Walkerville Oval Master Plan

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 playspaces, 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.

Principles for Development

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.

Walkerville Oval Master Plan Stage 2

Consultation Report

For internal use only

February 2020

TOWN OF WALKERVILLE

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Section One: About Consultation

1.1 Consultation Purpose

The purpose of consultation is to solicit the expressed demands or concerns of the community and stakeholders which will assist in the development of the central facility at the Walkerville Oval Precinct.

Whilst consultation may highlight aspirational and visionary requests geared around an individuals or organisation's needs; understanding localised concerns and demands will, when balanced against latent demands such as societal trends, participation in sport and recreation, modern planning and design, demographic shifts and other influencing factors outside the control of Council, paint a clear picture as to where its priorities should be focussed in the coming years.

The following report is therefore the findings from consultation with both the community as individuals and sporting and recreation clubs and organisations with an interest in the use of facilities at Walkerville Oval.

1.2 Consultation Methodology

Consultation was undertaken through:

- Community Information Session (facilitated by the Mayor)
- Community Organisation Survey
- Community Survey

The following is a summary of the surveys and will be used as a basis of information to be presented to Council prior.

Section Two: Community Survey

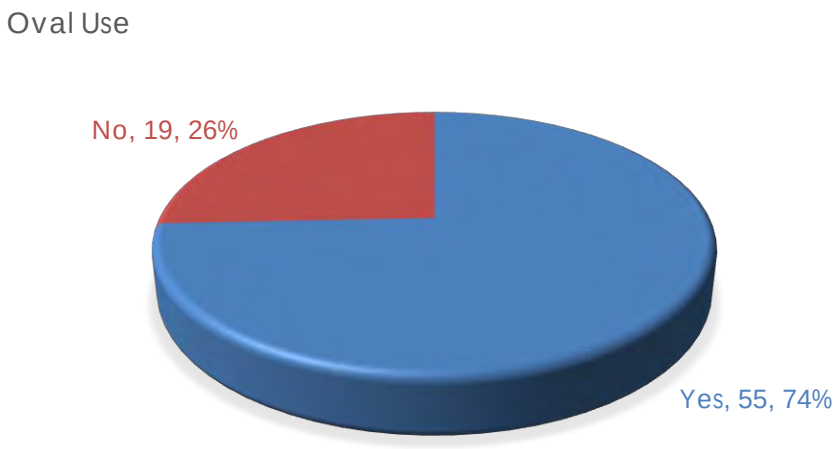
2.1 Survey Responses

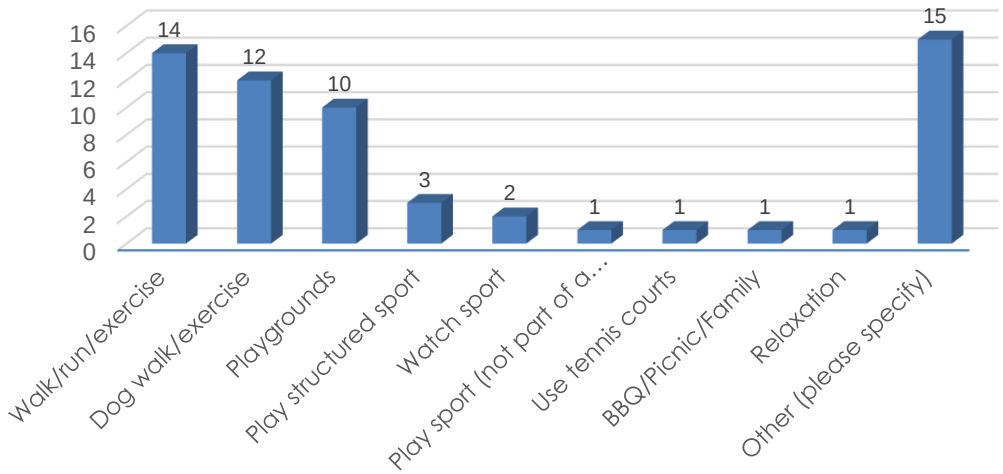
The Community survey was initially open for a period of four weeks from 4th November to 5th December 2019. The survey was then extended to the 6th January 2020 which provided respondents with almost 8 weeks to provide their feedback.

The survey yielded 75 responses with findings summarised as follows:

2.2 Oval Use

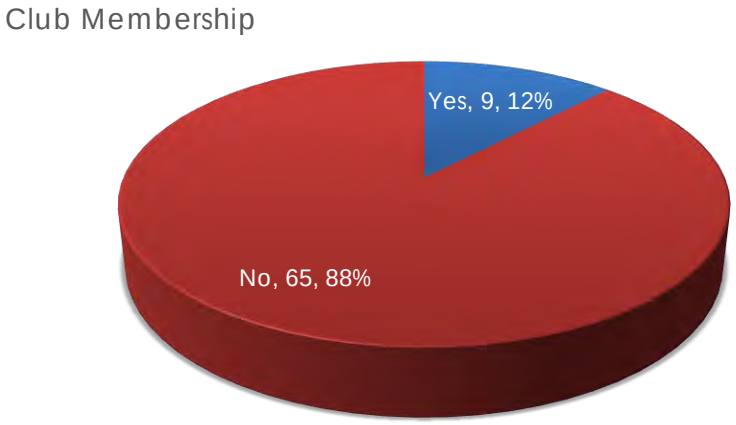
Almost 75% of respondents stated that they used Walkerville Oval for their own leisure with walking or exercising being the most popular form of activity, closely followed by dog exercising and playground use. The 'Other 'category was due to an error in the survey which only allowed one response for the question and therefore people stated they used the oval in many capacities but most favouring the top three and therefore supporting these as the most popular forms of use.





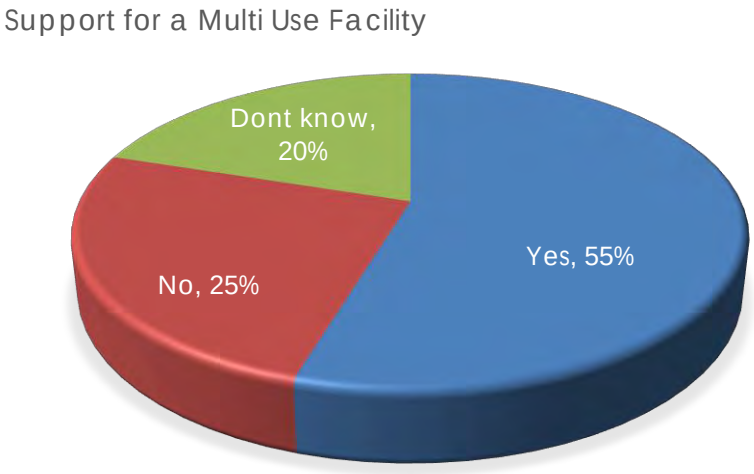
2.3 Club Affiliation

The vast majority of respondents (88%) were not aligned or affiliated with sporting groups at the site. Of those that were (12% or 9 people), 4 were members of the football club, 3 the cricket club, 2 junior football, and 1 each for the Inner North East Adelaide Young Men's Christian Association (INEA YMCA) gymnastics, softball and bowls clubs.



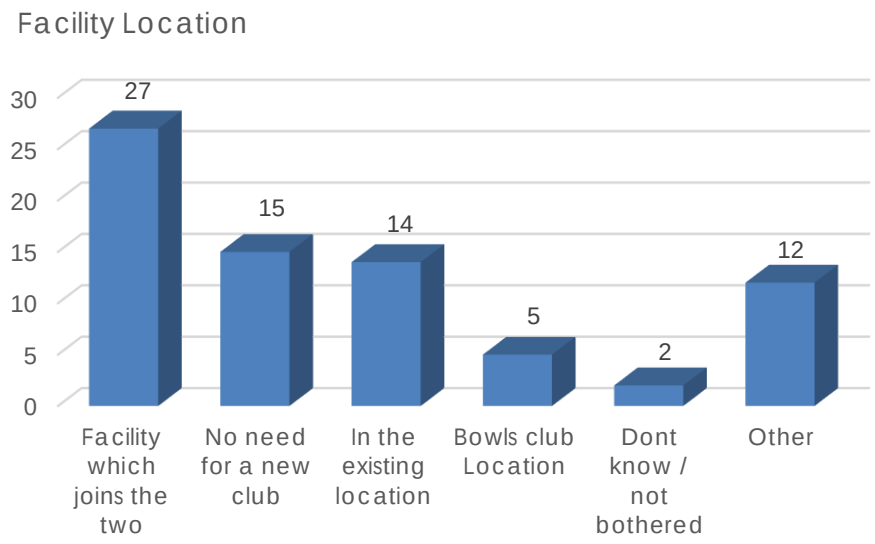
2.4 Multi Use Facility

Respondents were asked whether they supported the concept of a shared multi use facility at the site with 41 (55%) stating they did, a further 15 (20%) not sure and 19 (25%) stating that they did not support. Of those opposed, the majority of comments were in relation to the INEA YMCA which was not a focus of the survey or indeed the Walkerville Oval Precinct. Other concerns were aspects such as traffic and car parking impacts and these obviously need to be considered in any facility concept.



2.5 Facility Location

Respondents were asked for their opinion regarding the location of a new facility with the majority stating that a new building joining both the bowls and football club would be optimal. Those that were opposed generally favoured the retention of the INEA YMCA, with approximately the same number seeking to retain it in its current location. Other comments were around the need to view plans and the viability of the facility, with these concerns / questions to be an outcome of this stage of the project.



2.6 Other Facility Uses

This question sought opinion on what other uses could be included at the proposed facility with the majority relating back to the potential closure of the INEA YMCA and the need to include these facilities / offerings in the new site. This included basketball courts, gymnastic areas, squash courts and a pool.

Again, this is not an aspect of this study / facility and previous reports have highlighted that a facility the size of the INEA YMCA is not a viable proposition for the Walkerville Oval Precinct.



