

From: Chris Harcourt
To: [Kate Arthur](#)
Cc: [Chris Robinson](#); [Koch"s](#); cjensen@adelaide.on.net; [WSCSports](#)
Subject: Walkerville Sports Club - AGM / Lease
Date: Thursday, 14 June 2018 1:58:44 PM

Hi Kate,

Further to our conversation a little while back, the AGM for Walkerville Sports Club has been set for Sunday 5th August at 11:00am.

I believe it would be great to catch-up at our next committee meeting, which we will schedule in early-mid July. If there is a preference for either Monday or Tuesday night please let me know. We would ask you to arrive at 7pm and then discuss all matters pertaining to Council, etc, after which you could depart and enjoy the rest of your evening, whilst we continue with the remainder of our meeting.

In relation to the lease, and following our committee meeting last week, a few issues have arisen which I wish to bring to your attention, namely;

- What are Council's costs associated with maintaining Walkerville Oval? If WSC is expected to contribute in future to upkeep, then what percentage / cost is WSC expected to contribute?
- The nominal lease fee is proposed to increase from \$300 to \$3,000. Why is 1000% increase justified?
- Water costs have been borne by Council to date. If the new lease proposes to include this as a user cost, then what are the costs now, so WSC might be informed of this future financial burden?
- What other costs will Council expect WSC to bear, given additional costs have been transferred to us over the past few years. These include, 50% of lift costs, height certification and increased insurance costs,
- In respect to oval licensing and hours of use, WSC would like the right of preference, in the event of a specific event arising for one of our clubs, which falls outside of these core hours of use. Notwithstanding the existing curfew on flood-light usage, WSC will require some flexibility for such one-off circumstances. E.g. hosting country carnival cricket matches on a weekday.
- Members have expressed concerns about the lift since it was first operational, and we have tolerated much with its lack of reliability over the past 12-13 years. Much has been spent on it over time, in repairs, exhaustive testing, etc. Our members are very concerned about future costs associated with this under-performing device. Our members are resistant to coping more costs associated with this device. Has the option of a DDA ramp been explored further?
- The back roadway and rear car park area should be sealed as soon as possible. There are continuing issues with potholes and puddles which make it quite unsafe during the winter period. This is not to mention the dirt that is tracked through the changerooms and clubrooms due to members parking in this area. When can WSC expect this to be addressed?
- Access to the main clubroom entry is via the northern mound. However, there is a lack of effective DDA access, and patrons must go around the mound to get to the lift. I understand Council ratified a feasibility study into improved access to the club,

incorporating a revised mound / terrace, but as yet, we have seen nothing to this effect. Can you update on this please?

- The paving on the northern mound is in a poor state in several areas. In some locations, pavers have lifted, and concrete edging has broken or no longer present. There are drop-offs from the paving which are hazardous. The overall condition of this mound is poor (as it is for the southern mound), and we question why Council has allowed the mounds to deteriorate to such a level. WSC is concerned about safety patrons accessing the seating area, or the clubrooms via the northern mound. I suggest if nothing is done to improve the condition, someone will have a fall and be injured, which no-one wants to be responsible for, and
- Lighting and pedestrian access to the oval is requiring attention. Many of the areas around the oval are very dark at night. Many people like to walk / jog / exercise their dogs in the evening. I question how safe oval users may feel at night whilst using the oval.

Apologies if some of the above sounds like a rant, but myself and the committee have been frustrated by the number of complaints we receive from members on some of the above issues, which our members are quite passionate about. As their representative, I am duly bound to raise these issues and respond back to these members. Some of these items have been raised previously.

Happy to discuss further at your convenience.

Cheers,

Chris Harcourt | Associate | MFY Pty Ltd

Unit 6/224 Glen Osmond Road, Fullarton SA 5063

t: 08 8338 8888 | m: 0403 001 613 | e: chris@mfy.com.au | w: mfy.com.au

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Kate Arthur

From: Jayde Hanna
Sent: Monday, 18 June 2018 10:06 AM
To: Katy Bone; Kate Arthur
Cc: Kiki Magro
Subject: FW: EM201838316 - 16.51.1.3 - RE: Walkerville Sports Club Financial Position - Our Ref: OLT201812265

SynergySoft: EM201838316 - 16.51.1.3

Hi Ladies,

Please see below email from WSC in relation to the Council Resolution. This email was sent to Kiki on Friday however may be of value to you both.

