attract grant funding to support community and recreational projects is strongly linked to factors such as the political cycle (approaching an election) and whether the Project location is in a marginal electorate. These things should also be considered by the ToW Administration in forming its own view on the likely capital contribution that could be sourced to support the Project.

6.2.2 Insufficient budget funds

6.2.2.1 To inform the budget allocation, ToW has engaged independent cost management and quantity surveying firm Rider Levett Bucknall to provide a cost estimate based on the concept designs shown in Attachment Two.

6.2.2.2 The current cost estimate for the Project is \$11.25 million (excluding GST). This estimate includes a 5% design contingency and a 5% construction contingency. These are relatively standard contingencies to provide a financial allowance to deal with issues that will arise during the design and construction period as the Project develops and new information becomes available.

6.2.2.3 There are some significant exclusions and risks relating to the cost estimation including:



- (a) Escalation: the cost estimate is based on prices as at April 2020. As construction of the Project is not likely to commence until at least the middle of 2021, it is possible that the impact of inflation will result in the actual construction costs being higher than estimated.
 - (b) COVID-19: the cost estimation is based on 'normal economic and industry circumstances'. As we know, the current economic climate is far from normal. Recently announced government stimulus measures are likely to mean that construction contractors will be in high demand which is likely to put upwards pressure on pricing at the time the Project is due to commence.
 - (c) Project scope exclusions: the cost estimate specifically excludes murals and art, sporting oval lights, playgrounds, new carpark, bar equipment (including beer and post mix lines), curtains or other window treatments. Each of these items will add additional costs to the Project which are not currently factored into the budget allocation.
 - (d) Risk exclusions: the following risks have also not been provided for in the cost estimation process; relocation of existing services, contaminated ground removal, asbestos removal, rock excavation, staging / phasing costs.
 - (e) The scope does not include a provision for solar panels or batteries which will mean future recurrent electricity costs are likely to increase on account of the increased size of the facility.
- 6.2.2.4 By its very nature, a cost estimation prepared before detailed designs will always have a high level of uncertainty. In this instance the level of uncertainty is heightened by the impact of COVID-19 on the construction industry and the other scope exclusions.
- 6.2.2.5 In our view, there is a high risk that the current Project cost estimate will not be sufficient to complete the Project. If this is the case, ToW would be required to increase the level of financial support for the Project or undertake value management initiatives to reduce the scope.
- 6.2.2.6 If the latter occurs, ToW runs the risk that desired community outcomes are not achieved and/or that the key stakeholders become dissatisfied with the eventual outcome.



6.3 Recurrent and Whole-of-Life Costs, Financial Arrangements

6.3.1 Recurrent Costs and Whole of Life Costs

This section details the potential change in recurrent costs from progressing the Project from the existing costs of operating the Walkerville Oval precinct.

6.3.1.1 Management and operating costs

- (a) At this stage, the management model to operate the redeveloped Walkerville Oval is yet to be determined. There is also uncertainty as to the specific services that will be provided at the redeveloped hub.
- (b) Annexure One outlines a number of case studies of other community and recreation hubs owned by South Australian councils and the management models that have been put in place to manage similar assets.
- (c) Each community asset is different, and the objectives, responsibilities and capabilities of the key stakeholders are critical in determining the optimal management model.
- (d) Regardless of the management model, it is extremely difficult for comparable recreation assets to operate without a financial subsidy from council. The size of that subsidy will differ depending on the intended use of the asset, the level of service provided and whether the service is insourced or outsourced.
- (e) It is also critically important to ensure that the proposed management model and financial arrangements are not only suitable for ToW, but also allow the participating clubs to be financially self-sufficient. There are recent examples from across South Australia of community clubs failing to meet the financial expectations of a landlord council when it comes to paying for upgraded ovals and clubrooms.
- (f) Without a firm view from ToW on the future management model and the services to be provided at Walkerville Oval, it is not possible to specifically quantify an annual operating additional subsidy that is required.
- (g) The best that can be achieved is to provide an indicative range of potential financial outcomes from management of the redeveloped facility.
- (h) The high case scenario assumes that Council receives a small amount of net revenue from the new facilities, either in the form of additional lease payments from clubs or user charges from other users of the facility.
- (i) The alternative scenario is that ToW commits additional resourcing to activating the precinct and increase the levels of community benefit and services provided. The additional salary and overhead costs of



management are not able to be recovered from additional user fees and lease charges resulting in an increased financial subsidy.

6.3.1.2 Depreciation

- (a) Progressing the Project will add to the depreciation expense applicable to the Walkerville Oval precinct due to the increase in the value of the developed assets.
- (b) The current annual depreciation charge relating to the two major site buildings are \$52,417 and \$37,413 for the Sports Club clubroom and the Bowling Club clubrooms respectively.
- (c) If the Project is progressed, numerous new assets will be built across various asset and sub asset classes. The Administration has estimated that the average useful life of the assets to be constructed is 60 years. The resulting annual depreciation charge would be \$187,500.

6.3.1.3 Interest

- (a) ToW's current treasury management process is to draw down on its Cash Advance Debenture (CAD) facility as and when required to minimise financing costs. This is consistent with the policy of many other South Australian Councils and is an approach enabled by the Local Government Finance Authority (LGFA) current finance products.
- (b) Under the current treasury management process, progressing the Project will permanently increase ToW's CAD borrowing by the amount of Council's contribution to the Project. \$3.0 million has currently been allocated in the LTFP but there may be a scenario where the Project could only be progressed if ToW were willing to increase its contribution to say 50% of the Project value (\$5.625 million).
- (c) Current CAD rates are at historic lows with a portion of debt even subject to a temporary 0.75% discount implemented as a COVID-19 stimulus measure to encourage councils to undertake capital projects.
- (d) The alternative of not progressing the Project is for ToW to incur capital costs to maintain the current building assets and bring them up to current code.
- (e) Based on independent asset audit datasheets (prepared by 'sfeer building design') approximately \$0.710 million is required to be spent over the next five years to fix existing issues and to bring the buildings up to code.
- (f) The difference between this amount and the \$3.0 to \$5.6 million is the assumed net capital cost of progressing the Project.



- (g) For the purposes of calculating an indicative interest charge we have selected a more long term normalised interest rate of 3% and a potential net Council contribution of between \$3.0 million and \$5.6 million.

6.3.1.4 The recurrent costs are shown in Table Three, and summarised below.

- (a) The additional cost per rateable property from proceeding with the Project is estimated to be approximately between \$28.26 and \$73.18 per rateable property.
- (b) This represents a 1.0% to 3.3% increase in Council rates based on the FY2021 average rate of \$2,192 per rateable property.

Table Three: Recurrent costs relating to Walkerville Oval

Item	Current annual cost FY2021 budget	Future costs estimate (low case)	Future costs estimate (high case)
Outdoor operating costs including oval maintenance, water and electricity	\$83,000	\$83,000	\$83,000
Net management costs (incl. staff costs, utilities and user charges)	\$nil	(\$50,000)	\$50,000
Depreciation	\$90,000	\$188,000	\$188,000
Interest	\$21,000	\$90,000	\$168,000
Overheads ¹	\$nil	\$nil	\$nil
Total recurrent costs	\$194,000	\$311,000	\$489,000
Recurrent revenue from Club leases	(\$13,000)	(\$13,000)	(\$13,000)
Revenue from other leases	(\$20,000)	(\$20,000)	(\$20,000)
Net (proceeds) / costs	\$161,000	\$257,000	\$443,000
Number of rateable properties (30 June 2020)	4,140	4,140	4,140
Cost per rateable property	\$38.89	\$62.08	\$107.00
Additional cost per rateable property		\$28.26	\$73.18

¹ Overhead costs are currently absorbed into Council's operating budget including property management costs, leasing and contract admin etc.

6.3.1.5 Carrying value of assets written off

- (a) In addition to the identified recurrent costs, if the Project is progressed, the current written down value of the buildings and other assets at Walkerville Oval that will be demolished and replaced will need to be written off.
- (b) The current carrying value of assets to be demolished are shown in Table Four.



Table Four: Funding Sources for the Project

Source of Funds	Amount
Bowling clubroom	\$455,988
Sports clubroom	\$1,000,000
Other assets	\$16,231
Carparks	\$15,000
Total	\$1,487,219

- (c) The \$1.487 million write-down will need to be reflected in the ToW's Statement of Comprehensive Income as part of the calculation of Net Surplus (as opposed to Operating Surplus) and will represent a once off, non-cash item.

6.3.2 Financial Arrangements

- 6.3.2.1 The proposed financial arrangements for the capital cost of the Project are shown in Table Five.

Table Five: Funding Sources for the Project

Source of Funds	Amount (\$m)
ToW LTFP	\$3.000
Other sources (yet to be identified)	\$8.250
Total	\$11.250

- 6.3.2.2 The other sources of funding are yet to be specifically identified. The ability to attract grant funding at this percentage of the total Project costs is a key financial risk to the Project and one that will need to be addressed during the next phase of planning.

6.4 Financial Viability

- 6.4.1 Financial viability can be defined as the ability to generate sufficient income to meet operating expenses, financial obligations and to provide the potential for future growth.
- 6.4.2 Financial viability has been assessed at both the Project level and at Council level.
- 6.4.3 Project financial viability
- 6.4.3.1 As an upgrade to existing community and recreation infrastructure, income from the Project will not be sufficient to meet operating expenses and financial obligations. This is to be expected.
- 6.4.3.2 The estimated net recurrent costs relating to the Project have been calculated in Table Three which shows that it is likely that the ratepayer contribution to the updated facility will be larger than the current subsidy,



although it is not overly significant in the context of a percentage increase in average Council rate revenue.

6.4.3.3 Given the current uncertainty in the facilities and services that will be provided at the redeveloped Walkerville Oval and the management model that will be implemented to support those services, there is a high level of uncertainty in relation to the financial outcomes that will be achieved.

6.4.3.4 In this report, we have provided ToW with an indicative cost range based on some high level assumptions about future service delivery. We make no representations as to the accuracy of this estimate given the current high level of uncertainty. There is a risk that the recurrent financial impact of undertaking the Project could be materially different to the range provided depending on the future services that are delivered from the site and the management model overseeing these services.

6.4.4 ToW financial viability

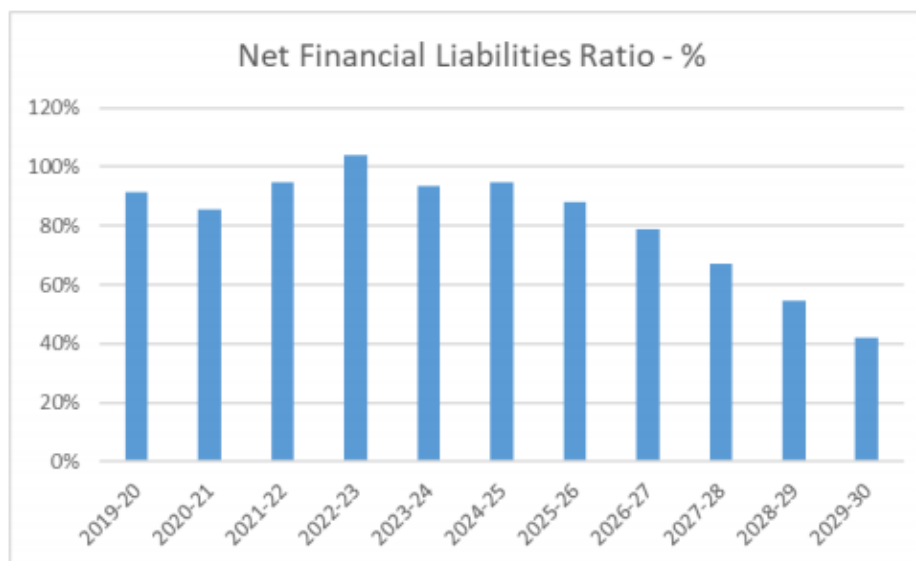
6.4.4.1 The Local Government Sector has adopted a consistent set of key financial indicators which provide an indication of a council's financial performance and sustainability.

6.4.4.2 The most relevant ratio relating to financial viability is the net financial liabilities ratio (NFL) which demonstrates the relative size of a councils net financial liabilities against its operating income.

6.4.4.3 ToW has set itself a target NFL ratio of between 0% and 120%.

6.4.4.4 At the Council Meeting on 17 February 2020, Council adopted an updated ten-year LTFP. The LTFP contains a total of \$3.0 million of new capital provisions relating to the Project (\$1.5 million in FY2022 and \$1.5 million in FY2023). Based on this budgeted allocation, Figure Four shows the assumed performance of the NFL ratio over the LTFP period:

Figure Four: NFL Ratio in the most recently endorsed LTFP





- 6.4.4.5 The chart shows, that based on a \$3.0 million contribution to the Project, the NFL is not expected to exceed the 120% benchmark set by Council during the LTFP period (peaking at 104% in FY2023).
- 6.4.4.6 By way of comparison, Table Six benchmarks ToW's NFL performance as at 30 June 2019 against other councils using information supplied by the Local Government Grants Commission.

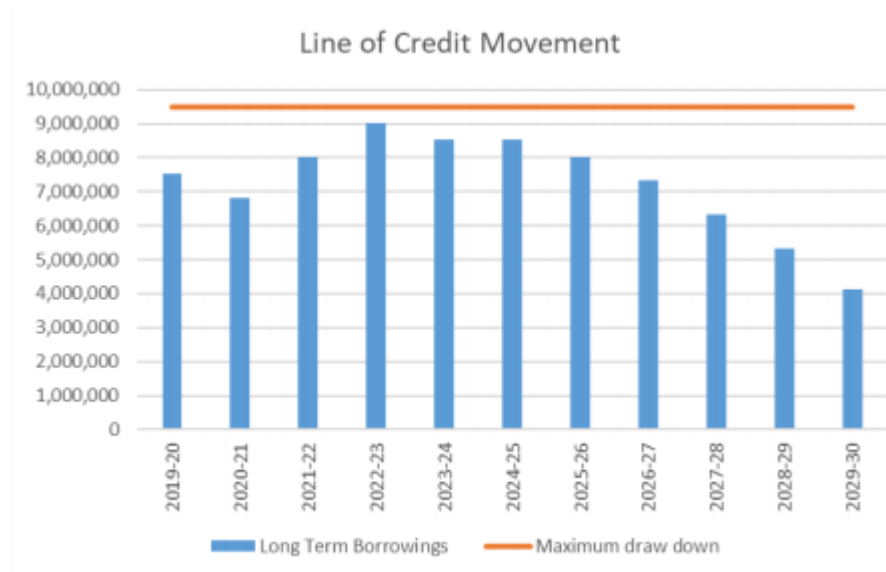
Table Six: NFL benchmark performance

	NFL ratio (as at 30 June 2019)
ToW	80%
Average (all councils)	15%
Average (ERA excluding ToW)	24%
Highest (all councils)	184% (Kangaroo Island Council)
Highest (ERA excluding ToW)	74% (City of Prospect)
Lowest (all councils)	-164% (Wudinna District Council)
Lowest (ERA excluding ToW)	-30% (Campbelltown City Council)

- 6.4.4.7 This analysis shows that ToW's current NFL ratio is higher than both the State-wide and the ERA council average. Progressing the Project will lead to ToW, increasing its NFL in the future, further above the current level.
- (a) We note that the impact of a having a relatively high NFL in the current low interest rate environment is much less significant than it has been previously. It could be argued that now is a good time to borrow to support long term intergenerational projects such as the redevelopment of Walkerville Oval.
 - (b) Higher level of debt should not necessarily be viewed negatively (particularly in the current low interest rate environment) if the debt is applied in helping to achieve intergenerational equity and improving the standard of infrastructure in the council area, consistent with ToW's Financial Guiding Principles.
- 6.4.4.8 ToW also has an existing debt draw down facilities totalling \$10.1 million. As stated in the Financing Guiding Principles, ToW has made a commitment that it will not exceed a debt level of \$9.5 million without initiating a community consultation process.
- 6.4.4.9 Figure Five shows the forecast long-term borrowings in the current adopted LTFP based on a \$3.0 million contribution to the Project.