Other suggestions which could however be considered / included were:

- Multi use space for functions
- Martial Arts areas
- Childcare centre
- Gymnasium / Fitness equipment) internally and externally)
- Female friendly facilities
- Netball and tennis courts
- Dog park
- Inclusion of the RSL
- Space for public events (external)

2.7 General Comments

Fifty-four (54) comments were received with many comprising a number of elements but with a summary being as follows:

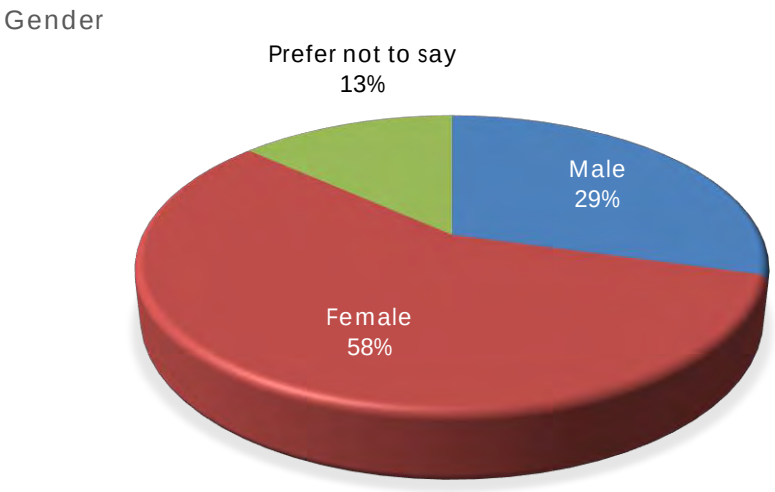
INEA YMCA Importance / retention	26
Fund existing facilities and clubs over a new hub	6
Community land revocation concern	4
A new facility isn't necessary	5
More community use / access and facilities	6
Support the development of a new modern facility	8
Parking and encourage active transport	2
Impacts associated with noise / Environment	2

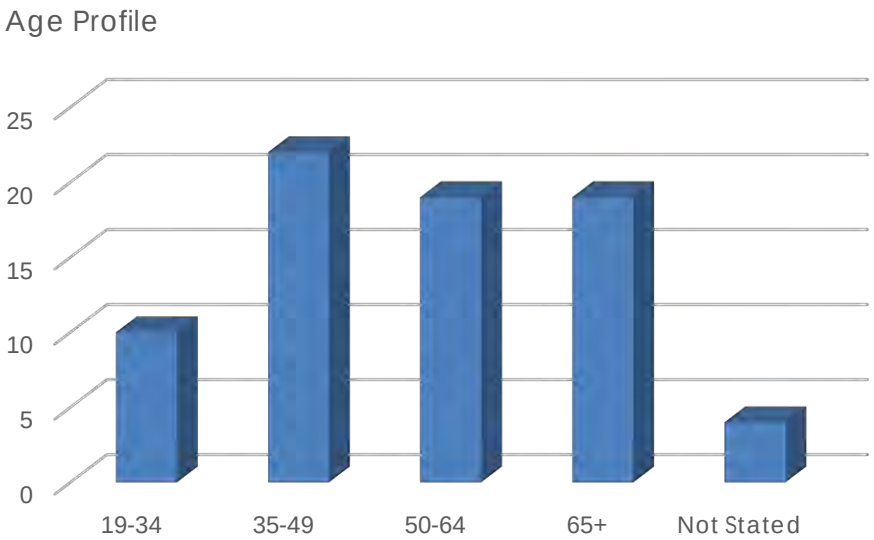
These findings show an interest in relation to INEA YMCA's pending closure. Whilst this is acknowledged, it must again be reiterated that the purpose of this project is that of a multi-use sporting and community facility that will be different to that of an indoor recreation centre.

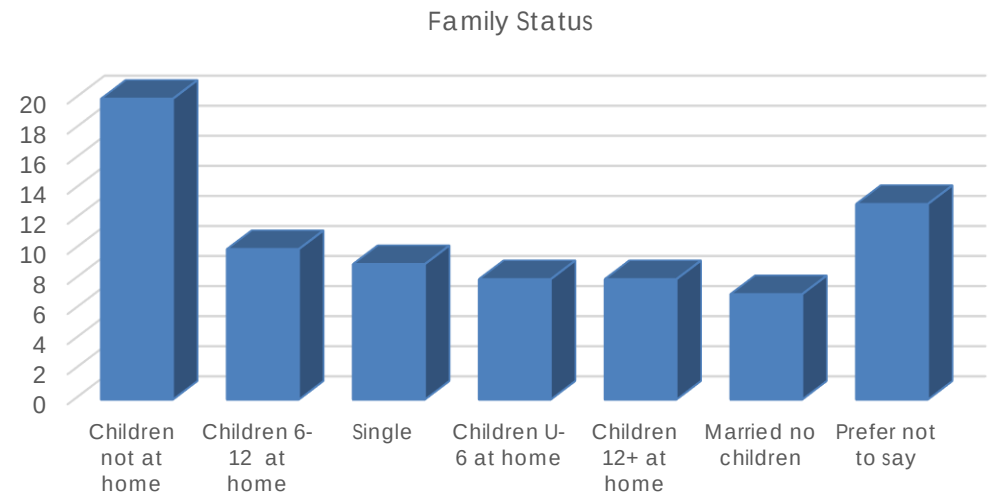
2.8 Respondent Profile

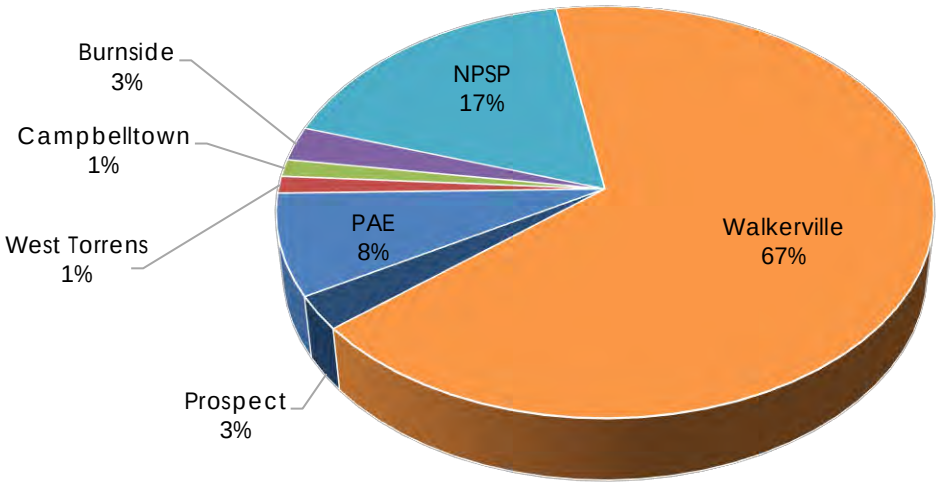
Over a half of those that responded were female, a third (29%) were male and 13% preferring not to say. Age profile was predominantly middle aged with 51% being over the age of 50. This is reflected in the household structure whereby the majority had children not living at home (27%) with a further 25% having children under the age of 12 at home.

The majority of respondents (67%) were from Walkerville with 17% from the neighbouring Council of Norwood, Payneham and St Peters, 8% from Port Adelaide Enfield, 3% from Burnside and Prospect respectively and 1% from both Campbelltown and West Torrens Councils.






Family Status
20
18
16
14
12
10
8
6
4
2
0
Children not at home
Children 6-12 at home
Single
Children U-6 at home
Children 12+ at home
Married no children
Prefer not to say


Burnside 3%
Campbelltown 1%
West Torrens 1%
Prospect 3%
NPSP 17%
PAE 8%
Walkerville 67%

Section Three: Community Organisation Survey

Five community groups responded to the survey and include:

1 Walkerville Sports Club
2 Walkerville Junior Football Club
3 Walkerville Bowling Club
4 Walkerville Netball Club
5 Walkerville Softball Club

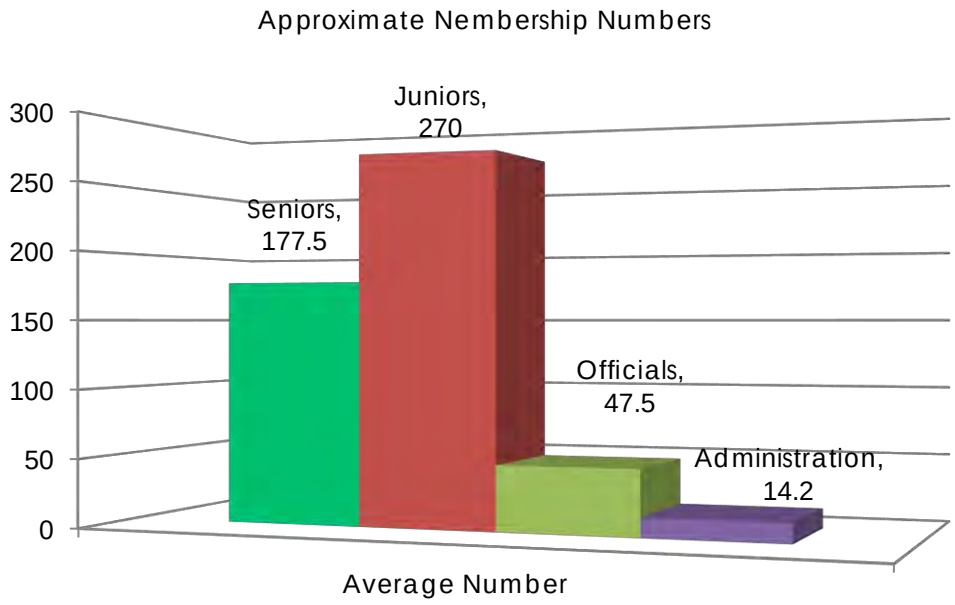
All clubs with the exception of softball, stated that their membership is increasing and all with the exception of Netball currently use facilities at the site. Netball would like to use the site as their home base as they have stated that they are one of the fastest growing clubs in the State and 4th largest in the Adelaide Metropolitan Netball Division.