Regards,

Jayde Hanna
Council Secretariat / EA to Mayor & CEO
Office of the CEO

Corporation of the Town of Walkerville

Executive and Leadership | 66 Walkerville Terrace, Gilberton SA 5081
PO Box 55 | Walkerville SA 5081
T +61 8 8342 7140 | F +61 8 8269 7820 | M +61 481 003 850
www.walkerville.sa.gov.au | jhanna@walkerville.sa.gov.au

From: Chris Harcourt <chris@mfy.com.au>
Sent: Friday, 15 June 2018 4:59 PM
To: Jayde Hanna <JHanna@walkerville.sa.gov.au>
Cc: Kiki Magro <kmagro@walkerville.sa.gov.au>; Koch's <kochlot@internode.on.net>; cjensen@adelaide.on.net;
WSCSports <sports@walkervillesportsclub.com.au>
Subject: EM201838316 - 16.51.1.3 - RE: Walkerville Sports Club Financial Position - Our Ref: OLT201812265

Hi Jayde,

Thank you for the letter on behalf of Kiki Magro.

The matter was discussed at length at our committee meeting last week, and raised a few issues for the WSC Board. Specifically, the table of calculations contained elements that the WSC Board were not comfortable with. On behalf of the WSC Board, I present these queries and further advice, as follows;

- Why has the forecast lease fee increased by 1000%?
- What additional costs WSC may be up for under the terms of the new lease (e.g. water costs)? How can WSC forecast future operating costs without some guidance to what costs for such items which may be passed onto WSC, partly or otherwise?
- To advise that the \$25,000 once-off payment, was no longer on the table, given Council has not accepted this option in full form, as per our previous correspondence, and
- No response to WSC request to advertise on the building, in order to generate more revenue to meet required repayments.

Your advice as to the above issues will enable WSC to formulate a better understanding, which I believe still favours WSC to support a three-year repayment term, as previously proposed.

I would be happy to address any queries to the above at your convenience.

Kind regards,

Chris Harcourt | Associate | MFY Pty Ltd



Traffic • Parking • Transport

Unit 6/224 Glen Osmond Road, Fullarton SA 5063

t: 08 8338 8888 | m: 0403 001 613 | e: chris@mfy.com.au | w: mfy.com.au

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From: Jayde Hanna [<mailto:JHanna@walkerville.sa.gov.au>]

Sent: Monday, 4 June 2018 1:50 PM

To: Chris Harcourt <chris@mfy.com.au>

Subject: Walkerville Sports Club Financial Position - Our Ref: OLT201812265

Dear Mr Harcourt,

Please see **attached** correspondence from our office dated 4 June 2018 in relation to the Walkerville Sports Club Financial Position.

If you have any questions please do not hesitate to contact our office.

Regards,

Jayde Hanna

Council Secretariat / EA to Mayor & CEO

Office of the CEO



Corporation of the Town of Walkerville

Executive and Leadership | 66 Walkerville Terrace, Gilberton SA 5081

PO Box 55 | Walkerville SA 5081

T +61 8 8342 7140 | F +61 8 8269 7820 | M +61 481 003 850

www.walkerville.sa.gov.au | jhanna@walkerville.sa.gov.au

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A banner for the 2018/19 Draft Annual Business Plan for public consultation. It features a colorful background with geometric shapes and a gear icon. The text includes the title '2018/19 DRAFT ANNUAL BUSINESS PLAN for public consultation', the date 'Wednesday 27 June 2018', the time '5.45pm-6.45pm', the RSVP contact 'tel 08 8342 7100' and 'walkerville@walkerville.sa.gov.au', and a link to read the draft plan. A gear icon on the right contains the text 'Public consultation 22 May 2018 - 29 June 2018'.

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