Figure Five: ToW long term borrowings



- 6.4.4.10 Figure Five shows that Long Term Borrowings are forecast to peak in FY2023 at approximately \$9.0 million (inclusive of spending \$3.0 million on the Project), meaning there is less than \$0.500 million additional headroom before triggering the requirement to undertake community consultation.
- 6.4.4.11 In the context of this Project, if a substantial percentage of grant funding cannot be sourced and ToW's financial contribution needs to increase, it is likely that an increase in the drawdown facility would be required.
- 6.4.4.12 Council, in considering whether or not to progress the Project, should be aware of the potential impact on the debt level and the requirement to consult with the community if the Project is progressed and additional funds need to be committed to the Project.
- 6.4.4.13 Should Council wish to increase its financial contribution to the Project, it would be more likely to attract grant funding to support the Project and would have more financial capacity to achieve a funding mix that could meet the existing concept designs.
- 6.4.4.14 Based on an assumed long-term interest rate of 3%, each additional \$1.0 million required to fund the Project, will add an interest burden of \$30,000 or approximately \$7.24 per rateable property.
- 6.4.4.15 We would not expect ToW to encounter any significant difficulty in increasing its current facility limit with the LGFA in order to finance the Project.



7. PROJECT RISKS AND MITIGATION STRATEGIES

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

- (h) any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council);

7.1 Risk Management

- 7.1.1 This report assesses the risk management actions taken or being considered for the Project.
- 7.1.2 ToW's commitment to a risk management approach to its operations is reflected in the Risk Management Policy, last reviewed November 2018. The Policy recognises that risk management is an integral part of Council's operations.
- 7.1.3 The Policy requires ToW to maintain risk management practices and a Risk Management Framework consistent with the guidelines and principles of risk management as set out in the Australian Risk Management Standard ISO 31000.
- 7.1.4 The Project has been subjected to a high-level risk analysis by the ToW Administration. The outcomes of the risk workshop were documented in the Project Risk Management Plan which was presented to Council at a workshop on 2 November 2020. The Risk Management Plan contains a total of 27 Project risks.
- 7.1.5 Table Seven shows the risk category and initial risk rating before the application of identified mitigation strategies.

Table Seven: Initial Risk Assessment Category Summary

Risk Level	Very High	High	Medium	Low	Total
Political	-	-	-	4	4
Environmental	-	2	5	2	9
Financial	-	2	1	1	4
Insurances and WHS	-	-	3	1	4
Planning	-	2	-	-	2
Tender / Contractor	-	-	-	2	2
Construction	-	1	1	-	2
Total	-	7	10	10	27

- 7.1.6 There are no risks which have been identified which were rated as 'Very High', the highest rating of risk under the ToW Risk Management framework.
- 7.1.7 The seven risks rated as 'high' are:

- 7.1.7.1 Loss of parking – based on current contract with the Department of Education;



- 7.1.7.2 Loss of shelter and toilets at oval during construction;
 - 7.1.7.3 Actual construction costs exceeding budget;
 - 7.1.7.4 Inability to attract sufficient grant funding to support the Project;
 - 7.1.7.5 Inability to determine the precise building use and development description to facilitate appropriate assessment pathway;
 - 7.1.7.6 Delay in obtaining development approval for the project; and
 - 7.1.7.7 Damage to underground services which could cause injury or additional costs.
- 7.1.8 We note that while some high-level existing controls for each risk have been documented and some additional controls have been identified, revised risk ratings for each risk (post mitigation controls) have not been assessed in the Risk Management Plan. This should be addressed in the next update of the Risk Management Plan.
- 7.1.9 The level of risk assessment performed by ToW to date has been undertaken at a high level and should continue to evolve as the Project progresses. To properly ensure that risk is considered throughout the Project, it is important that the Risk Management Plan is regularly updated and that more detail is added as the Project moves into and through the detailed design and the construction phase.

7.2 Risk Mitigation

- 7.2.1 ToW should ensure that the mitigation strategies identified for the risks associated with the Project are implemented and that these are also progressively updated as the Project progresses.
- 7.2.2 There should also be budget allocations made for implementation of identified risk management controls.
- 7.2.3 Prior to the commencement of construction, reporting protocols should be established for the Project to ensure the Chief Executive Officer and, where appropriate, Council are apprised of areas of project risk.



8. PROJECT DELIVERY

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

(i) the most appropriate mechanisms or arrangements for carrying out the project.

8.1 Delivery Mechanism

- 8.1.1 ToW are yet to develop a formal and defined delivery mechanism to deliver the Project. This is not unreasonable given that the Project is still in the early stages of the planning cycle.
- 8.1.2 If the Project is progressed and as it moves into the detailed design phase, we would recommend that ToW develop a Project Delivery Plan which would set out:
 - 8.1.2.1 Project objectives;
 - 8.1.2.2 Project milestone dates;
 - 8.1.2.3 Key project team members and responsibilities;
 - 8.1.2.4 An accountability framework to ensure that objectives and milestones are achieved;
 - 8.1.2.5 Funding / financing arrangements including any conditions attached to secured or targeted grants;
 - 8.1.2.6 Intended methodology to delivery the Project i.e. design and construct, separate construction tender, whether or not to separate the building and landscape works; and
 - 8.1.2.7 Procurement plan i.e. how required external contractors will be identified and assessed.
- 8.1.3 The development of a Project Delivery Plan which includes the elements noted above would meet ToW's prudential requirements in relating to Section 48 (2) (i) of the Act.



9. **SALE AND OR DISPOSITION OF LAND**

Local Government Act, Section 48 (2) The following are prudential issues for the purposes of subsection (1):

(i) if the project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the Land Valuers Act 1994.

- 9.1 The Project does not involve the sale or disposition of land and accordingly part (j) of the Act is not considered relevant.



ATTACHMENT ONE: WALKERVILLE OVAL MASTERPLAN PRINCIPLES FOR DEVELOPMENT

Open Space

- Open space will be protected and enhanced.
- Vistas will be protected particularly for residents on Church Terrace.
- The Memorial Gardens and Belt Fountain will be maintained

Recreation

- Recreation opportunities will be enhanced with opportunities for passive and unstructured recreation.
- Access and use of the sports fields and surfaces will be considered in the carrying capacity of each.
- The site will provide opportunities for passive recreation to include play-spaces, BBQ's and picnic areas. These will be located in areas of optimal access and line of sight for safety of all users.

Hard Infrastructure

- Centralised facilities will be promoted to reduce the footprint of infrastructure on the site.
- Car parking will be enhanced but will not compromise the use and design of open space or recreation
- Pedestrianised areas to control foot traffic will be considered

Community Facilities

- Access to facilities and services outside of club use will be promoted- End of trip assets such as bike racks, water fountains and public toilets and amenities will be made available.
- The centralised hub will be a community facility offering access outside of club use.
- Community art and gateways will create a sense of place for the precinct.

Design, Place and Inclusivity

- Facilities will positively contribute to existing areas by identifying the valuable local characteristics
- Ensuring effective community engagement occurs that provides local insight and ideas to enhance neighbourhood identity and make places work.
- All facilities will be designed and managed to be accessible to the whole community.

Environmental Sustainability

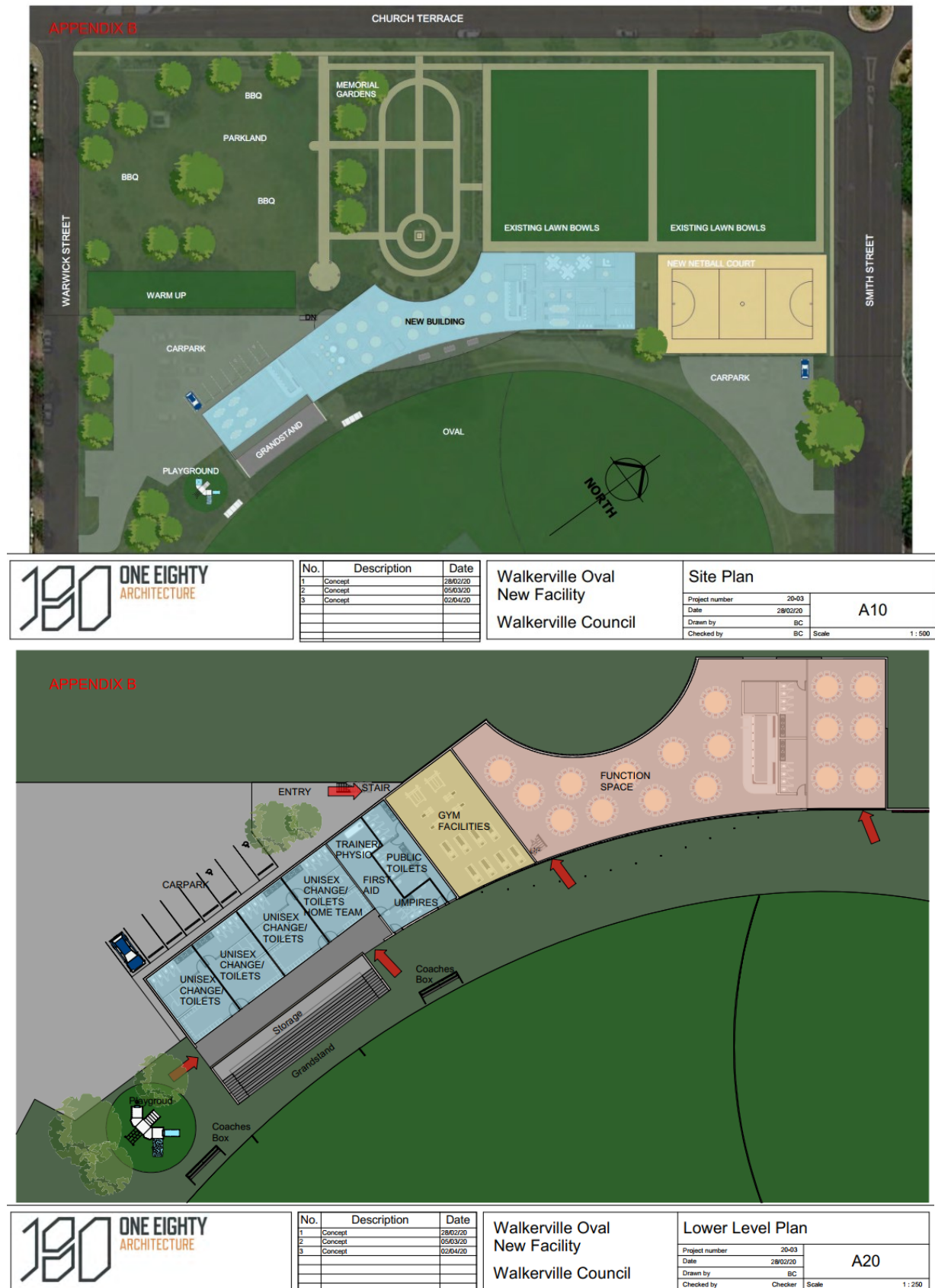
- Facilities and recreation areas will be developed in a socially just and ecologically sustained manner.
- Facilitate sustainable development to ensure a proper balance between economic, social, environmental and cultural considerations.
- Design and construction of facilities and recreation areas will include smart energy and sustainability based environmental assessment decisions that will protect the environment, foster social well-being and deliver effective ecological choices.

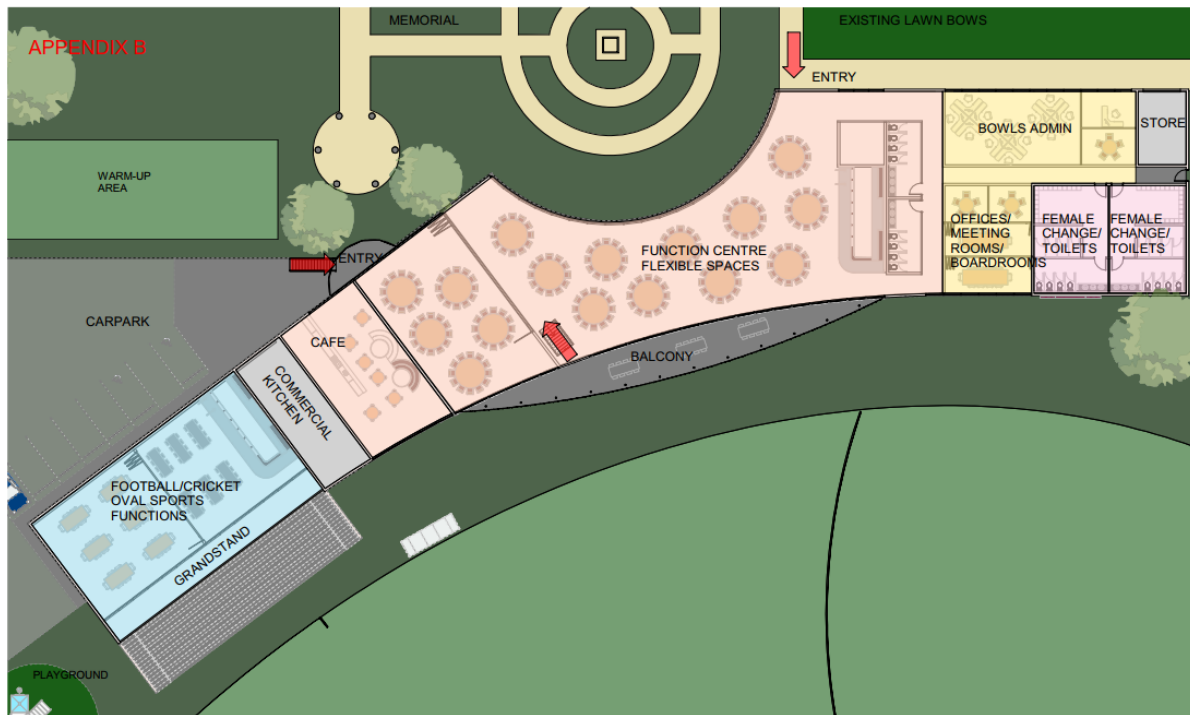
Management

- Clubs encouraged to share resources for their own viability.
- Clubs will not be disadvantaged with any proposed development
- Partnerships will be sought with community groups, schools and investors to ensure the site is managed in the most effective manner whilst not compromising its core values as a valuable community asset



ATTACHMENT TWO: PROPOSED PROJECT DESIGNS





	No.	Description	Date	Walkerville Oval New Facility Walkerville Council	Upper Level Plan	
	1	Concept	28/02/20		Project number	20-03
	2	Concept	05/03/20		Date	28/02/20
	3	Concept	02/04/20		Drawn by	BC
					Checked by	BC
					Scale	1 : 250
						A30



View from Oval

	No.	Description	Date	Walkerville Oval New Facility Walkerville Council	3D	
	3	Concept	02/04/20		Project number	20-03
					Date	28/02/20
					Drawn by	Author
					Checked by	Checker
					Scale	
						A40



ATTACHMENT THREE: LOCAL GOVERNMENT ACT, 1999 – SECTION 48

Section 48 – Prudential requirements for certain activities

- (aa1) A council must develop and maintain prudential management policies, practices and procedures for the assessment of projects to ensure that the council—
- (a) acts with due care, diligence and foresight; and
 - (b) identifies and manages risks associated with a project; and
 - (c) makes informed decisions; and
 - (d) is accountable for the use of council and other public resources.
- (a1) The prudential management policies, practices and procedures developed by the council for the purposes of subsection (aa1) must be consistent with any regulations made for the purposes of this section.
- (1) Without limiting subsection (aa1), a council must obtain and consider a report that addresses the prudential issues set out in subsection (2) before the council—
- (b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership or other similar body)—
 - (i) where the expected operating expenses calculated on an accrual basis of the council over the ensuing five years is likely to exceed 20 per cent of the council's average annual operating expenses over the previous five financial years (as shown in the council's financial statements); or
 - (ii) where the expected capital cost of the project over the ensuing five years is likely to exceed \$4 000 000 (indexed); or
 - (iii) where the council considers that it is necessary or appropriate.
- (2) The following are prudential issues for the purposes of subsection (1):
- (a) the relationship between the project and relevant strategic management plans;
 - (b) the objectives of the Development Plan in the area where the project is to occur;
 - (c) the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place;
 - (d) the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes;
 - (e) if the project is intended to produce revenue, revenue projections and potential financial risks;
 - (f) the recurrent and whole-of-life costs associated with the project including any costs arising out of proposed financial arrangements;
 - (g) the financial viability of the project, and the short and longer term estimated net effect of the project on the financial position of the council;
 - (h) any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council);
 - (i) the most appropriate mechanisms or arrangements for carrying out the project;
 - (j) if the project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the Land Valuers Act 1994.
- (2a) The fact that a project is to be undertaken in stages does not limit the operation of subsection (1)(b) in relation to the project as a whole.
- (3) A report is not required under subsection (1) in relation to—
- (a) road construction or maintenance; or
 - (b) drainage works.