Four of the five clubs have Junior male and female sides with only the bowling club having seniors only.

A summary of responses can be seen as follows, with a table highlighting each clubs needs and desires to follow.

3.1 Membership

Junior participation dominates Walkerville clubs with an average 270 members across the four clubs as opposed to 178 seniors. This is encouraging and supports the notion that with a growing junior membership, the need for well-designed facilities is evident



3.2 Multi Use Facility Support

All clubs support the notion of a centralised multi use facility at Walkerville Oval with reasoning being:

Club	Comment
Walkerville Softball Club	We would like the sporting precinct to be a shared facility with better female facilities and greater and fairer governance
Walkerville Sports Club	Any development needs to be commercially viable and this can only happen in a multi use facility. The main driver of the development needs to be a commercial revenue stream with the sports clubs revenue almost being incidental to the revenue being cash flow positive if the facility is to go from strength to strength and ensure it is maintained in an as new manner.
Walkerville Junior football Club	The WJFC supports a multi-use facility because we feel that we would be able to train and warm up on the other sporting spaces (in addition to using the grassed areas). High usage, wet weather and out junior teams could train on a synthetic grassed surface or similar if this was developed for cricket nets, for example.
Walkerville Bowling Club	The Current Bowls Club rooms are in need of Major Upgrades/Repairs to Kitchen, Ladies Toilets, Bar, Roof
Walkerville Netball Club	Provides a mutual benefit for all Walkerville Clubs and the community. There is limited land available so we need to ensure we use the space wisely and the utility of the space will be maximised though a shared arrangement.

3.3 Centralised Management Support

Three of the groups supported the concept of the centralised management model, with the Walkerville Sports Club uncertain and the Bowling Club not supporting it. Rationale behind these opinions were:

Club	Comment
Walkerville Softball Club	Currently the softball club do not feel that there is a fair level of management of the facility and good consideration on what each section use the club for. We would like to see a more stable leadership model of the facility.
Walkerville Sports Club	I would need to see the model, the cost of having that and the benefits to the facility, the clubs and members involved and more so the commercial acumen of those tasked to run that centralised management model.
Walkerville Junior football Club	In theory, as long as the price remains at an acceptable level.
Walkerville Bowling Club	We are currently Financial. We have a successful Model to run our Club & wish to run our own Club, Functions and Bar
Walkerville Netball Club	Appears to be the only sensible way of ensuring all Clubs have access to the facility and an equal say.

Any proposed management model is a long-term strategy that must be based on sustainability of both the club and the model itself. Stakeholders need to be consulted throughout and the benefits of any new and proposed model clearly articulated.

3.4 Short, Medium and Long Term Needs

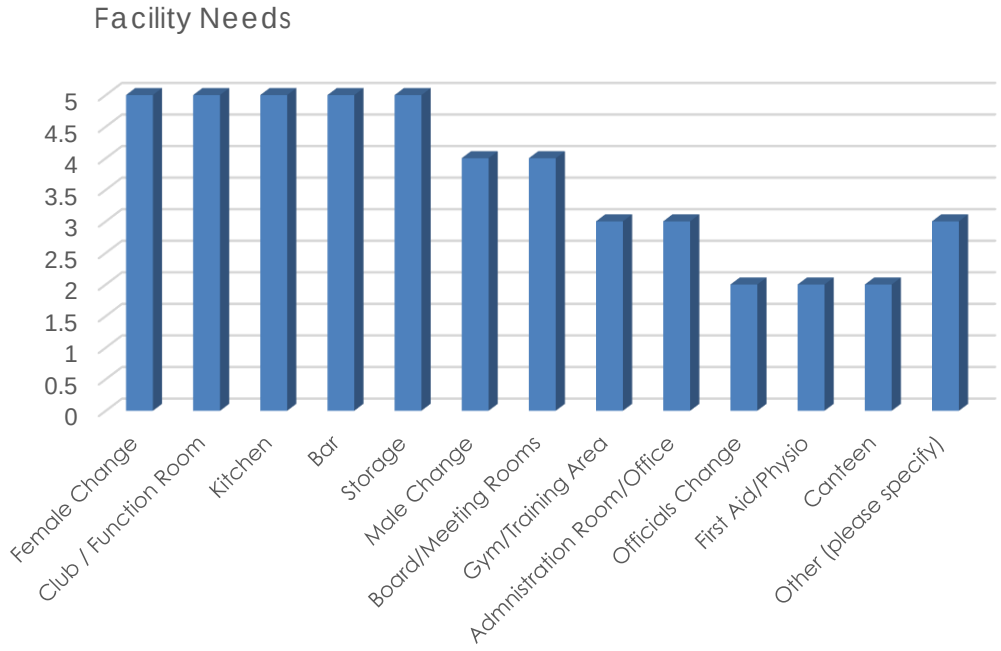
Three of the groups wish to use the oval / field space and 2 respectively for courts and events. Short, medium- and long-term needs for the clubs are as follows.

Organisation	Short	Medium	Long
Walkerville Softball Club	Oval use, storage of equipment facilities, female amenities, Disability access, Social Function use	As above	As above
Walkerville Sports Club	Greater multi use facilities for cricket training, softball use, bocce, junior football. The same with netball, tennis and bowls	as above, we are land locked and can only do so much.	As above
Walkerville Junior football Club			
Walkerville Bowling Club			Use of our existing Greens, A function areas, Bar facilities, Office
Walkerville Netball Club	lines being painted on the outdoor tennis courts and removable goal posts erected. This would allow us to run some pre-season trial matches and summer preseason fitness at WSC.	lighted being installed on the outdoor tennis courts (as we train at night and our main season runs over winter). This would create a second training base for some of our teams	6 netball courts (within walking distance of each other) being available for use at the oval with lighting. This would mean we could move our 30 teams to train at WSC every week and WSC would become our home base.
Short – Long Term Needs			

3.5 Central Facility Needs

All clubs need female changerooms, club rooms, kitchen, bar and storage areas. Other needs were identified as:

Club	Comment
Walkerville Softball Club	-
Walkerville Sports Club	Cafe, commercial physio rooms, massage services, flexible function room in terms of size, children's playroom or zone, smaller function/gathering rooms with basic bar/kitchen facilities,
Walkerville Junior football Club	BBQ cooking area, digital scoreboard, coaches' boxes, changerooms & toilets appropriate for children from 7 -15
Walkerville Bowling Club	Green Keeper, Soil & equipment Sheds, Shower
Walkerville Netball Club	-
Other Facility Requirments	



3.6 Specific Facility Requirements

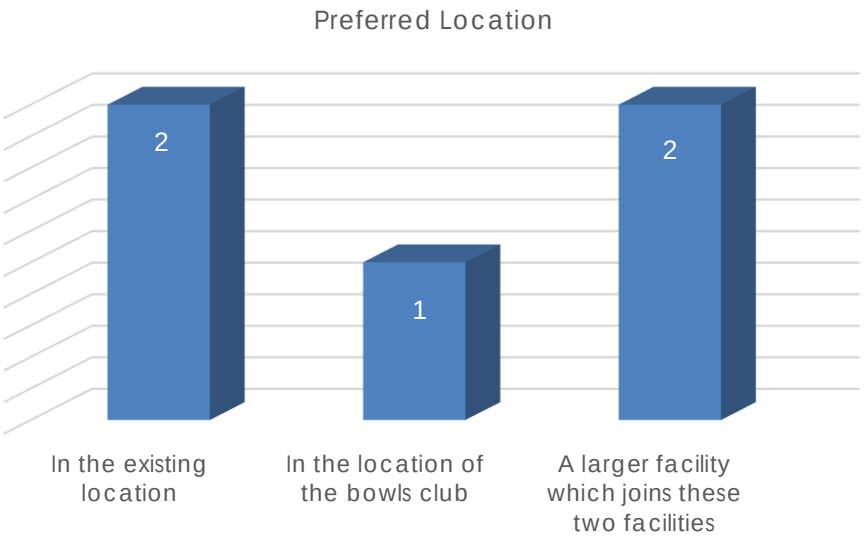
The table on the following page highlights specific comments in relation to each clubs specific needs and as is normal for not for profit community organisations, most are not in a position to contribute financially to any development, but some do have financial reserves and other means to assist Council in any way possible to realise the vision for the project.

Organisation	Specific Facility Requirements
Walkerville Softball Club	We have a much larger female base than male so however we are introducing more males into the junior softball ranks so at the moment we require female toilets and change room facilities. We require about a 10 ft container worth of storage area so that we can store our equipment all year round. We like to have our social functions at the club we aim for 3-4 a year including our Presentation night. We would like to have somewhere to have our committee meeting once a month and potentially coaches meetings also once a month. We are not able to support the bar as much as we would like at the moment given all games are held offsite but a bar facility when having social functions is desirable. Sometimes we do cater our own functions so the use of a kitchen facility is also attractive. Currently we use half the oval twice a week for training and we will require this to continue as we require this for our 6-8 teams each year. We use the lights for about 30 minutes for 4-5 weeks when daylight saving is just starting as the nights get darker quicker at the beginning and end of our season.
Walkerville Sports Club	▪ 4 change rooms uni sex (One of these to be large for home football team) ▪ Umpires change rooms with direct access. ▪ Coaches boxes ▪ Electronic Scoreboard large enough to use for film nights ▪ Trainers and physio rooms x 6 ▪ Grandstand as per current structure or similar ▪ Multi sex toilet areas in change rooms ▪ Substantial Storage space on ground and first floor levels ▪ Quality but practical furniture (stacking chairs and rackable tables) fixtures and fittings ▪ NO lift, ramp for wheelchair access and delivery of goods, removal and storage of additional furniture from downstairs for larger functions ▪ Five netball courts/tennis courts ▪ Two bowling greens astro for 365-day use, with retractable sun cover and lights for use at night ▪ multiple function areas for different groups of different sizes where they can be catered for from a central kitchen. One main room with retractable walls for multi-use. ▪ 12 astro turf cricket wickets as a multi-use facility, located off the oval (possibly in the existing net and playground space and off the oval so it does not impact football and other oval use. Fully caged but with retractable wicket nets so the facility can be used for softball training in hitting tunnels, bocce, junior football training in non-sprigged boots, use by local schools for ball sports. Flood lit to allow for winter and summer use into the darker periods. Power for use of bowling and other sports training devices. ▪ x turf wickets fully caged for cricket practice

	▪ Upgrade of oval lights and lights on all sporting areas to ensure best and elongated use and hiring options. ▪ Allowance for other clubs like bridge, darts, poker, reading, poetry, book clubs ▪ Male and female community toilets or more unisex community toilets with better lighting, better air flow, easily hosed down, access in a very well lit and obvious location with security cameras ▪ Security cameras - Undercroft and underground parking under sports club, netball court and bowls courts/greens. Maximise this asset as you only have one chance to do it and it will pay back over time in spades ▪ Locate playground next to new club rooms and add basketball hoops for 3 on 3, skating areas etc (See Churchill Rd or Gaza developments) ▪ BBQ facilities for use by the clubs built in with cover ▪ Multiple deck areas coming off the side of the new structure to allow for more functions, outside dining and drinking, with sun cover and easliy secured or stored furniture (with wiring and speakers for music) ▪ quality AV system throughout to allow for multi room hire for functions needing sound and visual access.
Walkerville Junior football Club	▪ 4 change rooms (flexible layout preferred - 10m x 8m per room) ▪ 1 x umpires room with external access ▪ first aid room is each change room ▪ storage room 6m x 5m approx) + storage for goalposts and other larger items
Walkerville Bowling Club	▪ Male Changeroom 25m square ▪ Female Changerooms 35m square ▪ Handicap 6m square ▪ Selection office 15m square x 2 ▪ Board Meeting room 20m square ▪ Bar 30m square ▪ Kitchen 50m square ▪ Storage rm ▪ Coldroom for Bar 20m square ▪ Green Keeper, Soil and equipment sheds 100m square
Walkerville Netball Club	For storage, we would just need a room where we can store (say) 25 ball bags containing about 7 balls each. For functions, we would require a space that seats 190 attendee for a sit down dinner (for presentation night).

3.7 Preferred Location

The Bowls club would prefer the facility to be built on their site with the Junior Football and Netball clubs suggesting it be at the existing site and the softball and Sports Club suggesting a larger facility joining the two.



3.8 Other Comments

Comment raised by the clubs included the following

Organisation	Other Comments
Walkerville Softball Club	The Softball Club has been a part of the Walkerville Sports Club for 71 years now. We have a very proud and successful history. We are looking forward to being a part of this new development and hope that we can generate more community engagement with better facilities. We are very keen to have a different management model of the facility than what is there now as at times we do not feel that we are considered equally in decisions. Looking forward to hearing what the next steps are for this project development.
Walkerville Sports Club	We need to consider this build as being one for 50 years not 5. The facility has to be multi functional and the sporting areas multi use. The basis of any design has to be about the commercial reality of the facility and how it can generate significant income over and above running costs. It needs to be designed to ensure it creates a demand for its space and every space needs to be looked at as having to pay for its self 24 hrs a day. It needs to be structured around functions whilst at the same time ensuring that all the functions that are held do not impact the clubs negatively as it may do if they can then never access "their" club due to the commercial activities that need to be taking place as often as possible. So flexibility in room sizes and outdoor deck space etc is critical. Parking will be a real driver in terms of daily use, make it easy for people and then it will be used during the quieter day time hours for meeting at the cafe, seeing the physio, having a massage, doing a gym class/yoga/etc. Additionally the hire of some of these spaces for park and ride city workers is a good revenue stream. The sports facilities need to be multi use, flood lit and secure. They need to be built so that they can also be used 365 days a year be it by the clubs or hired out to other organisations.

Walkerville Junior football Club	The WJFC would like some of the investment to include: lengthening the oval so we can fit more junior games on the oval, better quality lighting suitable for games as well as training, more money spent on ground maintenance and the quality of the grass on the playing surface. The WJFC plays its games on Friday nights and Sunday mornings. Training is every night during the football season. On any given Sunday, we would have 150+ players and their families who visit the area and the oval. This brings enormous economic development opportunities for the businesses on Walkerville Terrace currently and could be attractive for other businesses in the area. The WJFC are committed to developing young footballers (both male and female) and offer a community service that is not offered by the Walkerville Primary School and other schools from outside the area. They don't currently offer football as a school sport. We are aware of the positive impacts that sport and exercise has on young people. We are a very well run, self-funded and popular junior football club. If we could offer better amenities to our players and their families, we could grow quicker. Based on our membership size, gender diversity and the reasons above, we would like to be seen by Council as a significant key stakeholder in any decisions made regarding the facility and the surrounds.
Walkerville Bowling Club	Ample off-street parking essential. Temporary Clubrooms - if existing location of the Bowls Club is to be used (for the period of Construction on C Green). Compensation for Bowling Club as Club will not be able to run Functions during the Construction period.
Walkerville Netball Club	We are one of the fastest growing netball clubs in South Australia and we are now the 4th largest club in the Adelaide Metropolitan Netball Division (which includes Clubs such as Contax and Matrics). We have teams from AMND League down to GO (under 9s). This year we also plan to introduce an inclusive sports team for women with an integration difficulty. We would really appreciate as much support from Council as possible as the costs associated with running such a large netball club are high. Our registration fees are approximately half the price of other AMND netball clubs so we can ensure we are affordable. Court hire is a significant expense for our Club so we would appreciate Council's support in constructing netball courts on site so we can use WSC as a training base (but we would need 6 outdoor courts within a couple minutes' walk of one another for this to be feasible). Many of our juniors attend Wilderness School so having a training facility at WSC would be attractive for those parents.

Walkerville Oval Precinct Community Hub



Developing a centralised facility for sporting, recreation, and community use in the Town of Walkerville

TOWN OF WALKERVILLE

Background

Located approximately 4km from the Adelaide Central Business District and dating back to 1836, Walkerville is one of the oldest but smallest communities in the Adelaide metropolitan area with a total population of approximately 7,550 comprising 51.3% females and 48.7% males[1].

The Walkerville Oval precinct is the main parcel of formal open space in the town and is approximately 3.64ha in size and home to a number of clubs and organisations to include:

- Walkerville Bowling Club
- Memorial Gardens
- Soldiers Memorial Reserve
- Walkerville Sports Club includes Football, Cricket and Softball with sub lease arrangements with:
  - Eastern Razorbacks American Gridiron
  - DreamStart Soccer Academy Coaching Clinics
  - Walkerville Primary School
  - St Andrews Primary School and
  - St Monica's Primary School
- Walkerville Netball Club
- Walkerville Softball Club

The precinct has gradually been enhanced over the years with a several master plans guiding its development. In 2015, a master plan recommended the centralisation of facilities to ensure optimal access and use whilst enabling clubs and user groups to become more viable through the sharing of assets and where possible, resources.

In 2019, Council committed $3m in its long term financial plan, towards the development of a centralised facility and proceeded with refining draft concepts for a community asset that would serve the growing local community and sporting and recreation groups at the site. Concepts were then prepared in consultation with key user groups and the broader community, and based on the following key principles, which Council adopted on 19 August 2019:



Walkerville Oval and Surrounds

[1] Australian Bureau of Statistics 2016 Population Census

Principles for Development

The development of the precinct will be guided by principles which have been adopted and endorsed by Council and include:

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 playspaces, BBQ's, and picnic areas. These will be located in areas of optimal access and line of sight for safety of all users.

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- Centralised facilities will be promoted to reduce the footprint of infrastructure on the site.
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- Pedestrianised areas to control foot traffic will be considered

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- Access to facilities and services outside of club use will be promoted
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- 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.

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- 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.

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- 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.

Prioritising the Development

The key aspect of the site's development is a centralised community facility (hub) which will serve current and future sporting and recreational groups, whilst being accessible for a broader range of community services and activities.

The hub will be the new heart of the Walkerville Oval Precinct and aims to become a well-managed, modern facility that will showcase Walkerville as it continues to grow into a modern and progressive Town envied for its village feel and atmosphere.



What will be in the Hub?

The hub will be home to several community groups and will include club rooms, storage, meeting rooms, catering facilities and general administrative areas. A key aspect of the facility will be use during the day and at times when clubs are not using it, as well as centralised facilities that can be shared for functions and events for both the community and club activities.

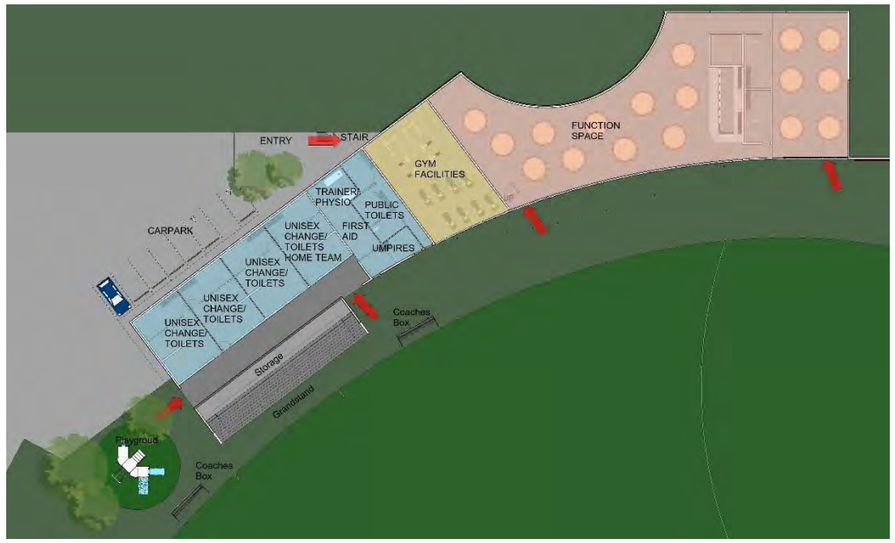
In recent years, and more so with the recent impacts of COVID-19 on the whole of society, there has become an increased need to collaborate and share facilities and resources. This is particularly relevant for community-based organisations that operate with volunteers and with limited funds. The Hub will therefore be designed to encourage shared use and where possible resources with and between community groups whilst retaining their own identities.