- (4) A report under subsection (1) must be prepared by a person whom the council reasonably believes to be qualified to address the prudential issues set out in subsection (2).
- (4a) A report under subsection (1) must not be prepared by a person who has an interest in the relevant project (but may be prepared by a person who is an employee of the council).
- (4b) A council must give reasonable consideration to a report under subsection (1) (and must not delegate the requirement to do so under this subsection).
- (5) A report under subsection (1) must be available for public inspection at the principal office of the council once the council has made a decision on the relevant project (and may be available at an earlier time unless the council orders that the report be kept confidential until that time).
- (6) However, a council may take steps to prevent the disclosure of specific information in order to protect its commercial value or to avoid disclosing the financial affairs of a person (other than the council).
- (6a) For the purposes of subsection (4a), a person has an interest in a project if the person, or a person with whom the person is closely associated, would receive or have a reasonable expectation of receiving a direct or indirect pecuniary benefit or a non-pecuniary benefit or suffer or have a reasonable expectation of suffering a direct or indirect detriment or a non-pecuniary detriment if the project were to proceed.
- (6b) A person is closely associated with another person (the relevant person)—
 - (a) if that person is a body corporate of which the relevant person is a director or a member of the governing body; or
 - (b) if that person is a proprietary company in which the relevant person is a shareholder; or
 - (c) if that person is a beneficiary under a trust or an object of a discretionary trust of which the relevant person is a trustee; or
 - (d) if that person is a partner of the relevant person; or
 - (e) if that person is the employer or an employee of the relevant person; or
 - (f) if that person is a person from whom the relevant person has received or might reasonably be expected to receive a fee, commission or other reward for providing professional or other services; or
 - (g) if that person is a relative of the relevant person.
- (6c) However, a person, or a person closely associated with another person, will not be regarded as having an interest in a matter—
 - (a) by virtue only of the fact that the person—
 - (i) is a ratepayer, elector or resident in the area of the council; or
 - (ii) is a member of a non-profit association, other than where the person is a member of the governing body of the association or organisation; or
 - (b) in a prescribed circumstance.
- (6d) In this section, \$4 000 000 (indexed) means that that amount is to be adjusted for the purposes of this section on 1 January of each year, starting on 1 January 2011, by multiplying the amount by a proportion obtained by dividing the CPI for the September quarter of the immediately preceding year by the CPI for the September quarter, 2009.
- (6e) In this section—

employee of a council includes a person working for the council on a temporary basis;

non-profit association means a body (whether corporate or unincorporate)—

 - (a) that does not have as its principal object or 1 of its principal objects the carrying on of a trade or the making of a profit; and
 - (b) that is so constituted that its profits (if any) must be applied towards the purposes for which it is established and may not be distributed to its members.
- (7) The provisions of this section extend to subsidiaries as if a subsidiary were a council subject to any modifications, exclusions or additions prescribed by the regulations.



ATTACHMENT FOUR: PRELIMINARY PLANNING ADVICE



MEMO

TO:

FROM: Carly Walker – Senior Planner

DATE: 13/10/20

RE: **Confidential – Council Item 3.1 – Special Council Meeting 3 August 2020**

REF: Planning Advice under the Walkerville Council Development Plan consolidated 6 October 2016 @ Walkerville Oval - 13 Alfred St Walkerville

Background

This advice is issued on a without prejudice basis and is based on the plans included within the Council agenda, which are not reflective of the scale indicated. A copy of the certificate of title for the relevant land has also not been supplied and is required to determine the extent of any easements, encumbrances or land management agreements.

The advice as set out below is based on the existing Walkerville Council Development Plan, as consolidated on 6 October 2016. As the State of South Australia is currently transitioning to a new planning system, the above advice will no longer be applicable upon the commencement of the Phase Three Planning and Design Code. The Phase Three Planning and Design Code is anticipated to be fully implemented in 2021. Once this has been fully implemented, fresh advice should be sought.

Site and Zoning

The site has an area of approximately 2.9ha with frontage to both Smith Street, Church Terrace, Warwick Street and Alfred Street.

The site is serviced by an existing reticulated water and sewerage network.

The site is currently located within the Community Zone.

The site does not contain any Local Heritage Places or State Heritage Places but is located within the curtilage of two Local Heritage Places, being 26 Smith Street and the Memorial Garden on Church Terrace.

There are a number of trees located in the vicinity of the proposed development that appear to be Regulated or Significant as defined under the Development Act 1993.



Proposed Use and Procedural Matters

The proposal is best described as a community sport and function centre (licensed) with integrated clubrooms, shop (restaurant), grandstand and gymnasium.

The site and floor plans are unable to be properly analysed due to the lack of a scale bar or dimensions, however it appears that the total floor area of the shop (restaurant/café) may be in the vicinity of 150m². Should the shop (restaurant or café) use exceed a floor area of 250m², the application may attract a non-complying assessment pathway and Category 3 form of public notification. Category three form of public notification affords valid representors third party appeal rights, should they feel aggrieved with a decision.

Should the Shop (restaurant/café) uses be contained to a floor area less than 250m², this use and the remainder of the development proposal falls within a merit assessment pathway and would attract Category 2 form of public notification. To clarify, third party appeal rights do not exist for valid representors in this form of public notification.

By virtue of Schedule 10 of the Development Regulations 2008, any development within Metropolitan Adelaide exceeding a development cost (when all stages are completed) of \$5 000 000 will be assessed by the State Commission Assessment Panel, who will be assessing authority. Should the development cost come in under this amount, the application will likely be assessed by in-house planning staff with the application to be referred to the Council Assessment Panel for a decision.

There weren't any Schedule 8 referrals identified through this desk top assessment but there may be additional advice sought through the application, for example through the Metropolitan Fire Service.

Key assessment criteria

Whilst not exhaustive of all of the provisions in the Development Plan, the following points highlight some of the key assessment criteria that will be relevant during the assessment:

1. Use

The Desired Character for the Community Zone, Principle of Development Control (PDC) 1 and PDC 5 envisages indoor and outdoor recreation facilities, club rooms, shops or groups of shops ancillary to a community facility, community facilities and ancillary uses. PDC 4 (Community Zone) further limits a shop or group of shops to a total gross leasable area less than 250m², provided that it is ancillary to a recreation and sport facility or community facility. A report prepared by a suitably qualified urban planner is recommended in order to demonstrate the suitability of the proposed uses, in particular the function centre, with the intent of the zone.

2. Bulk, scale and articulation

The Desired Character and PDC 5 for the Community Zone envisages a maximum building height of three storeys, decreasing in scale to one to two storeys closest to the site boundaries. PDC 11 (Community Zone) further seeks that a development be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a Residential Zone or Residential Character Zone.

PDC 1 (Design and Appearance) seeks that a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, materials and colour. A streetscape elevation



along with full materials and colour palette will be required to be submitted that demonstrates that a contextual design approach has been taken.

PDC 3 (Design and Appearance) seeks that buildings are designed to reduce visual bulk and provide visual interest through the inclusion of elements such as: articulation, colour and detailing and variations to facades. The Warwick Street elevation incorporates extensive sections of blank wall that are un-articulated and for the reasons mentioned in the following section, may pose a public safety issue.

3. Crime Prevention

Principles of Development Control 1 to 10 seeks that development is designed in a manner that maximises overlooking of public spaces whilst ensuring that they are well lit at night, both in an effort to deter crime. The west elevation (rear of the club rooms, adjoining the carpark) and the southern elevation overlooking the playground, do not incorporate windows overlooking Warwick Street or the carpark and there is a lack of safety details for the adjoining spaces. It is suggested that the plans are amended, prior to lodgement, in order to demonstrate compliance with these provisions. In addition, a site contextual analysis is requested that shows how pedestrians will move through the site with respect to the nearest bus stop, pedestrian footpaths, crossings and carparks along with other relevant details as described above.

4. Streetscape and Heritage Impacts

Principle of Development Control (PDC) 8 (Community Zone) seeks that development complement and enhance any Local Heritage Places located on adjoining land. In order to carry out an assessment against the relevant Heritage provisions within the Development Plan, you will be asked to submit a heritage impact statement that considers the visual impact of the proposed two storey development against the memorial gardens.

5. Overlooking and overshadowing

Principle of Development Control 9 (Community Zone) seeks that development is designed to complement adjoining residential development and to minimise negative amenity impacts such as overshadowing, overlooking and sense of enclosure. Additional details in the form of line of sight diagrams, privacy measures and shadow diagrams may be requested during the assessment.

6. Car parking, local traffic impacts and disability access

Car parking and local traffic impacts are some of the more common issues raised by representors in association with local sports facilities and conference facilities. The Desired Character for the Community Zone seeks that development in the zone will result in improvements to traffic management and the associated impacts on adjoining residential areas. Wherever possible, parking facilities and designated drop-off and pick-up areas will be located on site.

Smith Street is a high frequency bus route with a bus stop located directly in front of the site at the bowls club. In accordance with PDC 5 and 6 passenger pick-up and set down areas should be incorporated into the design in a manner that minimises interference with traffic and that gives priority to pedestrians.

A traffic impact and parking analysis will be sought for the development that demonstrates that access to the site is safe and convenient with respect to the type and volume of traffic likely to be generated by the development, and further considers the impact of traffic movements of the surrounding local road network. The traffic impact and parking analysis is required to further demonstrate that the proposed access crossover and the overall design of the car park is suitable to



accommodate the largest designed vehicle that will enter the site (i.e. Fire Truck and Refuse Vehicle) and will achieve compliance with Australian Standard AS 2890 Parking Facilities.

Principle of Development Control (PDC) Table Walk/2 – Off street Vehicle Parking is silent on the required car parking rate for a community sporting facility with grandstand, conference facility or function centre as well as a gym. As such this report will also need to justify an appropriate rate based on previous developments of a similar nature, taking into consideration the availability of on-street parking in the immediate locality. Notwithstanding this point, Table Walk 2 does seek a parking rate of 6 spaces per 100m² of total floor area for a shop (restaurant or café) and a rate of 1 space per 6m² for clubrooms. Additional disability access and parking details will also be sought.

7. Interface impacts

The Desired Character for the Community Zone and PDC 1, 6 and 7 of the Interface between land uses provisions seeks that development does not detrimentally affect the amenity of the locality nor cause unreasonable interference through noise, light spill, glare and hours of operation.

If additional outdoor lighting is sought as part of the application, a light spill and glare analysis will be required to be submitted that adequately demonstrates compliance with the *Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting*.

An acoustic report will also be required to demonstrate the likely noise impacts of the proposed use, which will need to take into consideration fixed plant, loud speakers, amplified music and general noise (vehicles, car doors slamming etc) from the development. This report will need to demonstrate that the noise will meet the relevant day time and night time (sleep disturbance) criteria set out in the *Environment Protection (Noise) Policy*, as measured at the nearest sensitive receiving point (dwellings). The acoustic engineer will also be required to make recommendations of the most appropriate noise mitigation measures required and provide details of these with the application.

8. Waste

A waste management plan is sought that considers the quantity of waste likely to be generated from the development and recommends a strategy to reduce the amount of waste generated across the three waste streams and puts forth a solution to best store and transfer waste in accordance with the Development Plan.

9. Stormwater

The development represents a substantial increase to the impervious surfaces on the site that offers an opportunity to capture, store and reuse the roof water and surface water generated on the site. A stormwater management plan is sought for the development that demonstrates how roof water and surface water will be collected, stored, reused and/or discharged into the nearby stormwater network. This plan should include storm water calculations for a 1 in 10 and 1 in 100 year ARI event that demonstrates that rate of water discharged from the site should not exceed pre-development conditions and that the downstream networks will not be overloaded in accordance with the Development Plan.

A stormwater quality report will also be required with music modelling demonstrating a suitable treatment train that demonstrates that the physical, chemical and biological condition of the stormwater leaving the site, as a result of the development, is equivalent to or better than pre-development conditions.

10. Regulated and Significant Trees.



A tree survey will be required to be submitted with the application demonstrating the species, location and circumference, measured at a metre above ground level, of any trees that will be affected. Should any of the trees not be of an excluded species listed in the *Development Regulations 2008* and have a circumference greater than 2m, an Arborist report will be sought with an assessment of the tree removal against the relevant provisions in the Development Plan. From a quick site visit, it appears that there are a number of trees that may fall within this category immediately to the north-east of the existing clubrooms and to the south-east, within the carpark.

11. Services

A services infrastructure report is sought demonstrating existing standard of services (water supply and pressure, hot water, fire-fighting water supply, sewer services, gas, electrical, telecommunications and site lighting) available to the site and detailing any augmentation works that may be required as a result of the development.

12. Landscaping

A landscape concept plan will be is sought detailing the retention of any existing trees, where possible. This plan shall demonstrate compliance with the General Section – Landscaping, Fence and Walls.

Information to be supplied with future Development Application

- Completed application forms
- Copy of the certificate of title for the relevant land;
- Scaled site plans, floor plans, elevations, cross sections;
- Reports as detailed above;
- Relevant application fee.



ANNEXURE ONE: COMPARISON TO OTHER MULTIUSE FACILITIES

ToW has asked us as part of this prudential review to:

1. Review the operating structure at a number of similar council owned multi-use facilities; and
2. Develop a recommended structure for management and operation of Walkerville Oval post development.

This Annexure addresses the requirement.

Current Walkerville Oval users

The following is a list of the clubs who currently utilise Walkerville Oval, a brief overview of their operating structure and their roles and responsibilities in relation to operating the current assets.

Walkerville Sports Club

The Walkerville Sports Club (Sports Club) is an incorporated body made up of representatives from the various Clubs that utilise Walkerville Oval including the:

- Walkerville Football Club
- Walkerville Junior Football Club
- Walkerville Cricket Club
- Walkerville Softball Club
- Walkerville Netball Club

The Sports Club holds the current lease with Council and the liquor license relating to consumption of alcohol at the main clubroom premises. All clubs have access to the building at any time but usage is determined on a seasonal basis with cricket having majority access during summer and football in winter.

The Sports Club have their own financial arrangements with the stakeholder clubs to split costs and profits. Previously the lease with ToW was on a peppercorn rate but more recently the club has been placed on an annual lease of increasing payments (currently approximately \$2k per annum). The sports club is required to supply a P&L annually to ToW.

Walkerville Bowling and Community Club

The Walkerville Bowling and Community Club (Bowling Club) has a separate lease to the sports club to operate and occupy the existing bowling club building. The Bowling Club has its own liquor license.

St Andrews Primary School and Walkerville Primary School

ToW has entered into a license agreement with St Andrews Primary School for the use of the Oval \$12,500 per annum

Walkerville Primary School has a license to use the Walkerville Oval for a fee of \$7,500 per annum.



Case studies of alternative similar sites

We have had detailed discussions with the City of Burnside (CoB), City of Campbelltown and the City of Marion in relation to their respective recreation facilities which have similar attributes to those proposed at Walkerville Oval to ascertain the various operating models being used and the lessons that have been learnt relating to these recreation and community facilities.

City of Burnside – Glenunga Hub

The Glenunga Hub is arguably the most comparable alternative facility in terms of potential usage and location to the proposed Walkerville Oval Project.

The Glenunga Hub was opened in 2016 and consists of:

- Two multipurpose ovals which are used for Australian Rules Football, Soccer, Cricket and Athletics;
- A community hub facility consisting of up to three large meeting / function rooms and one smaller meeting room, with additional kiosk, bar, commercial kitchen office space and other amenities;
- An outdoor plaza with fixed dining tables and benches; and
- A playground and fitness equipment in the surrounding ovals.

Figure Six: Glenunga Hub overview and floor plan



The Glenunga Hub is home to four sporting clubs; Glenunga Football Club, Old Ignatians Soccer Club, Glenunga Cricket Club, Eastern Districts Little Athletics.

The management model at the Glenunga Hub includes a collaborative approach between CoB and the clubs who have leases/licenses over use of the ovals and clubrooms. There is an incorporated body, Glenunga Sports and Social Club that holds a liquor license and is responsible for operating the bar for all functions and events at the Hub. The Glenunga Sports and Social Club distributes profits to the sporting clubs.