Whilst the finer details of design and layout are to be determined, indicative components of the proposed two storey facility will include space available for hire and ongoing use with activities such as childcare, seminars, meetings and other uses that could be accommodated within a flexible community building.

The ground floor will provide space for both unisex and women only change facilities, first aid rooms, public toilets and gymnasium for use by the sporting groups. There is also potential for increased function space and easier access for the less mobile or older adults that may want to use the bowls

facilities and memorial gardens. This level could also provide additional storage for things like sports equipment, function furniture or plant for bars and catering facilities within the centre.

The second storey would offer optimal viewing of the oval, hills, and Memorial Gardens and would become the main function, dining, catering, and licenced space. Clubs would also have access to this area at designated times during seasons. A terraced balcony is also proposed, along with grandstand to provide optimal and comfortable viewing of events on the oval











How will it be Funded and Managed?

The facility has been estimated at approximately $11.25m of which Council has allocated $3m in its budget forecasts. Additional funding will be sought through State and Federal grants and potential third-party investment.

The finer details regarding the ongoing and day to day management and business structure will be undertaken in a parallel due diligence report, but it is however, envisaged that Council will have a closer alignment to ensure optimal use outside of structured sporting club use. This will mean events and initiatives are programmed into the centre to allow for broader community access and benefit.

Where Next?

Council would like to hear your views! Stakeholder groups are being consulted with on an ongoing basis and as such are being kept informed and included in the next levels of detail which will also include the broader site layout to ensure optimal use. Council invites your written feedback on the proposal and asks that emailed or written correspondence be directed to:

by email:
walkerville@walkerville.sa.gov.au
subject header: Walkerville Oval Redevelopment

by post:
Walkerville Oval Redevelopment,
Walkerville Council,
66 Walkerville Terrace,
Gilberton SA 5081

Feedback should be received no later than 5pm on Friday 11 September 2020

Council looks forward to developing this initiative for the broader community and image of Walkerville as an enviable place to live, play and work.



Mayor Elizabeth Fricker

Town of Walkerville
Walkerville Oval Redevelopment
Interim Prudential Report

November 2020

BUSINESS • RESOURCE • MANAGEMENT



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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 deprecation, 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 mutli-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 patters 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
Walkerville Oval	*$11.2*				*$3.0*	*73%*
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.

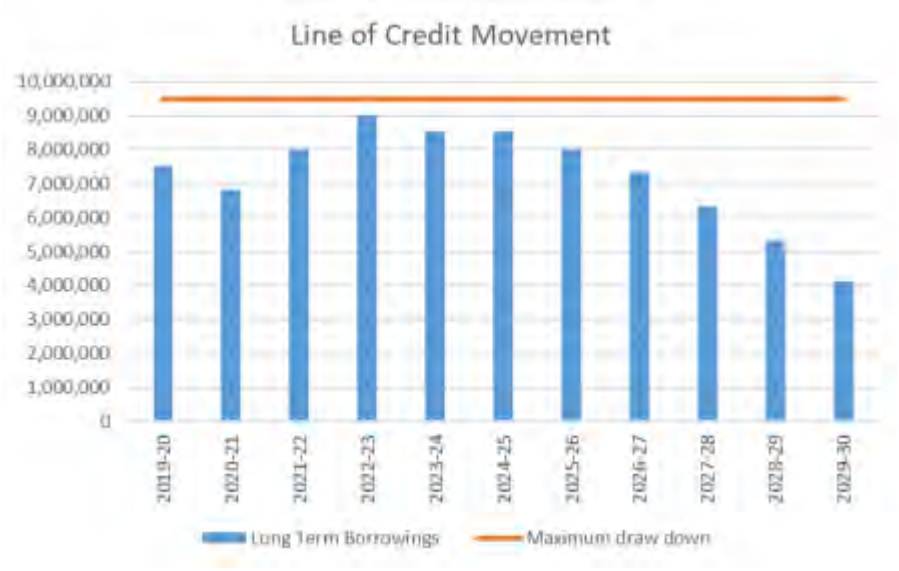
(a) We note that the impact of a having a relatively high NFL in the current low interest rate environment is much less significant than it has been previously. It could be argued that now is a good time to borrow to support long term intergenerational projects such as the redevelopment of Walkerville 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 of 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



ONE EIGHTY ARCHITECTURE

No.	Description	Date
1	Concept	28/02/20
2	Concept	05/03/20
3	Concept	02/04/20

Walkerville Oval
New Facility
Walkerville Council

Site Plan

Project number	20-03	A10
Date	28/02/20	
Drawn by	BC	
Checked by	BC	Scale 1 : 500



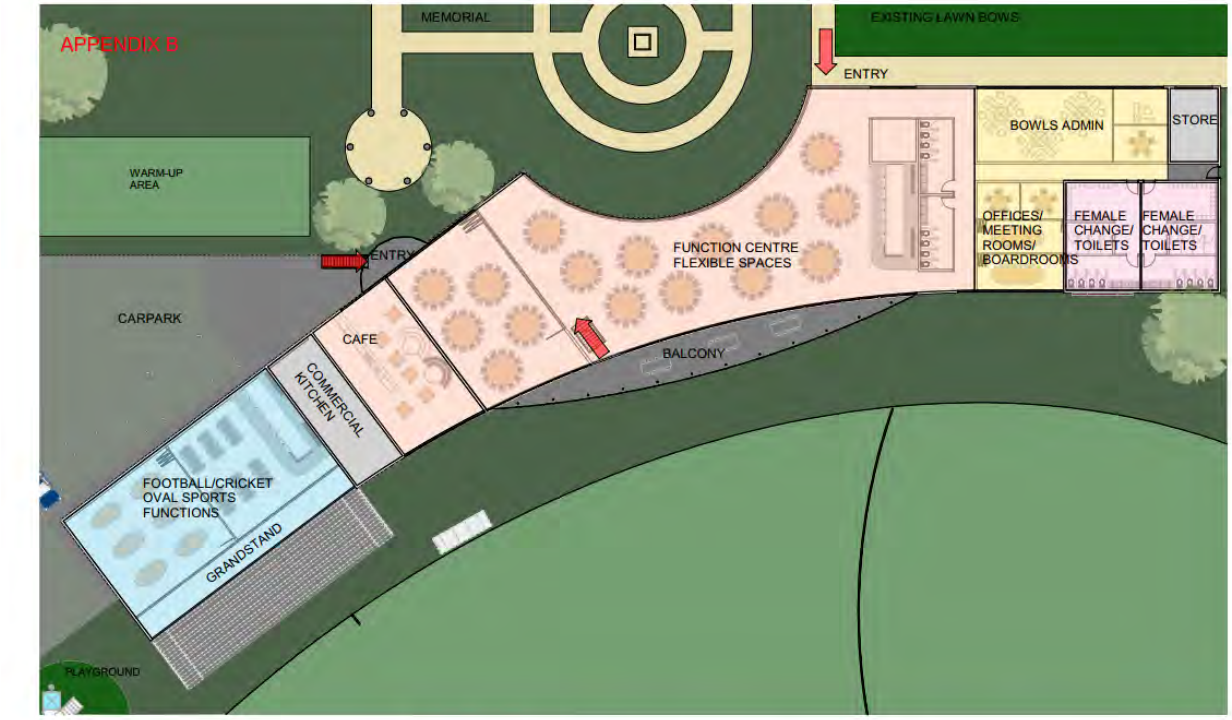
ONE EIGHTY ARCHITECTURE

No.	Description	Date
1	Concept	28/02/20
2	Concept	05/03/20
3	Concept	02/04/20

Walkerville Oval
New Facility
Walkerville Council

Lower Level Plan

Project number	20-03	A20
Date	28/02/20	
Drawn by	BC	
Checked by	Checker	Scale 1 : 250



ONE EIGHTY ARCHITECTURE

No.	Description	Date
1	Concept	28/02/20
2	Concept	05/03/20
3	Concept	02/04/20

Walkerville Oval
New Facility
Walkerville Council

Upper Level Plan

Project number	20-03
Date	28/02/20
Drawn by	BC
Checked by	BC
Scale	1 : 250

A30



View from Oval

ONE EIGHTY ARCHITECTURE

No.	Description	Date
3	Concept	02/04/20

Walkerville Oval
New Facility
Walkerville Council

3D

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/cafe) 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 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

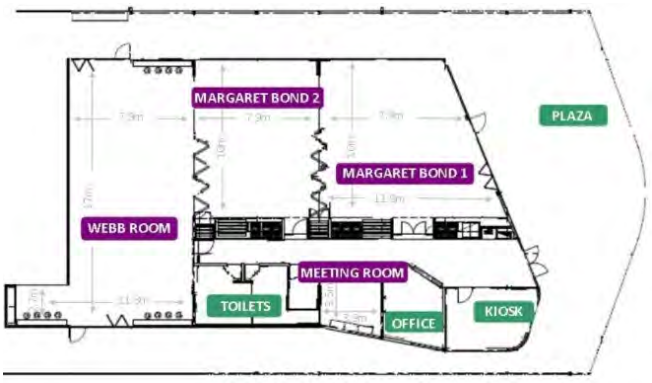
The Glenunga Hub is arguably the most comparable alternative facility in terms of potential usage and location to the proposed Walkerville Oval Project.