The Glenunga Hub is well recognised in the sector as a successful model for aggregating recreation and community services at a single site to activate a location and create economies of scale.



Based on publicly available information from FY2018, the Glenunga Hub generates the following revenue streams:

Table Eight: FY2018 Sources of revenue from Glenunga Hub

Item	Amount
Lease income (4 clubs)	\$19,000
Community and hire fees for rooms	\$73,000
Glenunga High School	\$42,000
Kiosk ¹	\$8,000
Total income	\$142,000
Total expenditure (including oval maintenance)	(\$242,000)
Net cost (excluding depreciation)	(\$100,000)

¹ We understand the kiosk was not commercially viable and has since been closed.

City of Burnside also has a staff member on site to manage bookings at Glenunga Hub and a number of other community facilities which is not included in the financial statement at Table Eight. Therefore, the full cost of operating the Glenunga Hub is likely to be slightly more than \$100,000 per annum.



Campbelltown Memorial Oval

Campbelltown Memorial Oval (CMO) is located on Lower North East Road in Paradise.

Before redevelopment in 2018, CMO had three separate buildings on the site; the Campbelltown Sports Club, The East Torrens District Cricket Club Rooms and the Academy of Self Defence Rooms.

The redevelopment has aggregated the services provided from these three buildings into one new modern hub building making the development similar to what is being proposed at Walkerville Oval.



Artist impression of the CMO redevelopment

Before redevelopment in 2018, CMO had three separate buildings on the site; the Campbelltown Sports Club, The East Torrens District Cricket Club Rooms and the Academy of Self Defence Rooms.

Post redevelopment these buildings were consolidated into a mixed use community hub with Council controlling usage of the ground floor for community use and the clubs controlling the first floor.

Council worked with the stakeholders of Campbelltown Sports Club (CSC) to adjust its Constitution to meet the updated requirements of the various club stakeholders who use the facility. CSC is responsible for managing the bar and has contractual arrangements with the Rostrevor Old Collegians Football Club and the East Torren District Cricket Club to distribute profits made from food and beverage service.

Each club user also has access to a canteen area where they can service their own snacks and beverages and cook a bbq.

We have been advised by Campbelltown City Council that the current operating model at CMO is working successfully and that the financial viability of the stakeholders clubs involved has improved post development.



Edwardstown Oval and Edwardstown Club (Soldiers Memorial Oval)

In 2012, the City of Marion identified that the condition of the facilities at Soldiers Memorial Oval required upgrading. The site contained three separate club buildings plus associated sporting infrastructure with council holding separate leases with the relevant club for the use of each building.

An \$8.0 million project was conceived (50/50 funded between Council and the Federal Government) to consolidate the three buildings into one community hub and to upgrade the sporting infrastructure on site including the cycling track.

In 2019, the City of Marion completed the upgrade. After opening, the facility was managed by the Edwardstown Club, an incorporated association with a lease with the City of Marion to operate the communal facilities.

The Edwardstown Club had contracts with the various sporting clubs that use the facility including:

- The Edwardstown Bowling Club
- Edwardstown Football Club
- South Road Cricket Club
- Meteors Triathlon Club; and
- South Coast Cycling Inc

Initially, all clubs were supporting of the hub concept but were cautious about losing their own licenced bars and the associated major revenue stream that historically supported the sustainability of the clubs. To accommodate the needs of the Clubs, the City of Marion worked with the relevant stakeholders to update the Constitution of the Edwardstown Club to help to ensure that all stakeholders needs were being met under the proposed management model. The Constitution included requirements for the creation of an independent skills based committee to run the Club rather than a more traditional model of key representatives from various clubs coming together to form the committee.

Just recently, the operating model has been abandoned and the City of Marion has re-taken control of the operations of the facility.

Ultimately the concept of an independent skills based committee was not successful as the appointed committee members had links with some of the existing clubs which brought into question the independence of the committee and the subsequent decisions.

Currently Council has a staff member responsible for managing the site utilising a series of volunteers and paid staff for service. This is a caretaker model until a longer term management model can be reinstated. The City of Marion has relayed some key learnings from the project:

- Design is critical in seeking to establish a hub where multiple clubs are involved. The design needs to accommodate the intended usage and not visa versa.
- Selection of committee members is critical to the success of the operating model. The process undertaken to select the Edwardstown Club Committee had unforeseen issues.
- Having the operating model finalised and agreed before proceeding with the project could have prevented some of the issues that were experienced.
- Having relationships with hospitality training groups who use the kitchen facility during non peak times has been a success
- Consistency of public access has also been an issue due to club usage.



Brighton Oval Precinct

We have included a brief assessment of the Brighton Oval Precinct as an example where, given the nature of the site and the sporting clubs involved, the originally designed community hub initiative was not progressed.

In around 2012, the City of Holdfast Bay endorsed a Masterplan for the redevelopment of the Brighton Oval precinct using a single building hub model to accommodate the Brighton Rugby, Football, Cricket, Lacrosse and Croquet clubs.

Following endorsement of the Masterplan, the associated clubs identified that hub model would not be a viable option for them and developed an alternative development concept for the precinct which included each major user maintaining a separate clubroom.

In 2017, the City of Holdfast Bay agreed to support the alternative proposal and to develop a business case to support the revised model proposed for the precinct by the Clubs.

The \$13.7 million re-development of the three buildings is shortly due for completion and remains a worthwhile case study to support that the community hub concept is not always an approach favoured by key stakeholders.

There is also a similar example relating to the City of Burnside's proposed redevelopment of Parkinson Oval where clubs were also not supportive of a Hub concept and instead lobbied for upgrades to existing segregated club facilities.



Management Model Options:

There are three high level management models that could be suitable at the Walkerville Oval Precinct.

1. Council controlled with contractual relationships with user clubs to provide services

This is the current operating model at the Walkerville Oval whereby Council enters into lease / license agreements with the various users of the oval and controls decision making in terms of the hire charges and the allocation of resources between the clubs.

Operational decision-making rests with the ToW Administration with ultimate accountability to Council.

There is a derivation of this model is where a council outsources the management to a third-party external operator. This usually (but not always) means that a level of financial and operational risk passes to the external manager.

This model is most effective when there is significant scale in the service offering (i.e. a large aquatic facilities or recreation centre) where commercial business practices are essential in driving performance. In this instance, we do not consider there is sufficient scale in the proposed service offering at Walkerville Oval to justify or generate value from an external management model, at least initially.

2. Precinct operated by a Section 41 Committee

This is a model available to ToW under the Local Government Act and would allow Council to establish a specialist committee to undertake the function of managing the redeveloped Walkerville Oval. The Committee could be given powers and delegations by Council relating to the operations of the precinct and the allocation of recreation resources in accordance with its terms of reference.

The Committee would be responsible for managing relationships with Clubs and making decisions in relation to the preferred operating model (i.e. whether ToW or another party provides services).

Under this model, the Committee is responsible for operational decisions, and some strategic decisions subject to its terms of reference.

3. Precinct operated by a Section 42 Subsidiary

This model is similar to the Section 41 Committee but has more formality in that the Subsidiary is its own entity, has its own board and charter. It is unlikely that the additional governance costs of creating a formal subsidiary could be justified to support the operations of the redeveloped Walkerville Oval due to the lack of scale of service offering.

Summary

We do not believe there is the level of sophistication and scale in operations to justify a change from the current 'council controlled' approach to managing the Walkerville Oval Precinct.

We consider that the Administration would be best placed to, at least initially, manage the precinct and the complex interrelationships between the various stakeholder groups.



If the Project progresses, we would recommend that the management model is regularly reviewed by Council and considered strategically in the context of Council's other recreation and community services and precincts to determine if there are opportunities to streamline service delivery in the future.

Conclusion

The aggregation of services in recreation precincts is a relatively well-established 'best practice' principle with several South Australian Councils adopting 'Community Hub' strategies to activate recreation precincts and minimise the ongoing cost of service provision.

However, like all strategies there are advantages and disadvantages with the 'community hub' approach particularly when asking different sporting clubs to share facilities.

The success of such strategies can very much be dependant on the individual clubs other location specific factors, such as the positioning of grounds and proximity of the 'hub' to precinct facilities.

Even with the best intentions, clubs sharing finite resources (ovals and clubrooms) where demand usually exceeds supply can make for a challenging operating model. Such models are usually only successful when there are good relationships between the clubs and council and when there are significant benefits (both in terms of financial performance and membership growth) for all parties compared with the status quo.

We consider that ToW's Administration is currently best placed to at least initially develop and implement the operating model in conjunction with the major clubs who use the facility.

However, in our experience, Council's cannot cost effectively operate and manage the full scope of services provided in recreation precincts like the redeveloped Walkerville Oval. The costs and risks associated with Council holding a liquor license and managing functions is prohibitive, particularly when Council's existing enterprise agreements are not usually designed for the provision of afterhours services.

Our preferred and recommended model for the redeveloped Walkerville Oval is to attempt to follow a similar structure to what is in place at the Glenunga Hub, whereby:

- Council has lease or license agreements with key clubs with prescribed hours of allowed usage for the oval and clubroom facilities;
- An Incorporated Association (being representative of, and run by the key clubs) being the holder of the primary liquor license for the bar facility;
- The participating clubs develop an agreement between themselves to provide bar services to the Hub and to equitably distribute profits from the bar.
- Those profits are used to improve the financial sustainability of clubs and to help to make a larger financial contribution to ToW for ongoing usage of the hub and broader precinct. This will help to cover the additional costs of the larger facility at the site.
- Once more certainty exists over the future services to be provided in the Hub, release an EOI for the provision of catering services, including formal functions and events and the kiosk.
- Council can control the function and communal spaces at times not prescribed in the various leases / license with the sporting clubs to be managed by an existing community officer on



a part time basis. This structure may change if there is a business case for a full time position or an external management model for the function space.

As mentioned previously, the success of such a structure is dependent on a number of factors and will need to be workshopped with the various clubs. If relationships between the clubs and between the clubs and council break down, it is unlikely the suggested model will be effective, and ToW may be required to step in to mediate issues and commit additional resources to manage the hub.

If this occurs, the ongoing financial viability of the precinct is likely to be impacted. Council should be aware of this risk and the complexity of managing stakeholder relationships in this context before proceeding with the Project to merge clubs into one facility.

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

S 48 (2) (h) of the *Local Government Act 1999*

“any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks”

ISO 31000 – Risk Management Principles and Guidelines

27 Key Priority Risks Identified.

Categories:

1. Political Risks – (4)
2. Environmental – (9)
3. Financial – (4)
4. Insurance & WHS – (4)
5. Planning & Development – (2)
6. Tender/Contractor – (2)
7. Construction – (2)

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

Risk Rating Matrix

			5	4	3	2	1
RISK RANKING		CONSEQUENCES	Insignificant	Minor	Moderate	Major	Catastrophic
		Injury	No treatment/ injury	First aid treatment	Minor, but lost time injury	Serious injury requiring hospital treatment	Fatality or permanent disability
		Property damage	Slight	Minor	Considerable	Major	Substantial
		Environment	No impact	Local effect. On site release immediate containment	Low level impact. On site release contained with outside assistance	Serious impact. Off site release with no detrimental effects	Detrimental impact. Toxic release off site with detrimental effect
LIKELIHOOD		Production or financial loss	Low financial costs	Medium financial loss	High financial loss	Major financial loss of production	Huge financial loss
Almost Certain	A	High/frequent level of exposure to hazard – recurring recorded incidents - expected to occur in most circumstances	M	H	H	VH	VH
Likely	B	Exposure to hazard is likely – recorded incidents – will probably occur in most circumstances	M	M	H	H	VH
Possible	C	Exposure to hazard could happen – infrequent recorded incidents –might occur at some time	L	M	H	H	H
Unlikely	D	Exposure to hazard could happen – very few recorded incidents - could occur at some time	L	L	M	M	H
Rare	E	Exposure to hazard could happen – an incident might be possible - may occur only in exceptional circumstances	L	L	M	M	H

ISO 31000 – Risk Management Principles and Guidelines

The Risk Ratings are defined as follows:

- VERY HIGH RISK**
 This is an unacceptable level of risk and **immediate corrective action** is required. The risk must be referred to senior management for the development and implementation of a Risk Treatment Plan.
- HIGH RISK**
 This is an unacceptable level of risk. A Risk Treatment Plan must be developed and implemented. Senior management attention is required and **prioritised action required**.
- MEDIUM RISK**
 This level of risk is generally acceptable and can be managed **through monitoring or specific procedures and planned action is required**. A Risk Treatment Plan may be developed if existing controls are not adequate or to prevent the possibility that the level of risk may increase.
- LOW RISK**
 This is an acceptable level of risk and no Risk Treatment Plan is necessary if existing control measures are working. These risks are generally managed **through routine procedures**.

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

No	Risk Issue	Responsible Person(s)	Likelihood	Consequences	Risk Rating	Type	Existing Controls	Solutions
POLITICAL								
1.	Appropriate community notification for design and construction (transparency)	<ul style="list-style-type: none"> • CEO • Council • Communications Officer 	D4	<ul style="list-style-type: none"> • Community not fully notified about the proposed concept and or development process. • Claims of lack of transparency. • Claims of predetermination of Community Land and Assets. • Possible legal review (<i>Coast Path</i>)¹. 	Low	<ul style="list-style-type: none"> • Political • Reputation • Legal • Financial 	<ul style="list-style-type: none"> • Community Consultation • Consultation postcard mailed to every Town of Walkerville ratepayer. • Detailed information provided on website, social media pages and distributed to stakeholders and surrounding residents. • Stakeholder forums. 	<ul style="list-style-type: none"> • Ensure sufficient preliminary notification period has been provided before proceeding. • Ensure open communication continues throughout project period.
2.	Community support for project withdrawal	<ul style="list-style-type: none"> • CEO • Council • Communications Officer 	D4	<ul style="list-style-type: none"> • Community support for project withdrawn. 	Low	<ul style="list-style-type: none"> • Political • Reputation • Financial 	<ul style="list-style-type: none"> • Maintain community engagement. 	<ul style="list-style-type: none"> • Continue ongoing engagement with the community.
3.	Impacts resulting from timing of Election cycle	<ul style="list-style-type: none"> • CEO • Council 	D4	<ul style="list-style-type: none"> • Incoming Council abandons or alters project / concepts. • Impacts ability to source grant funding. 	Low	<ul style="list-style-type: none"> • Financial • Political 	<ul style="list-style-type: none"> • Current project timeframes agreed to by current Council. 	<ul style="list-style-type: none"> • Proceed with project during the current term of Council. • Formalise decision of Council during current term. • Finalising design plans in order to proceed to shovel ready.
4.	Keeping Stakeholder Clubs informed, engaged with, and supportive of the project.	<ul style="list-style-type: none"> • CEO • BA(P&C) 	D4	<ul style="list-style-type: none"> • Club support for project withdrawn. 	Low	<ul style="list-style-type: none"> • Political • Reputation 	<ul style="list-style-type: none"> • Regular meeting with sporting bodies “fit for purpose development”. 	<ul style="list-style-type: none"> • Continue ongoing engagement with stakeholders. • Actively pursue hiring of school ovals and reserves to continue club sports and operations. • Work with relevant associations to ensure flexibility in game scheduling at alternate locations.

¹ *Coastal Ecology Protection Group Inc & ORS v City of Charles Sturt* [2017] SASC 136.

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

No	Risk Issue	Responsible Person(s)	Likelihood	Consequences	Risk Rating	Type	Existing Controls	Solutions
ENVIRONMENTAL								
1.	Removal of trees from site	<ul style="list-style-type: none"> • CEO • GMA&I • GMPERS • Designer 	D4	<ul style="list-style-type: none"> • Negative impact on natural environment. • Removal of trees from the proposed building footprint. 	Low	<ul style="list-style-type: none"> • Environmental 	<ul style="list-style-type: none"> • All trees for removal have been inspected by Arborist. • Trees protected through design documentation (root zones). 	<ul style="list-style-type: none"> • Tree removal by staging (minimise). • Sensitive removal techniques. • Replanting. • Potential for replant of mature trees. • Tree survey. • Landscaping plan.
2.	Potential loss of animal habitat through removal of trees from site	<ul style="list-style-type: none"> • GMA&I • GMPERS 	C4	<ul style="list-style-type: none"> • Community criticism of project. 	Medium	<ul style="list-style-type: none"> • Political • Environmental 	<ul style="list-style-type: none"> • Undertake assessment of tree species and wildlife present prior to site works. 	<ul style="list-style-type: none"> • Replanting of habitat providing mature trees.
3.	Reduced open space	<ul style="list-style-type: none"> • CEO • GMA&I • GMPERS • Designer 	D4	<ul style="list-style-type: none"> • Perceived reduction open space areas by increased building footprint. 	Low	<ul style="list-style-type: none"> • Environ-mental. • Political. 	<ul style="list-style-type: none"> • Current design includes minimal reduction of open space. 	<ul style="list-style-type: none"> • Ongoing information to be disseminated to community and stakeholders. • Conduct and provide an area analysis report as and where necessary.
4.	Perception of loss of useable passive recreational space	<ul style="list-style-type: none"> • Communications Officer • Field Staff • Project Manager 	C4	<ul style="list-style-type: none"> • Community criticism of project. 	Medium	<ul style="list-style-type: none"> • Political • Environmental 	<ul style="list-style-type: none"> • Only cordon off the necessary amount of oval space to ensure a safe work zone. • Retain as much passive recreation space as possible. 	<ul style="list-style-type: none"> • Advanced communication and advisory.
5.	Loss of parking - Department for Education (Minister) current parking agreement for Warwick Street car park	<ul style="list-style-type: none"> • BA(P&C) • GMA&I 	B3	<ul style="list-style-type: none"> • Breach of contract with Minister. 	High	Contractual	<ul style="list-style-type: none"> • Utilise any available onsite parks outside of the construction exclusion zone. 	<ul style="list-style-type: none"> • Explore alternate options for off-street parking in order to fulfil the terms of the contract – potentially Fuller Street site.

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

6.	Loss of shelter and toilets on oval	<ul style="list-style-type: none"> • GMA&I • Project Manager 	B3	<ul style="list-style-type: none"> • Closure of the only public toilet on the site and removal of grandstand shelter will result in community criticism. 	High	<ul style="list-style-type: none"> • Political • Environmental 	<ul style="list-style-type: none"> • Install temporary toilet and shade facilities at the oval for the duration of the project construction. 	<ul style="list-style-type: none"> • Conduct initial assessment upon commencement of site works and continually monitor. • Implement additional mitigation measures when and where necessary.
7.	Increased dust and noise impacting neighbours and Pre-Kindy	<ul style="list-style-type: none"> • Project Manager • Contractor 	C4	<ul style="list-style-type: none"> • Community criticism. • Formal complaints. • Environmental impacts of construction from those adjacent to the site. 	Medium	<ul style="list-style-type: none"> • Political • Environmental 	<ul style="list-style-type: none"> • Implement standard dust and noise prevention practices (ie water spray demo site, site work hour's restricted). 	<ul style="list-style-type: none"> • Conduct initial assessment upon commencement and continually monitor. • Implement additional mitigation measures when and where necessary (ie. additional toilet facilities based on needs).
8.	Potential of discovering indigenous remains upon breaking ground for project build	<ul style="list-style-type: none"> • CEO • BA(P&C) • Project Manager • Contractor 	D3	<ul style="list-style-type: none"> • Stop construction work. • Delays in project timeline and delivery. • Possible cessation of project. 	Medium	<ul style="list-style-type: none"> • Financial • Political 	<ul style="list-style-type: none"> • Existing State Government Heritage Burial Site Register. 	<ul style="list-style-type: none"> • Refer to relevant authority as and where necessary.
9.	Potential contamination of site	<ul style="list-style-type: none"> • BA(P&C) • GMPERS • Project Manager 	D3	<ul style="list-style-type: none"> • Delays in project timeline and delivery. • Possible cessation of project. 	Medium	<ul style="list-style-type: none"> • Financial • Political 	<ul style="list-style-type: none"> • Knowledge of site does not indicate risk. • Monitor as part of construction process. 	<ul style="list-style-type: none"> • Undertake geotechnical testing and reporting as needed.

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

No	Risk Issue	Responsible Person(s)	Likelihood	Consequences	Risk Rating	Type	Existing Controls	Solutions
FINANCIAL								
1.	Costs exceeding budgeted amount (affordability)	<ul style="list-style-type: none"> • CEO • GMCS • Council 	B3	<ul style="list-style-type: none"> • Costs exceed budget / shortfall in funds • Over debt threshold 	High	<ul style="list-style-type: none"> • Financial 	<ul style="list-style-type: none"> • Credible, reliable and accurate cost estimates to be sought. • Independent costing of project. • Seek quotation through competitive Tender. • Design constraints. • Prudential Review. 	<ul style="list-style-type: none"> • Review budget regularly. • Procurement process.
2.	Inability to attract grant funding (linked with political)	<ul style="list-style-type: none"> • CEO • Mayor • GMCS 	B3	<ul style="list-style-type: none"> • Inability to fund the build of the proposed concept. • Over debt threshold 	High	<ul style="list-style-type: none"> • Financial • Political 	<ul style="list-style-type: none"> • Actively pursuing State and Federal MP. 	<ul style="list-style-type: none"> • Continue to pursue grant opportunities. • Consider alternate options for funding the project (ie leasing of Smith & Fuller Street site to generate alternate revenue source).
3.	Demonstrate value for money to ratepayers	<ul style="list-style-type: none"> • CEO • Council 	C5	<ul style="list-style-type: none"> • Community criticism re: misuse of community funds. 	Low	<ul style="list-style-type: none"> • Financial 	<ul style="list-style-type: none"> • Inform community of alternatives and ongoing costs • Compliance issues. • Prudential Review. 	<ul style="list-style-type: none"> • Prudential Review
4.	Low financial return to Council, plus incurring ongoing subsidised / operation expenses.	<ul style="list-style-type: none"> • CEO • GMCS • BA(P&C) 	B4	<ul style="list-style-type: none"> • Council subsidising the operation and utility costs of the building for user groups. 	Medium	<ul style="list-style-type: none"> • Financial 	<ul style="list-style-type: none"> • Desktop study of varying management and operational models. • Prudential Review. 	<ul style="list-style-type: none"> • Implement appropriate management model. • Include sustainable practices, BMS and infrastructure into the concept design to minimise operational costs.

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

No	Risk Issue	Responsible Person(s)	Likelihood	Consequences	Risk Rating	Type	Existing Controls	Solutions
WHS & INSURANCE								
1.	WHS systems not sufficiently in place	• WHS/Risk Coordinator	C4	<ul style="list-style-type: none"> • Accident • Injury • Litigation 	Medium	• Safety	• Ensure contractors and Council staff have WHS systems in place.	<ul style="list-style-type: none"> • Regular review of WHS system onsite • Conduct regular audits
2.	Asbestos management	• WHS/Risk Coordinator	C4	<ul style="list-style-type: none"> • Accident • Injury • Litigation 	Medium	<ul style="list-style-type: none"> • Safety • Environmental 	• Ensure contractors and Council staff have WHS systems in place.	<ul style="list-style-type: none"> • Consult asbestos register. • Conduct preliminary assessment of the site to determine the degree of asbestos on site. • Appropriate removal measure to be implemented as part of the site works.
3.	Lead paint register	• WHS/Risk Coordinator	C4	<ul style="list-style-type: none"> • Accident • Injury • Litigation 	Medium	<ul style="list-style-type: none"> • Safety • Environmental 	• Ensure contractors and Council staff have WHS systems in place	<ul style="list-style-type: none"> • Conduct preliminary assessment of the site to determine the degree of asbestos on site. • Appropriate removal measure to be implemented as part of the site works.
4.	Insurances not adequate	<ul style="list-style-type: none"> • GMCS • BA(P&C) • WHS/Risk Coordinator 	D4	• Insufficient insurances to cover injury, damage, and insolvency of contractor.	Low	<ul style="list-style-type: none"> • Insurance • Financial • Safety 	• Ensure Council has appropriate and adequate levels of cover for professional indemnity, public liability, construction, workers compensations etc.	• Ensure insurance is at the appropriate level and WHS systems are appropriate.

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

No	Risk Issue	Responsible Person(s)	Likelihood	Consequences	Risk Rating	Type	Existing Controls	Solutions
PLANNING & DEVELOPMENT								
1.	Inability to predetermine the precise building use and development description to facilitate appropriate assessment pathway.	• GMPERS	B3	<ul style="list-style-type: none"> • Design not fit for purpose or site appropriate resulting in the need for a redesign. • Delay in assessment. • Additional costs to Council 	High	<ul style="list-style-type: none"> • Political • Reputation • Financial 	<ul style="list-style-type: none"> • Consultation with stakeholders undertaken to determine user group needs. 	<ul style="list-style-type: none"> • Ongoing consultation and re-iteration of design plans (as needed) in order to determine the current and future uses. • EOI to gauge possible stakeholder offerings.
2.	Delay in obtaining development approval for project	<ul style="list-style-type: none"> • CEO • GMPERS 	C3	<ul style="list-style-type: none"> • Protracted development application process resulting in the delay of the project commencement. 	High	<ul style="list-style-type: none"> • Political • Financial • Reputation 	<ul style="list-style-type: none"> • Ensure right design for the site. • Ensure appropriate CPTED and Way-finding solution are incorporated into the design. • Ensure all necessary light spill assessment, hours of operation, acoustic and traffic management reports are included in the application documents. • Ensure all necessary external consultant and impact statements are obtained prior to lodgement. 	<ul style="list-style-type: none"> • Considerable pre-assessment of project documents and application requirements.

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

No	Risk Issue	Responsible Person(s)	Likelihood	Consequences	Risk Rating	Type	Existing Controls	Solutions
TENDER / CONTRACTOR								
1.	Insufficient Tender documents and scope for required works provided as part of Tender.	<ul style="list-style-type: none"> • CEO • BA(P&C) • GMA&I 	D4	<ul style="list-style-type: none"> • Tender submission received not quoted appropriately and completely. • Re-Tender. 	Low	<ul style="list-style-type: none"> • Financial • Political 	<ul style="list-style-type: none"> • Documents to be reviewed by all responsible parties and potentially external consultants to ensure sufficient. 	<ul style="list-style-type: none"> • Ongoing review and amendment of docs when and where necessary.
2.	Contractor selection (construction)	<ul style="list-style-type: none"> • CEO • Council • BA(P&C) • Contract Evaluation and Selection Panel 	E4	<ul style="list-style-type: none"> • Inappropriate or inexperienced contractor appointed 	Low	<ul style="list-style-type: none"> • Financial • Safety • Reputation • Political 	<ul style="list-style-type: none"> • Contractor with relevant experience and capacity appropriate to undertake works to be selected. • Tender process to ensure main contractor selected on the best methodology, experience and qualifications. 	<ul style="list-style-type: none"> • Ensure contractor selected has good track record and performance in delivery previous and similar projects. • Diligent contractor selection process has been undertaken.

RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

No	Risk Issue	Responsible Person(s)	Likelihood	Consequences	Risk Rating	Type	Existing Controls	Solutions
CONSTRUCTION								
1.	General construction risks	<ul style="list-style-type: none"> Contractor Project Manager (Council) WHS/Risk Coordinator 	C4	<ul style="list-style-type: none"> Various consequences that may arise from a range of construction works. 	Medium	<ul style="list-style-type: none"> Safety Reputation Financial 	<ul style="list-style-type: none"> Risk assessment to be undertaken as part of the planning process 	<ul style="list-style-type: none"> WHS to be implemented Regular site audit to be undertaken during the construction works
2.	Unknown underground services and/or obstructions	<ul style="list-style-type: none"> Contractor Project Manager (Council) 	C2	<ul style="list-style-type: none"> Damage underground services. Injury. Delay in construction. Increase in project costs. 	High	<ul style="list-style-type: none"> Financial Safety Reputation Community 	<ul style="list-style-type: none"> All services to be located and potholed by qualifier surveyor. 	<ul style="list-style-type: none"> Ensure all underground service information are located during construction stage. Preliminary sub-surface analysis and testing.



RISK REGISTER

WALKERVILLE OVAL REDEVELOPMENT

State and Commonwealth Government - funding programs for local government

Prepared 10 November 2020

This document provides an update on the status of State and Commonwealth Government funding programs available to local government.

South Australian State Government

Local Government Infrastructure Partnership Program

Full details of this program, including project eligibility and application process is available on the Department of Treasury and Finance website here:

<https://www.treasury.sa.gov.au/Growing-South-Australia/COVID-19/local-government-infrastructure-partnership-program-guidelines>

The closing date council applications is **29 January 2021**.

LGA Procurement support

LGA Procurement invites all councils to attend a webinar series specifically designed to support the Local Government Infrastructure Partnership Program. The series will connect councils with industry experts to assist you to spend the money and stimulate the economy.

LGA Procurement is ready to help and will discuss ways to help council shovel ready projects arrive to market quicker and how managed contracts can and will help you save time, money and reduce your risk.

The following LGA Latest News has further details on how to register now for the first webinar – *Bitumen and Minor Civil works* to be held on Thursday 26 November 2020 at 10am.

[https://www.lga.sa.gov.au/news-and-events/news/latest-news/\\$200million-local-infrastructure-funding-council-webinar-series](https://www.lga.sa.gov.au/news-and-events/news/latest-news/$200million-local-infrastructure-funding-council-webinar-series)

Program information and guidelines

As previously reported, the 2020-21 South Australian State Budget includes a new \$100 million Local Government Infrastructure Partnership Program. The program will provide councils with dollar for dollar funding for a wide range of infrastructure projects that will support businesses and create local jobs.

The State Government will provide grants to councils for up to 50 per cent of the cost of approved infrastructure projects. Councils may fund their contribution either through their own reserves or borrowings.

Projects can also leverage support from other funding partners, including the Commonwealth Government and/or local businesses. As such, the program is intended to leverage at least \$200 million investment in local government infrastructure.

Further details of this program are available on the SA Department of Treasury and Finance website¹.

Applications require a business case, a project delivery timetable, information on employment of South Australians, and an undertaking to maximise the use of local contractors during the construction phase.

Eligibility

The guidelines provided outline an extensive scope of eligibility. Councils are encouraged to carefully assess the guidelines on the DTF website. In summary:

- Councils may apply individually, as part of a consortium, and for more than one project
- Projects may include construction or major renewal, replacement or upgrades
- Projects must provide economic growth and improve local community infrastructure
- Projects must not be in the council's existing 12-month budget. However, further stages of development are eligible provided the stage is not scheduled to commence and has yet to source sufficient funding.
- Projects already funded through Federal or State Government programs are not eligible.
- State Government contribution is up to 50 percent of the project. The remainder of project funding can include contributions from third parties eg. from a sporting/community club towards an upgrade of the facilities or Commonwealth Government funding.
- Projects must be shovel ready – defined as be able to commence construction within 12 months of approval of the application (and not at the planning/design phase)
- Councils must maximise the use of local contractors during the construction phase.
- Projects must have a GST exclusive cost of at least \$1 million, but may include single programs, related projects and a program of works.
- Smaller regional councils may apply on a case by case basis for projects less than \$1 million.

Closing Date

Applications close 29 January 2021.

Assessment and approval

DTF will assess the applications, in consultation with the Office for Local Government

Applicants will be notified of final decisions by 19 March 2021.

¹ <https://www.treasury.sa.gov.au/Growing-South-Australia/COVID-19/local-government-infrastructure-partnership-program-guidelines>

Commonwealth Government

Financial Assistance Grants

In 2020-21 the Australian Government will provide \$2.54 billion in untied funding to local governing bodies under the Financial Assistance Grant program.

This includes \$1.3 billion which was brought forward from the 2020–21 estimate and paid to states and territories on 25 May 2020.

The remaining 2020-21 allocation to states and territories will be paid in four equal quarterly instalments scheduled for August, November, February, and May.

A summary of the allocation for each South Australian council is available on the Commonwealth's website.

Local Roads and Community Infrastructure Program

In May 2020, the Australian Government announced an initial \$500 million for a new Local Roads and Community Infrastructure Program (LRCI Program). A \$1 billion extension of the LRCI Program was announced through the 2020–21 Budget.

The program seeks to support councils to deliver priority local road and community infrastructure projects, supporting jobs and the resilience of local economies to help communities' recovery from the COVID-19 pandemic.