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 favourited 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.

The Hon Rob Lucas MLC

TRS21D0585

Government of South Australia

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DX 56203 Victoria Square
Tel 08 8226 1866
treasurer.dtf@sa.gov.au

Mayor Elizabeth Fricker
Town of Walkerville
efricker@walkerville.sa.gov.au

Elizabeth

Dear Mayor

I would like to thank you for submitting an application for funding support under the Local Government Infrastructure Partnership Program.

The Local Government Infrastructure Partnership Program received 107 applications for State funding support totalling $197.3 million.

Projects were considered and scored against weighted assessment criteria by an evaluation panel in order to prioritise projects within the Government's $100 million funding allocation.

Assessment criteria included:

- Commencement and completion timing – projects were scored on the extent to which they met the Government's shovel ready requirements.
- Job creation – including a weighed assessment of estimated construction jobs, use of local contractors and direct employment impacts post constructions.
- Alignment to the Government's Growth State Agenda, or contribution to community wellbeing.

57 projects have been funded covering 58 councils. Total grant funding approved is $107 million.

I am pleased to offer the Town of Walkerville support of $4,000,000 towards the costs of the Walkerville Oval Sports & Community Hub project.

LGIPP funding is offered on the condition that:

- no other State grant funding is received for this project,
- construction must commence consistent with the timeframes set out in your funding application, and
- there will be no additional state funding impacts as a consequence of the project.

Where your grant is contingent on third party funding, and the third party funding arrangements change, it is expected that council will either increase their contribution or obtain other third party funding to cover the shortfall. Where the change in third party funding arrangements impact council's ability to deliver the approved project, council is required to obtain the Treasurer's approval to reduce the scope of the approved project.

The Department of Treasury and Finance will be in contact with you shortly with a grant agreement tailored to your approved project.

I note that Town of Walkerville also lodged applications for funding for the following projects:

- Walkable Walkerville: Connecting and Compliance through Community Infrastructure; and
- Community Hub.

I regret that in this instance funding assistance for these projects has not been supported.

Should you have any queries about the program in the meantime, please contact the Secretariat on lginfrastructuregrants@sa.gov.au.

Yours sincerely

Rob Lucas

Hon Rob Lucas MLC
Treasurer

21 March 2021

WALKERVILLE OVAL REDEVELOPMENT

CONCEPT DESIGN REPORT
WALKERVILLE OVAL REDEVELOPMENT COMMITTEE MEETING

TOWN OF WALKERVILLE

16.12.2021

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALTER BROOKE & ASSOCIATES PTY LTD
L09/25 FRANKLIN ST SA 5000

T — 08 8272 4166
walterbrooke.com.au

WALTER BROOKE

DECEMBER 2021
20— 0142

WALKERVILLE OVAL CONCEPT DESIGN REPORT

BROOKE WALTER

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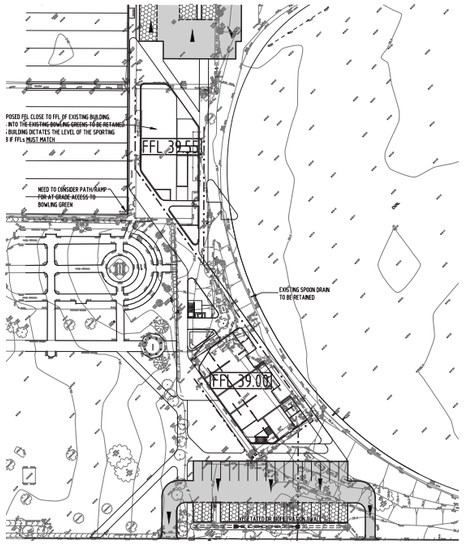
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2.0 PRECINCT VISION
3.0 MASTERPLAN & STAGING
4.0 FUNCTIONAL BRIEF & ROOM DATA SHEETS
5.0 ARCHITECTURAL DRAWINGS
6.0 MATERIAL PALETTE
7.0 INTERIOR LOOK & FEEL
8.0 3D VIEWS
9.0 ESD
10.0 ORDER OF COST SUMMARY
11.0 PROGRAM & NEXT STEPS

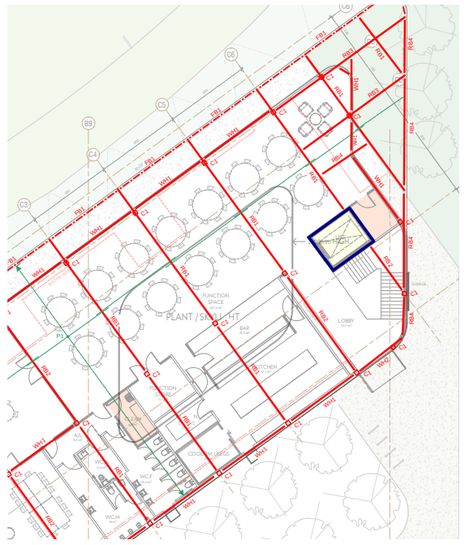
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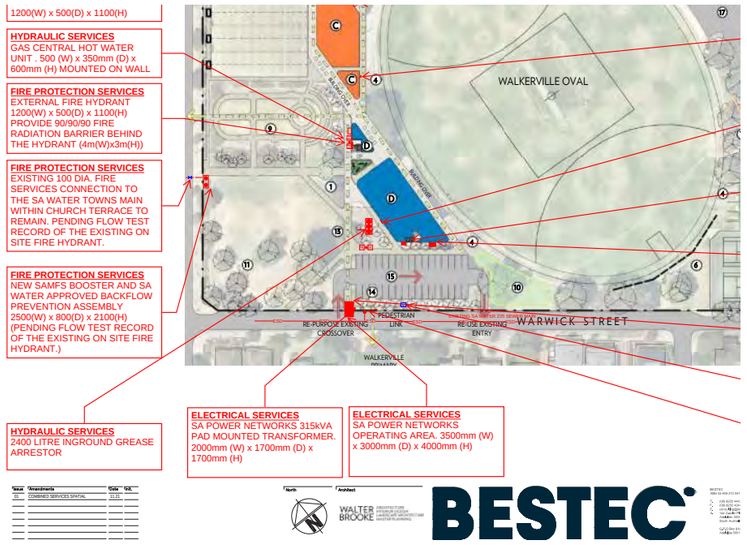
PROGRESS REPORT

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PROGRESS REPORT







— COMBINED BOWLING CLUB CONCEPTS (MAY TO JULY, 2021)

— MASTERPLAN (SEPTEMBER, 2021)

— **COMMITTEE ENDORSEMENT (OCTOBER, 2021)**

— SPECIALIST CONSULTANCIES (OCTOBER TO DECEMBER, 2021)

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- GEOTECHNICAL TESTING
- SERVICES INFRASTRUCTURE
- ACCESS
- CERTIFICATION REVIEW
- SIGNAGE & WAYFINDING
- SUSTAINABILITY

SPORTING CLUB CONSULTATION (OCTOBER TO DECEMBER, 2021)

— **CONCEPT DESIGN (OCTOBER TO DECEMBER, 2021)**

— COST ESTIMATES (DECEMBER, 2021)

2.0

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PRECINCT VISION


COMMUNITY
EQUITY
PRESTIGE

3.0

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MASTERPLANNING + STAGING

BUILDING LEGEND

A	STAIRS
B	LIFT
C	BOWLS CLUB
D	SPORTS CLUB
E	VIEWING DECK OVER
F	EXISTING MAINTENANCE
G	EXISTING PRE-KINDY

SITE LEGEND

1	EXISTING BELT FOUNTAIN RESTORED
2	EXISTING TENNIS COURTS
3	REINFORCE TOWN OF WALKERVILLE BRAND
4	NEW PICKET FENCE TO OVAL
5	EXISTING TURF RINKS (14)
6	BEHIND GOAL FOOTBALL NETTING
7	EXISTING PLAYGROUND
8	NEW CRICKET WICKET NETS (5)
9	EXISTING BELT MEMORIAL GARDEN LOCAL HERITATE NUMBER 8473
10	MODIFICATION OF EXISTING MOUND WITH TIERED SEATING AND NEW SMALL PLAYGROUND
11	EXISTING BBQ
12	NEW ENTRY STATEMENT
13	FENCING & TREES REMOVED
14	EXISTING GAS METER RETAINED
15	RECONFIGURED CARPARK (33)
16	RECONFIGURED CARPARK (28), NEW RETAINING WALL, REPLACE BRICK FENCE, LENGTHEN ADJACENT PICKET FENCE
17	EXISTING CAPRARK (48)

OPPORTUNITIES

- PEDESTRIAN FRIENDLY ACCESS FROM SMITH STREET
- ENTRY STATEMENT FROM ALFRED STREET
- EXISTING MEMORIAL GARDEN RETAINED
- EXISTING BOWLING RINKS RETAINED
- EXISTING TENNIS COURTS RETAINED
- EXISTING 'PADDOCK' RETAINED
- SAFER CRICKET PRACTICE FACILITIES
- INCREASED CAR PARKING
- SMALL PLAYGROUND CLOSER TO MAIN BUILDING & SCHOOL
- PLAZA LINKS COMMUNITY / SPORTING BUILDINGS TOGETHER & OFFERS SIGNIFICANT UNDERCOVER VIEWING

CONSTRAINTS

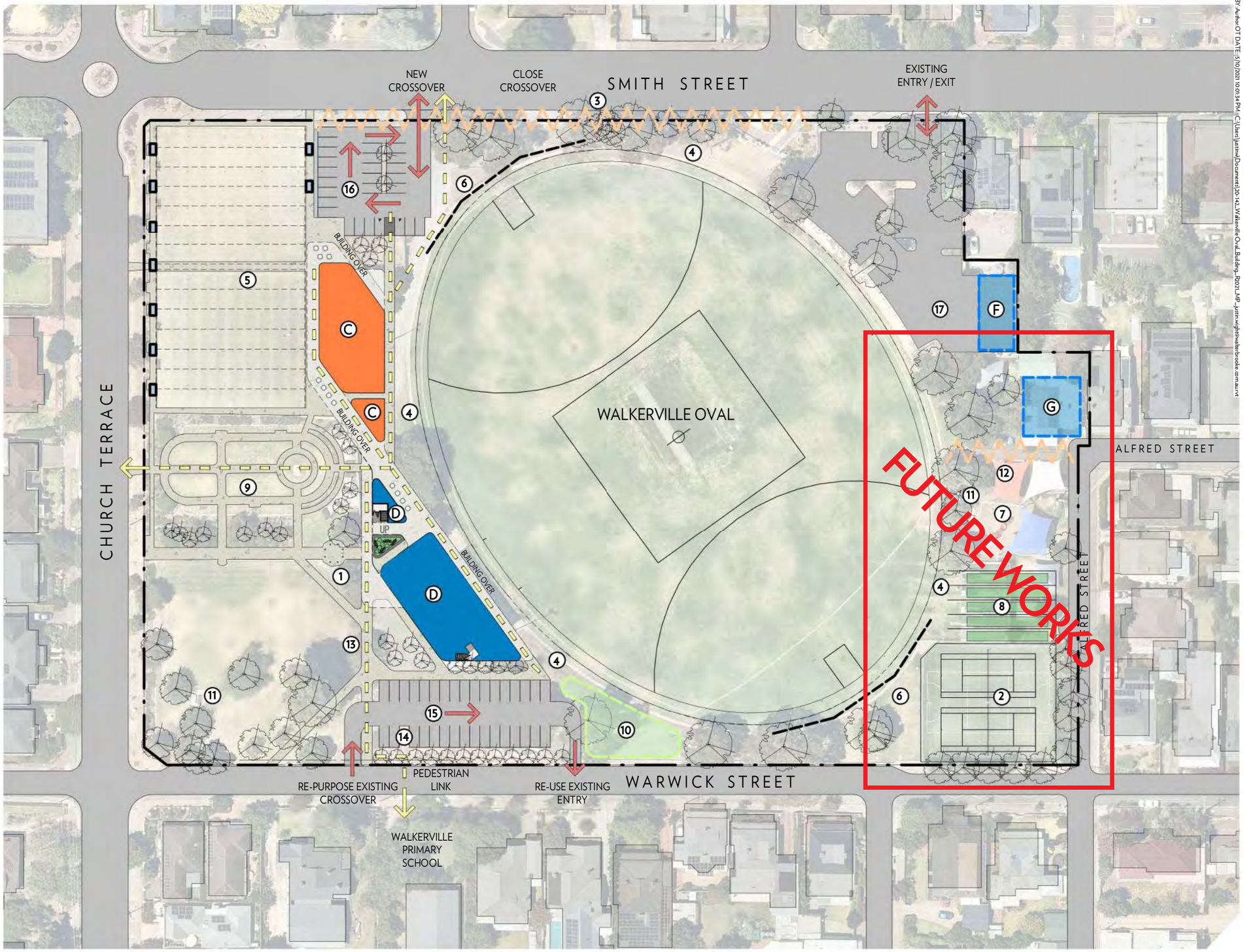
- REDUCED OVERALL LANDSCAPE AREA
- SEPERATE IDENTITIES/ENTRIES TO WALKERVILLE OVAL

CAR PARK SCHEDULE

EXISTING	70
REMOVED	22
ADDED	61
TOTAL	109

REASON FOR ISSUE	REV	DATE
REVISED MASTERPLAN	C	17.09.2021
REVISED MASTERPLAN	D	05.10.2021

PRELIMINARY



0 10 20 40

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

MASTERPLAN	DRAWING — SK-106
05.10.2021	REVISION — D
1 : 1000 @A3	PROJECT — 20-0142

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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4.0

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FUNCTIONAL BRIEF & ROOM DATA SHEETS

WALTER BROOKE

Walkerville Oval

Functional Brief

JOB NO: 20-0142

WALTER BROOKE

FUNCTIONAL BRIEF
WALKERVILLE OVAL

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4. WORKPLACE REQUIREMENTS

4.1 Overview
4.2 Layouts

ROOM DATA SHEETS

Walkerville Oval Community and Sports Club

Room Data Sheets

JOB NO: 20-0142

Function Space

Level: First	Area/Dimensions: 230 sqm	Occupancy: 200	Revision: A
Planning	Requirements	Comments / Other	
Function / Adjacency:	Function Bar, Close to amenities, Connection to Undercover viewing		
Acoustic Performance:	☐ Low ☐ Medium ☒ High		
Door Security:	☐ Card Reader ☐ Code Lock ☒ Keylock ☐ Privacy Latch ☐ No Lock	Confirm if any further door security is required?	
Window Treatments:	☒ Blinds ☐ Curtains ☒ Auto-operation ☐ None	Block-out and glare protection blinds	
Signage	☐ Statutory ☒ Wayfinding ☐ Glazing Film ☐ None		
Special Requirements / Notes			
FF&E	Requirements / Qty. / Size	Comments	
Equipment:		Power & Data to be provided to suit	
Fixtures & Fittings:			
Joinery & Storage Units:			
Loose Furniture & loose Storage:	200x stackable seats. 20x stackable round tables		
Services	Requirements / Qty.	Comments / Other	
Hydraulic Fittings and Fixtures:	☐ Chilled/Boiling ☐ Cleaner Sink ☐ Filter Tap ☐ Hand Basin ☐ Sink ☐ Tap ☐ Toilet ☐ Urinal ☒ None		
Mechanical Services:	☒ Ducted ☐ Evaporative ☐ Exhaust ☐ Split System ☐ None	Linear slot diffusers. Ceiling fans?	
Fire Services:	☒ Concealed Sprinklers (where required)	To Australian Standards	
Security:	☒ CCTV ☐ Duress Button ☐ None		
Lighting:	☒ BMS controlled ☒ Downlights ☐ Linear ☐Task ☐ None	To Australian Standards.	
Power & Data:	☐ To suit equipment ☒ Wifi 0 Additional GPO 's, 5 Additional DGPO's, 0 Additional Data	Confirm requirement for floor boxes?	
AV	TV's for memorabilia / honour board display? 2x TV's for watching TV? Confirm if Foxtel connection is required? Projector screen to drop down in front of TV for presentation nights / larger events? Microphone connection? Integrated ceiling speakers to microphone or TV's. Control panel and inputs for AV at location of TV as well as behind Function Bar.		
Finishes	Description:	Comments / Other	
Floor:	☒ Carpet ☐ Concrete ☐ Epoxy ☐ Tiles ☐ Timber☐ Vinyl		
Skirting:	☒ Aluminium ☐ Coved Vinyl ☐ Epoxy ☐ Tiles ☐ Timber / MDF ☐ Vinyl ☐ None		
Walls:	☒ Feature ☒ Impact Resistant ☒ Plasterboard ☐ Tiles ☐ Timber ☐ Vinyl		
Ceiling / Soffit:	☒ Acoustic ☒ Feature ☐ Fibre Cement ☒ Plasterboard ☐ Suspended Tiles ☐ None		

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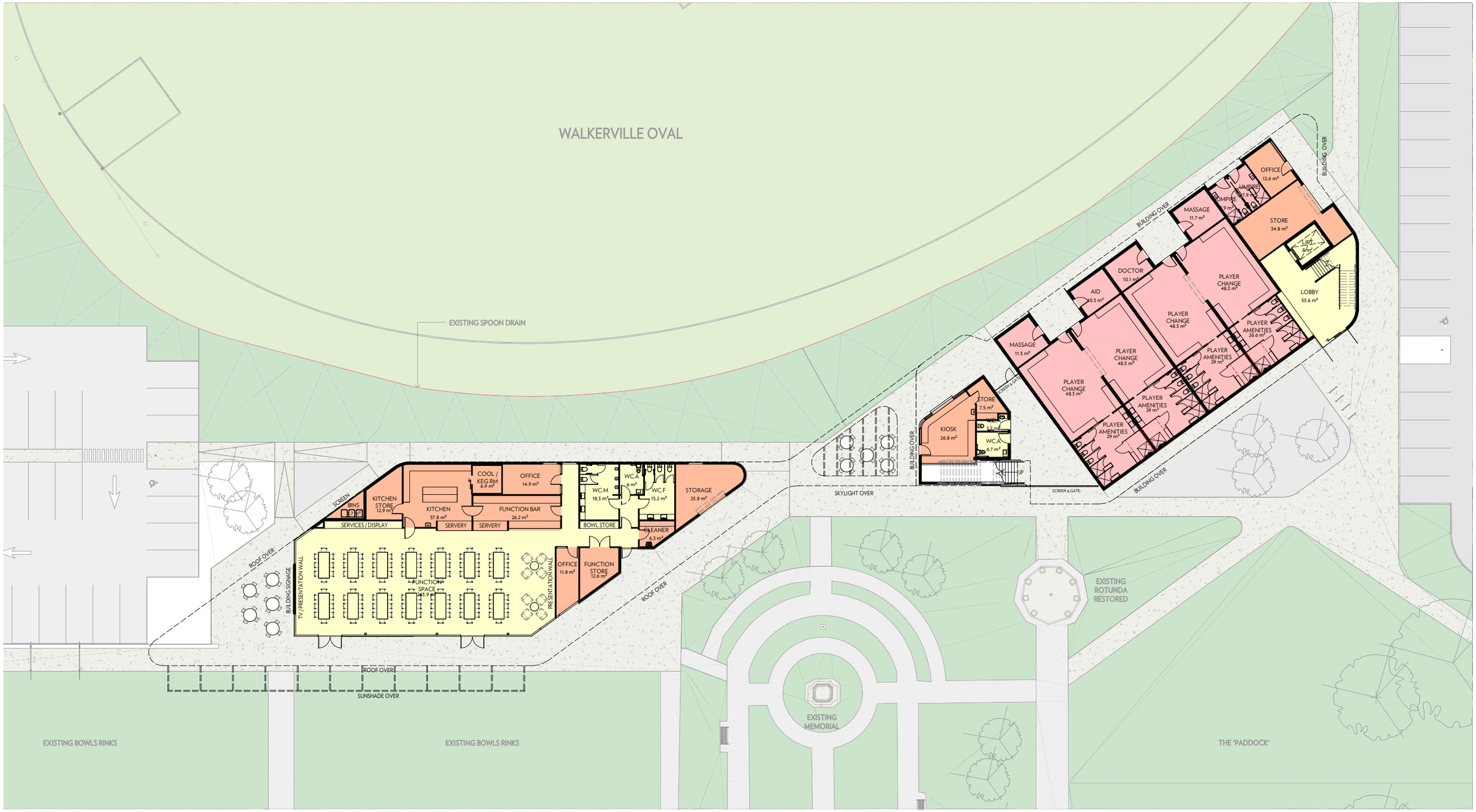
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ARCHITECTURAL DRAWINGS