Funding allocations

SA councils can expect to share in around \$76 million in funding through the LRCI program in 2020/21, and a further \$44.6 million next financial year.

Funding allocations are determined by formula and consider road length and population. SA councils shared in approximately \$40 million of the initial \$500 million funding allocation.

The Commonwealth Government's information currently states that allocations under the extension of the program will be available shortly and that councils will be able to access funding under the extension from 1 January 2021. The LGASA is currently liaising with the Commonwealth via ALGA and will provide further information as it becomes available.

Reporting requirements

Councils are required to provide Quarterly Reports to the Department with information on the progress of Projects and grant funding Expenditures. Quarterly Reports are required for councils to receive their Second and Third Instalments of grant payments. Quarterly Reports must be submitted within the period specified in the Eligible Funding Recipients Grant Agreements.

Templates and Frequently Asked Questions regarding reporting requirements and variations are available on the Commonwealth's website².

²²² https://investment.infrastructure.gov.au/infrastructure_investment/local-roads-community-infrastructure-program/

Black Spot Program

As part of the Local and State Government Road Safety Package announced in the 2019-20 Budget, the Australian Government has committed an additional \$50 million per year from 2019-20 to the Black Spot Program.

The Government is providing \$1 billion to the Black Spot Program from the 2013-2014 financial year to the 2022-2023 financial year, with an on-going commitment of \$110 million each year following.

Program funding conditions, eligibility and nomination details are available here³.

The Federal Budget 2020-21 estimated the following allocations:

- \$137 million – 2020-21
- \$137 million – 2021-22
- \$117 million – 2022-23
- \$110.0 million – 2023-24

Also, Infrastructure Investment – Road Safety and Upgrades - \$2B over 2 years from 2020-21 (so 18 months left) to deliver small scale projects & can include cycleways. This funding goes to States/Territory Governments, but States can pass on to local governments. Advice from Federal Department of Infrastructure is that South Australia's allocation is \$168 million.

Bridges Renewal Program

The Bridges Renewal Program (BRP) funds the upgrade and replacement of bridges to enhance access for local communities and facilitate higher productivity vehicle access.

As part of the Local and State Government Road Safety Package announced in the 2019-20 Budget, the Australian Government has committed an additional \$25 million per year to the BRP from 2019-20. The Government will provide \$640 million from the 2015-2016 financial year to the 2022-2023 financial year, with an on-going commitment of \$85 million each following year.

The Federal Budget 2020-21 estimated the following allocations:

- \$89.7 million – 2020-21
- \$108.5 million – 2021-22
- \$91.1 million – 2022-23
- \$91.1 million – 2023-24

Funding Round Five

On 29 September 2020, the Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development, the Hon Michael McCormack MP, announced funding for 205 projects, submitted for funding under Round Five of the BRP. Thirteen of these were applications from SA councils and/or the South Australian State Government.

Current projects from Rounds 1 to 5 are available here⁴.

Funding Round Six

The date for the opening of Round Six has not yet been decided. In advance of the next funding round, the LGA will continue to raise with the Minister for Infrastructure and Transport and Regional

³ https://investment.infrastructure.gov.au/infrastructure_investment/black_spot/

⁴ https://investment.infrastructure.gov.au/infrastructure_investment/bridges_renewal.aspx

Development, our proposal to change to the Bridges to Renewal Program to allow for multiple council projects within a certain threshold to be combined to form a single regional application, in order to give a broader assessment of the productivity and economic benefits. This would allow the Commonwealth to support the necessary, but smaller, projects through the program.

Heavy Vehicle Safety and Productivity Program

The Heavy Vehicle Safety and Productivity Program (HVSPP) funds infrastructure projects that improve the productivity and safety outcomes of heavy vehicle operations across Australia.

As part of the Local and State Government Road Safety Package announced in the 2019-2020 Budget, the Australian Government has committed an additional \$25 million per year to the HVSPP from 2019-2020. The Government will provide \$508 million to the HVSPP from the 2013-2014 financial year to the 2022-2023 financial year, with an on-going commitment of \$65 million each year following.

Funding Round Seven

On 29 September 2020, the Deputy Prime Minister and Minister for Infrastructure, Transport and Regional Development, the Hon Michael McCormack MP, announced funding for 146 projects, submitted for funding under Round Seven of the HVSPP. Fourteen of these were applications from SA councils and/or the South Australian State Government.

Current projects from Rounds 1 to 7 are available here⁵.

Funding Round Eight

The date for the opening of Round Eight has not yet been decided.

ALGA and LGASA advocate for:

- Strategic Local Roads Investment Program - \$300M per annum for 5 years – covers capability, system gaps, planning gaps and knowledge gaps.

Roads to Recovery Program

The Roads to Recovery Program supports the maintenance of local roads, which facilitates greater access for Australians and improves safety and economic and social outcomes.

As advocated by the LGASA and ALGA, the Roads to Recovery Program does not contain a sunset clause under the National Land Transport Act 2014, meaning no new legislation is required for the continuation of the program.

As part of the Local and State Government Road Safety Package announced in the 2019-20 Budget, the Australian Government has committed an additional \$100 million per year to the Roads to Recovery Program from 2019-20. From 2013-14 to 2023-24, the Government will provide \$6.2 billion under the Roads to Recovery Program, with an on-going commitment of \$500 million each year following.

On 6 November 2019, the Government announced \$138.9 million additional Roads to Recovery funding in the 2020 calendar year for the 128 Local Government Areas eligible for the Drought Communities Programme Extension.

The Federal Budget 2020-21 estimated the following allocations:

⁵ https://investment.infrastructure.gov.au/infrastructure_investment/heavy_vehicle_safety_and_productivity.aspx

- \$591.7 million -2020-21
- \$499.5 million – 2021-22
- \$499.5 million – 2022-23
- \$476.7 million – 2023-24

Roads to Recovery Program allocations have been determined based on the recommendations of the Local Government Grants Commissions in each jurisdiction. Further details, along with each councils' allocations, are available here⁶.

⁶ https://investment.infrastructure.gov.au/infrastructure_investment/roads_to_recovery/

Meeting:	Council
Title:	Heritage Management Policy – Report
Responsible Manager:	Group Manager Planning Environment & Regulatory Services, Andreea Caddy
Author:	Group Manager Planning Environment & Regulatory Services, Andreea Caddy
Key Pillar:	Strategic Framework – Key Pillar 7 – Leadership – A responsible and influential local government organisation
Key Focus Area:	Financial Guiding Principle 1- Finances managed responsibly
Type of Report:	Decision Required

Recommendation

1. That Council adopts the revised Heritage Management Policy appearing as Attachment A to this report.
2. That Administration be authorised to make changes to the Heritage Management Policy of a minor technical and formatting nature.

Summary

The existing Heritage Management Policy, as contained in Attachment B, was due for review in December 2018. The revised policy will ensure alignment with the desired outcomes of the *2020-2024 Living in the Town of Walkerville: a strategic community plan* as well as reflect the changing legislated framework established under the *Planning, Development and Infrastructure Act 2016*.

At its meeting on 19 October 2020, Council resolved the following:

CNC152/20-21

1. *That Council receives and notes this report titled ‘Heritage Management Policy – Review.’*
2. *That Council release the Draft Heritage Management Policy, as contained in Attachment A, for public consultation.*

To this end, the draft Policy was put to Public Consultation from 9am Saturday 24 October 2020 until 5pm Friday 13 November 2020. During the consultation period, we received one submission, which appears as Attachment C.

The submission presented argued that the Walkerville Council Urban Forest Management Policy should be included in the ‘Related Policies’, which with other relevant legislation and related policies work to

underpin the Heritage Management Policy. The submission also concluded that The Urban Forest Policy is critical to our community's response to the impact of climate change. The recommendations as presented in the submission were carefully considered by staff and subsequently the Policy presented to Council for their consideration and adoption, reflects this valuable feedback.

The submission also identified that critical to achieving the objectives of the Urban Forest Management Policy, is working hand-in-hand with the Planning and Design Code and that the aims of the Urban Forest Management Policy cannot be achieved if high density development outcomes continue, with limited provision for landscaping and mature trees.

For Council's interest and to supplement and support the statements made in the submission, Administration continues to dedicate resources to our Council Liaison Officer, who represents concerns to the Code writers with the State Government, ahead of the P & D Code roll out for Phase Three in early 2021.

Background

The Policy is not a new document, but rather a document that has evolved with time, industry best practice principles and planning reforms.

The current Heritage Management Policy, contained in Attachment B, was endorsed in December 2016:

CNC233/16-17

- 1. That Council receive and endorse the recommendations of the Strategic Planning and Development Policy Committee from 11 November 2016 relating to the (Draft) Heritage Management Policy as contained in Attachment A.*
- 2. That Council adopt the Heritage Management Policy contained in Attachment B.*

Since the inception of this Policy the *Planning, Development and Infrastructure Act 2016* and associated Regulations have been further developed and extensive consultation has been undertaken. The overwhelming theme that has come out of this consultation is that heritage and character are important to the broader South Australian community and that all efforts should be made to preserve it.

This policy affords Council an opportunity to establish clear guiding principles that will underpin how heritage will be managed in the township.

Discussion/Issues for Consideration

Heritage is the fifth pillar of the *2020-2024 Living in the Town of Walkerville: a strategic community plan* that outlines the following key objective:

Protect and maintain the unique history of the township and its buildings.

Out of this, the plan outlines the following key desired outcomes:

- Heritage and culture are communicated through signage and public art that create a distinctive and unique sense of place
- We celebrate the diverse heritage of our community
- We promote and encourage the conservation of our heritage buildings and places
- Heritage Conservation Funding Grants are made available
- We recognise our heritage through our Heritage Plaques Scheme
- We digitise existing records of heritage assets to celebrate the town's rich built character and provide walking trail landmarks.

The following 12 policies are considered to effectively respond to the above outcomes and are discussed in some detail below:

1. *Act as custodian for heritage assets in public spaces (the public realm), through their identification, management and enhancement as part of public works.*

This policy is intended to capture the existing Heritage Plaques Scheme and Heritage Trail Markers, which is currently an un-funded project designed to roll-out across the Township in the coming financial years.

2. *Manage and maintain council owned heritage buildings and items of heritage significance including buildings, reserves, infrastructure, war memorials, monuments, street furniture, trees and other assets of heritage value.*

This policy is intended to guide future asset management responsibilities as they relate to the buildings and items of heritage significance that currently exist within Council owned land and reserves. Such sites worth noting include the Gilberton Swing Bridge, Walkerville Town Hall, Levi House and the Moreton Bay Fig, Wesleyan Cemetery, the blue stone kerbing in Medindie and Gilberton, to name a few. Where available, Council will pursue any available funding through the SA Heritage Grants Program that will assist with the maintenance costs, should these grants continue into the 2021/2022 financial year.

3. *Ensure the conservation of the Town's built and natural heritage is an integral part of Council's asset management planning and practices and guides Council's decisions and actions.*

As an extension of the above, this policy ensures that any Council led assets and infrastructure projects are managed with the sole goal of conserving the town's built and natural heritage, which requires careful planning, expert heritage advice and where necessary, the use of heritage sensitive construction and maintenance methods in accordance with the best practice principles set out within the Burra Charta. For example, Levi House is a State Heritage Place that requires ongoing maintenance with the guidance of both Council's Heritage Advisor and the State Heritage Branch.

4. *Advocate to State Government bodies for legislative policy, which supports conservation of built and natural heritage.*

With the State Government planning reform process fully underway, the role for Council to advocate for the conservation of the built and natural heritage in the township has never been more important. This is of particular relevance as Council considers the elevation of the townships Contributory Items to Local Heritage status, which offers a higher order of heritage protection under the *Planning, Development and Infrastructure Act 2016*.

5. *Participate whenever possible, in the formulation of national, state and local legislation and policy affecting heritage items and areas within the Town of Walkerville.*

Walkerville Council will continue to be actively engaged with the planning reform process at a state level, as it evolves, and will continue to advocate for the strongest protection of the heritage items within the Township.

6. *Advocate at the state and national level for support for the retention and conservation of buildings and items of heritage value.*

Walkerville Council will continue to advocate for the protection of buildings and items at the State and Federal Government level along with continuing to advocate through their involvement with GAROC and the LGA.

7. *Consistently and accurately interpret and apply the aims, objectives and policies of heritage conservation and management within legislative instruments.*

This policy captures the ongoing dedication of the planning administration to interpret and apply the objectives and policies of the existing Walkerville Council Development Plan, and the future Planning and Design Code, as they relate to individual development applications. In meeting this policy, Administration seek the expert opinion of an external Heritage Advisor, who assists in achieving the best conservation outcomes for developers and landowners within the Township.

8. *Encourage property owners to conserve and enhance privately owned items of heritage significance through education, professional advice and/or incentives (where budgeted).*

Currently, heritage pre-lodgement advice and heritage built incentives are not included within the Council's budget and therefore are not offered. However, as the tight timeframes under the *Planning, Development and Infrastructure Act 2016* come into force, it will be increasingly important to set out the expectations of an assessment of a heritage item early so that a deemed approval can be avoided. In light of the broader economic downturn, a heritage conservation scheme will go a long way at providing financial assistance to owners of Heritage Places, who are aiming at doing vital maintenance and conservation works to the property. This policy brings Walkerville Council into alignment with other metropolitan Councils and is likely to be well received by owners of such places, in particular those owners who may have had the heritage status of their property increased.

9. *Encourage property owners and developers to consider, where appropriate, adaptive re-use of heritage buildings and development which is sensitive and respectful of the surrounding built heritage and historic character.*

Adaptive reuse refers to the process of reusing an existing building for a purpose other than which it was originally built or designed for. Existing heritage listed buildings in an around Walkerville Terrace, Park Terrace, Robe Terrace and other higher order roads are likely to experience increasing pressure into the future to convert to non-residential uses, particularly under the PDI Act. Moreover, the reuse of these buildings offers an opportunity to reduce the building waste that modern day development projects traditionally generate.

10. *Showcase the importance of our Town's heritage and character through the delivery of the Heritage Plaques and Heritage Trail Markers and the roll out of Streets of Distinction signage.*

The Heritage Trail Markers and Streets of Distinction are currently unfunded projects that may roll out in future financial years. However, the Heritage Plaques Scheme is currently building momentum and the plaques are likely to be applied to individual properties in 2021.

11. *Foster community awareness and promote the value of heritage items, buildings and historic character streetscapes through effective promotional and educational activities.*

The Walkerville Council website currently showcases the history of notable Heritage Places, such as Wesleyan Cemetery. There is scope for this to be expanded to capture the history of Levi House and other notable Heritage Listed properties across the Township. A number of the local schools actively engage with historic tours of the Wesleyan Cemetery and other Heritage Places in the public realm and this is likely to continue.

12. Value, respect and conserve our indigenous cultural history and heritage, liaising with the Kaurna peoples.

As a way of celebrating the diverse heritage of the Township, it is important to acknowledge the traditional owners of the land, the Kaurna peoples, as well as recognise and conserve sites of indigenous cultural heritage within the Township. This policy seeks to ensure that any sites of Aboriginal Cultural Heritage are identified in the planning process and that appropriate consultation is undertaken in accordance with the relevant State Legislation.

Options for Consideration

Option 1

1. That Council adopts the revised Heritage Management Policy appearing as Attachment A to this report.
2. That Administration be authorised to make changes to the Procurement Policy of a minor technical and formatting nature.

Option 2

1. That Council adopt the Heritage Management Policy, as contained in Attachment A, with the following amendments:
 -
 -
 -
2. That Administration be authorised to make changes to the Procurement Policy of a minor technical and formatting nature

Analysis of Options

Option 1 seeks Council endorsement of the revised Heritage Management Policy, which has been amended in response to the feedback received during public consultation. Option 2 provides Council with the opportunity to adopt, with amendments, the Heritage Management Policy.

Financial Implications

Most of these policies are currently funded through existing budget lines in the 2020/2021 budget. However, the Heritage Trail Markers, Streets of Distinction, Heritage preliminary advice and the Heritage Conservation Funding Grants are currently unfunded initiatives that will need to be considered by Council in future budgets.

Community Implications

This policy is considered to respond well to the expectations of the Walkerville community, however the specific views of the community were sought through a formal consultation process. Attachment C reflects the only public commentary received on the Policy during public consultation.

Regional Implications

There are no known regional implications associated with this Policy.

Governance Implications

This revised policy responds to the objectives of the *2020-2024 Living in the Town of Walkerville: a strategic community plan*. In accordance with the Community Engagement and Consultation Policy, this Policy varies significantly from the existing Heritage Management Policy and as such was subject to public consultation.

Preferred Option & Reasoning

Option 1 provides the most suitable response to the *2020-2024 Living in the Town of Walkerville: a strategic community plan*.

Attachment/s

Attachment A	Heritage Management Policy - Proposed
Attachment B	Heritage Management Policy - Current
Attachment C	Public Consultation feedback

Heritage Management Policy

Approval Date	30/11/2020
Classification	Council Policy
Responsible Officer	Group Manager Planning, Environment & Regulatory
Relevant Legislation	Aboriginal Heritage Act 1988 Heritage Act 1993 Heritage Places Act 1993 Environment Protection Act 1993 Environment Protection and Biodiversity Conservation Act 1999 Local Government Act 1999 Development Act 1993 Development Regulations 2008 Planning Development and Infrastructure Act 2016 Planning Development and Infrastructure Regulations 2019
Related Policies	Heritage Plaques Policy Heritage Plaque Fund Policy Interpretative Signage Policy Internal Review of Council's Decisions Policy. Urban Forest Management Policy
Council Resolution Number	
Record number	POL202044833
Last Reviewed	30/11/2020
Next Review	30/11/2022



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1. Introduction

- 1.1. The Town of Walkerville is committed to celebrating our Town's rich history and heritage, maintaining and enhancing its unique historic character and ensuring that our built and natural heritage and historic character streetscapes are preserved, maintained and promoted for current and future generations.
- 1.2. Heritage plays a key role in enriching our community members' lives – socially, emotionally, physically and spiritually. The Town of Walkerville recognises that heritage contributes to the overall community wellbeing.
- 1.3. The conservation of built and natural heritage gives the community a sense of historical perspective, a framework for future development, recognisable links with people and events in history, providing a sense of community pride and stability in a rapidly changing world.
- 1.4. Heritage conservation is about making the most of our built and natural 'inheritance', and is based on the idea that we are custodians of the natural and built environment for future generations.

2. Strategic Plan Desired Outcomes

- 2.1. Heritage and culture are communicated through signage and public art that create a distinctive and unique sense of place.
- 2.2. Celebrate the diverse heritage of our community.
- 2.3. Promote and encourage the conservation of our heritage buildings and places.
- 2.4. Heritage Conservation Funding Grants are made available.
- 2.5. Recognise our heritage through our Heritage Plaques Scheme.
- 2.6. Digitise existing records of heritage assets to celebrate the town's rich built character and provide walking trail landmarks.

3. Definition

State Heritage Place	means— (a) a place entered, either on a provisional or permanent basis, in the State Heritage Register; or (b) a place within an area established as a State Heritage Area by a Development Plan.
Local Heritage Place	Means a place that is designated as a place of local heritage value by a Development Plan.

4. Policy Statement

- 4.1. The Town of Walkerville will seek to:
 - 4.1.1. Conserve, preserve, restore and maintain the Town's built and natural items and places of heritage significance.

- 4.1.2. Act as custodian for heritage assets in public spaces (the public realm), through their identification, management and enhancement as part of public works.
- 4.1.3. Manage and maintain council owned heritage buildings and items of heritage significance including buildings, reserves, infrastructure, war memorials, monuments, mines, street furniture, trees and other assets of heritage value.
- 4.1.4. Ensure the conservation of the Town's built and natural heritage is an integral part of Council's asset management planning and practices and guides Council's decisions and actions.
- 4.1.5. Advocate to State Government bodies for legislative policy which supports conservation of built and natural heritage.
- 4.1.6. Participate whenever possible, in the formulation of national, state and local legislation and policy affecting heritage items and areas within the Town of Walkerville.
- 4.1.7. Advocate at the state and national level for support for the retention and conservation of buildings and items of heritage value.
- 4.1.8. Consistently and accurately interpret and apply the aims, objectives and policies of heritage conservation and management within legislative instruments.
- 4.1.9. Encourage property owners to conserve and enhance privately owned items of heritage significance through education, professional advice and/or incentives (where budgeted).
- 4.1.10. Encourage property owners and developers to consider, where appropriate, adaptive re-use of heritage buildings and development which is sensitive and respectful of the surrounding built heritage and historic character.
- 4.1.11. Showcase the importance of our Town's heritage and character through the delivery of the Heritage Plaques and Heritage Trail Markers and the roll out of Streets of Distinction signage.
- 4.1.12. Foster community awareness and promote the value of heritage items, buildings and historic character streetscapes through effective promotional and educational activities.
- 4.1.13. Value, respect and conserve our indigenous cultural history and heritage, liaising with the Kaurna peoples.

5. Availability of Policy

- 5.1. This Policy will be available for inspection at Council's principal office during ordinary business hours and on Council's website www.walkerville.sa.gov.au
- 5.2. Copies will also be provided to interested members of the community upon request and payment of associated fees in accordance with Council's Schedule of Fees and Charges.

6. Review

- 6.1. Any queries or questions regarding this Policy should be directed to the Group Manager Planning, Environment and Regulatory Services or by emailing walkerville@walkerville.sa.gov.au
- 6.2. Council may deviate from this policy by way of Council resolution.
- 6.3. Any complaints regarding a decision made in accordance with this policy may be directed to Council or to the Chief Executive Officer in accordance with section 270 of the *Local Government Act 1999*. The complaint will be considered under the Internal Review of Council's Decisions Policy.
- 6.4. Pursuant to section 270(7) of the Act, a formal request for review does not prevent a complaint being made to the Ombudsman at any time.

		Heritage Management Policy
Approved by	Council CNC233/16-17	
First Approved	19 December 2016	
Review Frequency	Every 2 years or as otherwise required	
Last Reviewed	December 2016	
Next Review	December 2018	
Document Number	POL201612888	
File	3.63.2.1	
Responsible Officer	Manager Planning & Environment	
Policies Related	Nil	
Applicable Legislation	Development Act 1993 Heritage Places Act 1993 Walkerville Council Development Plan Building Code of Australia	
Policy	Discretionary	

Policy Statement

The Town of Walkerville renowned for its heritage character. The heritage values are not only limited to residential dwellings, but also include a range of buildings, landmarks and statues plants/trees, walls and street gutters. The heritage buildings and historic character streetscapes are the Town of Walkerville's 'autobiography', giving the community a sense of historical perspective providing recognisable links with people and events in history as well as a sense of community pride.

The conservation of our built heritage contributes enormously to the Town's character, appeal and competitive advantage making the Town of Walkerville a desirable place to live, work and visit.

The protection and conservation of the Town of Walkerville's heritage buildings and historic character streetscapes are for the benefit of present and future generations.

Walkerville Council's role and responsibilities as the custodian of the heritage of the Town of Walkerville is to protect and enhance this valuable heritage for future generations.

The Heritage Management Policy is the background statement about the Council's intent to provide guidance to the protection of the Town of Walkerville's heritage buildings and historic character streetscapes.

Strategic Context

Principle 7 of the 30 Year Plan for Greater Adelaide recognises the importance of the Adelaide's heritage and historic character through protection and enhancement. The Plan seeks to preserve and enhance the character by:

- concentrating housing growth in transit corridors and well-planned new suburbs
- driving quality housing designs which complement existing neighbourhood characteristics
- increasing density in designated areas with only minor increases required in other localities, thereby taking the pressure off character areas
- valuing and protecting Adelaide's heritage places and areas
- reinforcing the scale and character of small villages and townships.

The Walkerville Council Development Plan also identifies local and state Heritage Places in addition to character areas and the policies seek to protect, enhance and conserve buildings of heritage value and historic character streetscapes.

Legislative Requirements and Corporate Policy Context

The identification, statutory protection, conservation, development and other works affecting heritage and historic character streetscapes should be undertaken in accordance with statutory criteria and processes. The relevant legislative documents are:

- Development Act 1993
- Heritage Places Act 1993
- Walkerville Council Development Plan
- Building Code of Australia
- Other relevant documents are:

The Australian ICOMOS Charter for the Places of Cultural Significance (The Burra Charter)

Policy Objectives

The key objectives of this Policy are to:

- Protect, conserve and celebrate the Town of Walkerville's valuable built heritage.
- Protect and enhance the Town of Walkerville's historic character evident in its buildings, streetscapes and other elements of the public realm.
- Support the reinvigoration of the Town's unique built heritage and historic character through the conservation of the Town's heritage buildings, buildings, landmarks and statues plants/trees, walls, street gutters and historic character streetscapes.
- Encourage capital investment in the conservation and adaptive re-use of heritage buildings for the purpose of contributing to the Town's character and appeal as a desirable place to live work and visit.

- Enhance public confidence in the management of heritage properties within the Township boundaries.
- Provide guidance with respect to the operations of the Development Plan in relation to the protection of heritage assets.

Principles of the Policy are to:

The following principles will guide the development of services and programs which support built heritage management:

- Support the conservation and promotion of the Town's built heritage and historic character streetscapes by:
 - providing professional advice during the development assessment process.
 - identifying historic elements in streetscapes for the purpose of protecting and revitalising historic character streetscapes as settings for heritage places.
- Assist property owners, community groups, industry and government in the management of built heritage.
- Advocate to:
 - other spheres of Government for funding to support heritage conservation and promotion
 - Government bodies for policy changes which support use and adaptive re-use of listed buildings
 - property owners to invest in their heritage assets
- Promote the conservation, restoration, preservation and maintenance of the cultural heritage significance of historic buildings in accordance with the Burra Charter.

Heritage places and the Development Plan

The Walkerville Council Development Plan contains guidelines that seek to:

- conserve and enhance places of historical significance
- conserve and enhance those elements which contribute to the significance of heritage places
- ensure that development does not adversely affect the significance of heritage places
- conserve specifically identified places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the place.

The Development Plan also provides guidelines to assist individual property owners, builders, designers and planners involved in the renovation, adaptation, reuse, extension or replacement of heritage places within the municipality.

The provisions within the Development Plan address issues relating to demolition, design, height, setback, car parking and landscaping for existing buildings and places, as well as providing advice on new development suitable to heritage areas.

Definitions

State Heritage Place - A place, area or object may be considered to have state heritage value if it meets one or more of the following criteria:

- demonstrates important aspects of the evolution or pattern of the state's history
- has rare, uncommon or endangered qualities that are of cultural significance
- may yield information that will contribute to an understanding of the state's history, including its natural history
- is an outstanding representative of a particular class of places of cultural significance.
- demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics
- has strong cultural or spiritual associations for the community or a group within it
- has a special association with the life or work of a person or organisation or an event of historical importance.

State heritage places, areas and objects are established through the Heritage Places Act.

Local Heritage Place - A place or object may be considered to have local heritage value if it meets one or more of the following criteria:

- displays historical, economic or social themes that are of importance to the local area
- represents customs or ways of life that are characteristic of the local area
- has played an important part in the lives of local residents
- displays aesthetic merit, design characteristics or construction techniques of significance to the local area
- is associated with a notable local personality or event
- is a notable landmark in the area.
- is a tree of special historical or social significance or importance within the local area.

Local heritage places and objects are established through the Development Act.

Contributory Item - Examples of particular forms of development, representing a defined period and its built-form character.

Heritage - is determined through tests for heritage significance against legislated criteria and is best known for the conservation of 'fabric' required to retain that significance.

Character – derived from the visual qualities or attributes, patterns and spatial definition that presently 'characterise' an area. the interrelationship of various aspects of built form, topography, vegetation, density, subdivision pattern, and activity, both in the public realm and private domain.

Burra Charter - The Burra Charter defines the basic principles and procedures to be followed in the conservation of heritage places. These principles and procedures can be applied to a monument, a courthouse, a garden, a shell midden, a rock art site, a cottage, a road, a mining or archaeological site, a whole district or a region.

Availability of Policy

This Policy will be available for inspection at the Council Office, 66 Walkerville Terrace, Gilberton during ordinary business hours and on Council's website www.walkerville.sa.gov.au. Copies will be provided to interested parties upon request for the payment as per Councils Fees & Charges listing.

Review

This Policy will be reviewed every two years or otherwise as required.

Any queries or questions regarding this Policy should be directed to Manager Planning & Environment or by emailing walkerville@walkerville.sa.gov.au

Council may deviate from this policy by way of Council resolution.

Andreea Caddy

From: Andreea Caddy
Sent: Friday, 13 November 2020 12:20 PM
To: Rhonda Avar
Cc: Carly Walker
Subject: RE: CN202068825 - 40.59.18.1 - Draft Heritage Management Policy

Dear Rhonda,

Thank you very much for your valuable feedback.
 We will be sure to consider and implement necessary changes.
 It is heartening to see community members so passionate and well informed such as yourself.

Regards,

Andreea Caddy
 Group Manager Planning, Environment & Regulatory Services

Town of Walkerville

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 T +61 8 8342 7122 | F +61 8 8269 7820 | M +61 411 840 244
www.walkerville.sa.gov.au | acaddy@walkerville.sa.gov.au

From: Rhonda Avar
Sent: Wednesday, 11 November 2020 6:23 PM
To: Walkerville at Walkerville Council <walkerville@walkerville.sa.gov.au>
Subject: CN202068825 - 40.59.18.1 - Draft Heritage Management Policy

Attention Chief Executive Office

11/11/2020

Feedback on Walkerville Council 'Draft Heritage Management Policy'

The Walkerville Council Urban Forest Management Policy first approved in 2012 and to be reviewed in December 2021, should be included in the 'Related Policies' which with other relevant legislation and related policies work to underpin the Heritage Management policy. The Urban Forest Policy is critical to our community's response to the impact of climate change.

To achieve the outcomes of 4. Policy Statement 4.1.9 and 4.1.10 requires significant public consultation and support through access to online information, workshops and links with community groups. 'About Town' community newsletter is one option for keeping the community informed.

Critical to achieving the objectives of the Urban Forest Management Policy is working hand-in-hand with the Planning and Design Code. The aims of the Urban Forest Management Policy cannot be achieved if high density development continues with limited provision for landscaping and mature trees. The current development on the corner of Thames St and Walkerville Tce is a useful example.

Please indicate that this feedback has been received

Rhonda Avar

Meeting:	Council
Title:	<i>2020-2024 Living in the Town of Walkerville: a strategic community plan</i> – Key Pillar Implementation Plan
Responsible Manager:	Chief Executive Officer, Kiki Cristol
Author:	Chief Executive Officer, Kiki Cristol
Key Pillar:	Key Pillar 1 to 7
Key Focus Area:	Financial Guiding Principle 2 –Invest sustainably in community assets for the future
Type of Report:	Information Only

Recommendation

That Council receives and notes the *2020-2024 Living in the Town of Walkerville: a strategic community plan* - Key Pillar Implementation Plan, appearing as Attachment A to this report, which remains a work in progress and will inform the annual business plan and budget process.

Summary

Council adopted the *2020-2024 Living in the Town of Walkerville: a strategic community plan* at its ordinary meeting held on 18 May 2020. At their ordinary meeting held on 20 July 2020, Council received and noted a report outlining the Chief Executive Officer's Key Performance Indicators for 2020 / 2021, which had been prepared by the CEO Performance Review Committee in consultation with the CEO.

Key Performance Indicator 1: Strategic Plan states: *Develop a series of action plans that will enable Council to deliver the four-year Strategic Plan.* The Milestone attached to this KPI is:

- *A draft action plan to be developed and presented to Council.*
- *Report prepared for Council's consideration.*
- *Key actions for 20/21 identified and considered as part of the Annual Business Plan and Budget.*
- *Develop an action plan for the further activation of Walkerville Terrace. Consult with stakeholders about options and include in the action plan. Present plans to Council.*

Attachment A is presented to Council as a work in progress, in response to those items highlighted in yellow.

It is important to recognise that the 2020/2021 Annual Business Plan & Budget (ABP&B) was adopted by Council at a Special Council meeting held on 29 June 2020; the CEO's KPIs were endorsed by the CEO Performance Review Committee on 22 June 2020 (one week prior to the budget being adopted) and then received by Council on 20 July 2020. Hence the milestone above (third bullet point), is taken to mean that the 'key actions for 20/21' are to be considered as part of the ABP&B for 2021/22.

Background

Following the adoption of the Strategic Plan on the 18 May 2020, the CEO Performance Review Committee endorsed the CEO key performance indicators (KPI) on 22 June 2020. One of the KPI's is to develop and present an action plan to deliver the four-year Strategic Plan.

Attachment A sets out the proposed action (implementation) plan that will deliver the desired objectives of each of the seven key pillars. This action plan is for internal use and sets the priorities previously determined by Council. The priorities have been identified via public consultation (in the lead up to the development of the strategic plan and past community surveys) or are directly referenced from other strategic management plans adopted by Council (Asset Management Plans, Urban Master Plan, Development Plan, Long Term Financial Plan, Urban Forest Strategy, Public Art Strategy, Traffic Management Plans, Wellness Strategy and the like).

The implementation plan will remain an active work in progress and continue to be reviewed and adjusted based on the annual budget planning process and priorities.

It is important to recognise and acknowledge that the seven key pillars as adopted by Council and following community consultation, continue to reflect the valuable feedback and insight gleaned from the Council as part of an extensive community consultation held between 2010 and 2012 in relation to the vision and direction for development of the Town of Walkerville for the future (30-50 years). The feedback received from the community since 2010 has been very consistent, with the community asking Council to:

- Progress the urban character of the Town, while recognising and respecting its unique history and culture;
- Provide greater pedestrian movement and safety;
- Stimulate and encourage retail and economic growth;
- Offer flexible public spaces for exhibitions, special events, displays, art, outdoor performances and sports.

Since 2010, Council has been progressively implementing the desires and wants of the Towns community. A significant amount of work has gone into movement and safety, with Council delivering a Town wide Movement Management Plan and associated Traffic Plans, which are regularly reviewed and updated.

Council has also delivered on a number of strategies and policies that go to progressing the urban character of the Town, including (but not limited to);

- Urban Forest Strategy
- Heritage Management Policy
- Heritage Plaque Policy
- Development Plan Amendments
- Community Land Management Plans

Next Steps

Actions identified for 2021/22 will be put forth for Councils consideration as part of the 2021/22 ABP&B process. The implementation (action) plan will continue to be reviewed and updated as required and based on the allocation of appropriate resources (financial and non-financial).

Attachment

Attachment A	Key Pillar Implementation Plan
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ATTACHMENT A

2020-2024 LIVING IN THE TOWN OF WALKERVILLE: A COMMUNITY STRATEGIC PLAN

KEY PILLAR IMPLEMENTATION PLAN

Key Pillar	Objective	Desired Outcome	Responsible Area	Action to be Taken	Due Date
Places and Spaces	Create useable open space facilities that meet community needs and promote physical activity	Public space amenities are improved, providing a variety of active and passive public infrastructure	Assets & Infrastructure	Hamilton Reserve upgraded	30 June 2021
				Tennis Courts upgraded	30 June 2022
				Public Toilets at Willow Bend upgraded & new public toilet installed at Hamilton Reserve	30 June 2022
		Areas of planted visual amenity are developed to compliment the village appeal	Beautification Team	Levi Park tennis court landscaping surrounds upgraded	30 June 2021
				Willow Bend tennis court landscaping surrounds upgraded	30 June 2021
				Smith St / North East Road pocket reserve upgraded and includes public art	30 June 2021
		Use of public space is encouraged for cultural activities to stimulate social cohesion	Community Development & Engagement	Promote use of open space to community groups and sports clubs	Ongoing

				Utilise Levi Park for Christmas Event	November of each year <i>(to be included in the annual business plan & budget)</i>
				Utilise Mary P Harris for Citizenship Ceremony on Australia Day	
		People-oriented activities at key town precincts are promoted and encouraged	Community Development & Engagement	Applications received from community groups to hold people-oriented activities are supported	January of each year <i>(to be included in the annual business plan & budget)</i>
			Marketing & Communications	People-oriented activities are widely promoted in About Town, Weekly Roundup, social media and on Councils website	Ongoing
		Public Art Strategy is developed and implemented	Marketing & Communications	Public Art Strategy is developed and endorsed by Council, following public consultation	August 2020 <i>(completed)</i>
			Assets & Infrastructure / Corporate Services	Public art is progressively implemented as opportunities and funding is made available	Annually <i>(considered as part of annual budget)</i>
			Assets & Infrastructure	Public art installed at Smith St / North East Road pocket reserve	December 2020

		Signage and wayfinding to amenities and places of interest across the town are expanded	Planning, Environment & Regulatory Services / Assets & Infrastructure / Corporate Services	Signage and wayfinding to places of interest are identified, endorsed and funding allocated in the annual business plan & budget	2021/2022 & 2022/2023 (considered as part of annual budget)
Safety	Support the provision of a safe and supportive social environment that contributes to people and families feeling safe	Lighting is improved throughout the township	Assets & Infrastructure / Corporate Services	Streets and areas requiring improved lighting are identified and included in the annual business plan & budget	Annually (considered as part of annual budget)
		Outdoor activity is encouraged and provided for	Assets & Infrastructure / Community Development & Engagement	Outdoor infrastructure is delivered in-line with the Long Term Financial Plan and Asset Management Plans	Annually (considered as part of annual budget)
		Programs that target socially isolated or vulnerable groups are introduced	Community Development & Engagement	Programs are identified and included in Cultivate 5081 in-line with Councils Wellness Strategy	Ongoing (considered as part of annual budget)
		Activities for teenagers and support for vulnerable groups are provided	Community Development & Engagement	Programs are identified and included in Cultivate 5081 in-line with Councils Wellness Strategy	Ongoing (considered as part of annual budget)
		Collaboration with key stakeholders to identify and respond to crime, fear of crime and anti-social behaviour.	Community Development & Engagement	Regular meetings held throughout the year with	Ongoing

			Community Development & Engagement / Corporate Services	representatives of SAPOL and SAHA Initiatives identified in response are funded through community grants, sponsorships, MOUs, grant funding and/or included in Councils annual business plan & budget	As identified (considered as part of annual budget)
Mobility & movement	Provide easy traffic and pedestrian movement throughout the town	Traffic flow and road user behaviour are improved through targeted education programs and activities in partnership and collaboration with key stakeholders.	Assets & Infrastructure / Marketing & Communications	Education & communication program aligned to local area traffic plans	2020 – 2024 (yearly as local area traffic plans are implemented)
		Road and footpath conditions are improved through safety audits, design, construction and management of local roads and footpaths	Assets & Infrastructure	Road and footpath condition ratings are assessed via Assetics and reviewed yearly	Annually as part of Asset Management Plans and incorporated into annual budget process and long term financial plan
		Advocate to the State Government to improve the wider transport network	Office of the CEO / Mayor	In collaboration with LGA advocate State Government to improve the wider transport network and in particular manage traffic flows along Stephen Terrace and Ascot Avenue	Ongoing
		Traffic flow and road user behaviour is improved through	Planning, Environment & Regulatory Services	Traffic restrictions actively enforced by	Ongoing

		enforcement of legislation and Council Policy	Marketing & Communications	Community Safety Officer(s) Community is informed of changes to local area traffic management plans / restrictions via flyers, Weekly Roundup and About town	Ongoing
			Planning, Environment & Regulatory Services / Customer Experience	Council provided with quarterly report on traffic enforcement activity	Quarterly in each year
		Pedestrian-friendly areas are designed and developed	Planning, Environment & Regulatory Services / Assets & Infrastructure	Hamilton Reserve is upgraded to allow for passive and active recreation	30 June 2021
			Assets & Infrastructure	Public areas identified for installation of park benches, BBQ's, shelter and street furniture	Annually as part of Asset Management Plans and incorporated into annual budget process and long term financial plan
		Safe and interconnected networks of cycle/walking paths to key everyday destinations such as schools, shops, sports and recreational areas are developed.	Assets & Infrastructure	Interconnected networks are identified, designed and factored into the long term financial plan.	June 2024
				Grant funding is sourced to offset costs.	Ongoing (as funding rounds &

					<i>opportunities are available)</i>
Assets	Continue to provide for and maintain a good standard of assets and public infrastructure	Physical and social infrastructure that match community demographics are promoted	Marketing & Communications	Walkable Walkerville Map developed and promoted Wesleyan Cemetery – a cemetery guide is developed and promoted	December 2020 December 2020
		Council owned infrastructure is managed and maintained in a sustainable manner and to a quality the community can afford	Corporate Services / Property & Contracts	Audits on Council owned infrastructure undertaken every four years as a minimum. Upgrades & maintenance incorporated into the long term financial plan.	2018; 2022;
		Asset management plans are reviewed annually	Assets & Infrastructure	Asset Management Plans are reviewed annually as part of the annual business plan & budget process	May of each year
		Long term financial plans accurately represent the true cost of maintaining Council owned infrastructure	Corporate Services	Valuations of assets are undertaken yearly and incorporated into the long term financial plan	May of each year
		Natural landscape environments are managed	Beautification Team	Landscape maintenance program reviewed and update every year	Ongoing

		Council's infrastructure services are provided in an economically optimal manner	Corporate Services / Assets & Infrastructure	Asset Management Plans are reviewed annually as part of the annual business plan & budget process Service Level Reviews are undertaken annually across various Council services	May of each year Annually as part of annual budget process
		Council's infrastructure is maintained at an appropriate level that meets community needs	Assets & Infrastructure	Walkerville Oval precinct is redeveloped in response to community requirements and needs	30 June 2024
		New assets are assessed against whole of life cycle costs and the ability to fund new services.	Corporate Services	Asset Management Plans are reviewed annually as part of the annual business plan & budget process. Prudential Reviews undertaken where required	Ongoing
Heritage	Protect and maintain the unique history of the township and its buildings	Heritage and culture are communicated through signage and public art that create a distinctive and unique sense of place	Planning, Environment & Regulatory Services	Signs are upgraded / replaced in line with Councils Streets of Distinction and Heritage Management strategy / policy	Annually <i>(considered as part of annual business plan)</i>
		We celebrate the diverse heritage of our community	Community Development & Engagement	Each year an event / program is held for History Week (i.e. Wesleyan Cemetery; Author Talks, SALA)	Annually

		We promote and encourage the conservation of our heritage buildings and places	Planning, Environment & Regulatory Services	Heritage Plaque Fund established yearly	Annually <i>(considered as part of annual business plan)</i>
		Heritage Conservation Funding Grants are made available	Planning, Environment & Regulatory Services	Heritage Conservation Funding Grant Policy adopted by Council Heritage Conservation Funding Grants are made available	December 2021 Annually <i>(considered as part of annual business plan)</i>
		We recognise our heritage through our Heritage Plaques Scheme	Planning, Environment & Regulatory Services	Heritage Plaque Fund Policy adopted by Council Heritage Plaque Fund established and offered yearly	2020 Annually <i>(considered as part of annual business plan)</i>
		We digitise existing records of heritage assets to celebrate the town's rich built character and provide walking trail landmarks.	Corporate Services / Customer Experience	Records of heritage are digitised. Walking Trail landmarks are identified and signage markers are installed.	2024 Annually <i>(considered as part of annual business plan)</i>
Economy	Create the means to enable economic diversity and encourage business opportunities	Support and encourage business growth	Marketing & Communications	Continue to fund, support and participate in Propel SA with City of Burnside & Campbelltown City Council	Ongoing
		Collaborate with like-minded Council's and organisations to	Office of the CEO / Marketing & Communications	Continue to fund, support and participate in Propel	Annually <i>(financial contribution)</i>

		promote the eastern region economy		SA with City of Burnside & Campbelltown City Council	<i>factored into annual budget)</i>
		Respond and adapt to business needs	Office of the CEO / Marketing & Communications	Undertake survey of businesses biennially to understand business needs	March 2021; March 2023
		Reduce the cost of compliance as much as possible	Planning, Environment & Regulatory Services / Corporate Services	Review Fees & Charges Schedule each year to ensure fair and equitable assignment of costs	Annually <i>(as part of annual budget)</i>
		Explore joint ventures with private owners to mitigate development risk as a means of allowing projects to proceed, which otherwise may not	Planning, Environment & Regulatory Services	Provide pre-lodgement advice to private owners in order to identify critical issues early, while working collectively to achieve built form outcomes. Develop Guidance Notes to assist private owners on developments that may be affected by known 'perched water table', subject to a Council funded consultant study.	2024 2022
		Provide business grants	Marketing & Communications / Community Development & Engagement Corporate Services	Business Grant Policy & Guidelines developed and endorsed by Council. Annual Business Grants implemented	Annually <i>(considered as part of annual budget)</i> Annually

				as part of annual business plan & budget process.	<i>(considered as part of annual budget)</i>
		Host an annual business day in collaboration with key stakeholders	Marketing & Communications	Survey businesses to determine what assistance / support they require of Council	2021
			Marketing & Communications	Hold Business Day event in association with Propel SA	Annually
		Encourage businesses to better utilise the public realm	Community Development & Engagement / Marketing & Communications	Promote use of public realm in About Town, Weekly Roundup and Council website	Annually
		Digital-based business attraction and retention scheme is developed and implemented.	Community Development & Engagement / Marketing & Communications	Digital Economy Strategy developed and adopted by Council	2024
Leadership	A responsible and influential local government organisation	Seek out shared-services opportunities	All Departments	Administration actively identifies and pursues shared-service models and opportunities are presented	Ongoing
		Promote accountable and transparent management of Council's finances and governance	Office of the CEO Corporate Services / Audit Committee	All financial and non-financial Policies are reviewed as determined by each respective policy Internal Control audits are in place, implemented and undertaken annually	Ongoing / As required by Policy Annually

		Flexible and adaptable in our decision making	All Departments / Council	Decisions are evidence-based and in line with Council Policies, procedures and legislation	Ongoing
			Office of CEO	Councils agendas and minutes appear on Councils website	Ongoing
			Office of CEO	Complaint handling policies are implemented and available to the community via Councils website	Ongoing
		Support and advocate on behalf of community groups	Community Development & Engagement	Community groups are surveyed biennially to ascertain their requirements and needs	2021; 2023
		Maintain and regularly review an equitable property rating framework	Corporate Services / Council	Rating framework reviewed annually as part of annual business plan and budget process.	Annually
			Corporate Services / Council	Rating Policy is reviewed and adopted by Council as part of annual business plan and budget process	Annually
		Maintain and regularly review equitable fees and charges of Council services	Corporate Services / Council	Fees & Charges Schedule is reviewed and adopted by Council as part of annual business plan and budget process	Annually

		Represent and promote the need, interests and aspirations of the community	Marketing & Communications	Undertake community surveys biennially to ascertain community needs etc.	2021; 2023
				Remain transparent through all forms of messaging, engagement and information sharing by posting latest news on the website, Weekly Round Up and social media, along with quarterly newsletter About Town where necessary.	Ongoing
			Corporate Services / Community Development & Engagements	Undertake analysis of past and current crime statistics to determine trends and migration patterns for preventative initiatives	Annually
				Develop a Safer City Strategy	2023
				Pursue grant funding to implement safer city initiatives	Ongoing
		Position the Town of Walkerville as a centre for excellence in local government	Council / Office of CEO	Walkerville Council staff are represented on relevant State Government and / or Agency Committees that deal with local government issues	Ongoing

		Develop strategies to encourage the community to participate in consultation activities	Office of CEO / Marketing & Communications	Implement a communication method for each level of consultation.	Ongoing
				Small to medium consultation: soft targeting with avenues including the Weekly Round Up and social media channels.	Ongoing
				Medium to large consultation: personalised and targeted approach via direct mail-out to the community as an initial notification in order to attract a higher engagement level. This should be paired with other methods including Survey Monkey and paid advertising through social media channels.	Ongoing
				All consultation where known in advance: notification through About Town newsletter.	Ongoing
				Identify and install, Water Sensitive Urban Design systems as a part of the capital program	2024

		Develop ecologically sustainable initiatives that contribute to better use and management of waste energy and water	Assets & Infrastructure / Planning, Environment & Regulatory Services via East Waste and ERA Water	Install energy generation (solar panels) systems on Council owned assets to ensure green star energy rating Via Waste Advisory Group and East Waste, develop initiatives for better management of Council's waste diversion	2024 2024
		Develop adaptation strategies to effectively respond to the impact of climate change.	Assets & Infrastructure via Resilient East	Review and update Resilient East Action Plan as adaptation strategies are identified and developed	2024