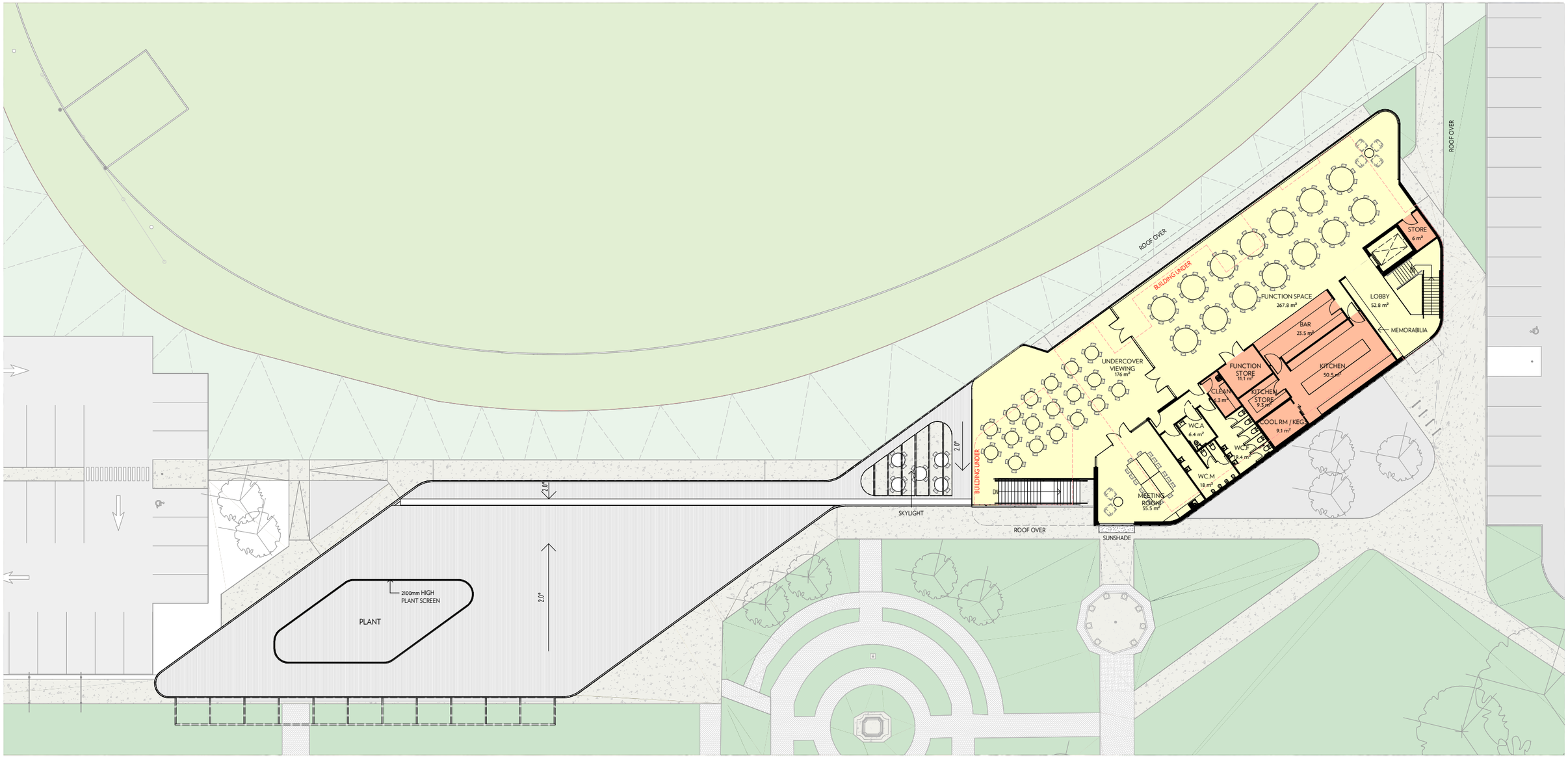
SITE PLAN


WALKERVILLE OVAL
SMITH STREET
WARWICK STREET
NEW NETS BY CLIENT
MOUNDED TURF
RAMP DOWN TO OVAL
ROOF OVER
NEW CARPARK - 33 SPACES (TRAFFIC ENGINEER TO REVIEW)
COMMUNITY CLUB
BUILDING LINE OVER
SCREEN & GATE
BRK
EXISTING PEDESTRIAN CROSSING
EXISTING GAS METER
MOUNDED TURF
SKYLIGHT ABOVE
NEW CARPARK - 26 SPACES (TRAFFIC ENGINEER TO REVIEW)
NEW FENCE
GLAZED BALUSTRADE
BOWLS CLUB
UNDERCOVER VIEWING & ENTRY
SHADE STRUCTURE OVER
SUNSHADE OVER
EXISTING ROTUNDA RESTORED
EXISTING MEMORIAL
EXISTING BOWLS RINKS
EXISTING BOWLS RINKS
EXISTING MEMORIAL GARDEN
THE 'PADDOCK'

GROUND FLOOR PLAN - OVERALL



FIRST FLOOR PLAN - OVERALL

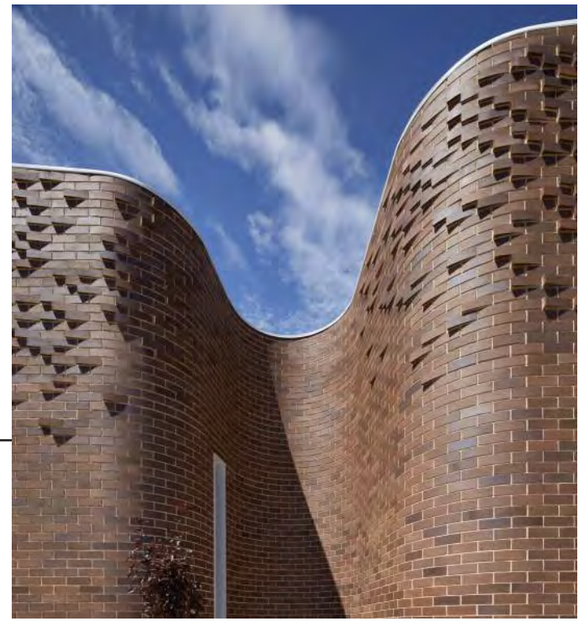


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WALTER BROOKE

MATERIAL PALETTE

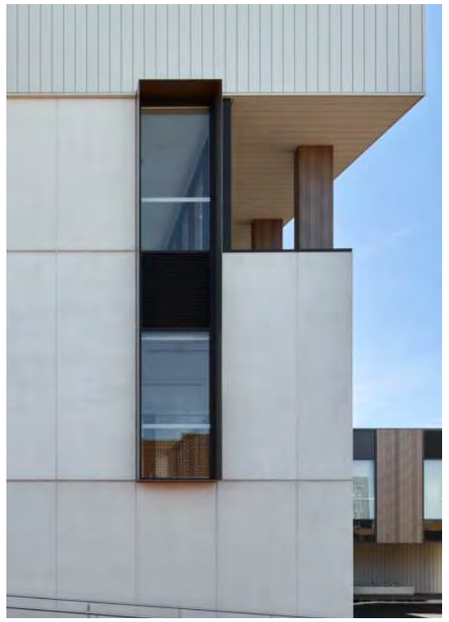
MATERIAL PALETTE



DARK EARTHY COLOURED MASONRY



LIGHT COLOURED METAL CLADDING



COPPER ACCENT SUNSHADES



CURVED GLAZING FEATURE WINDOW



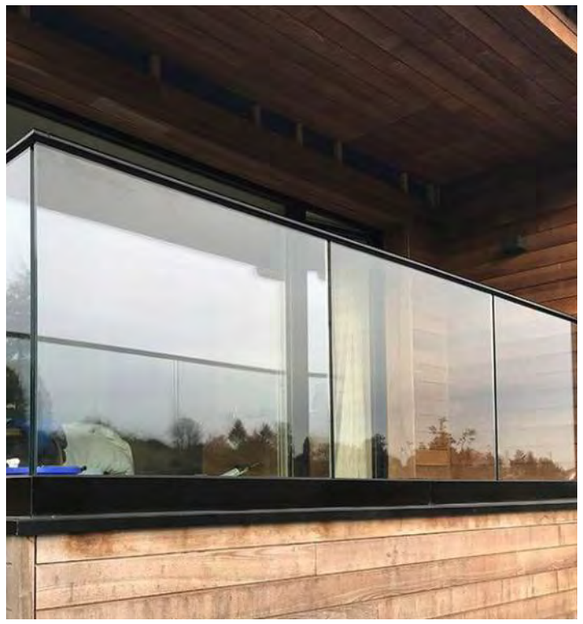
WASHED AGGREGATE CONCRETE WITH PAVING INLAYS



TIERED BENCH SEATS



PLANTING BEDS & TREES



GLAZED BALUSTRADES

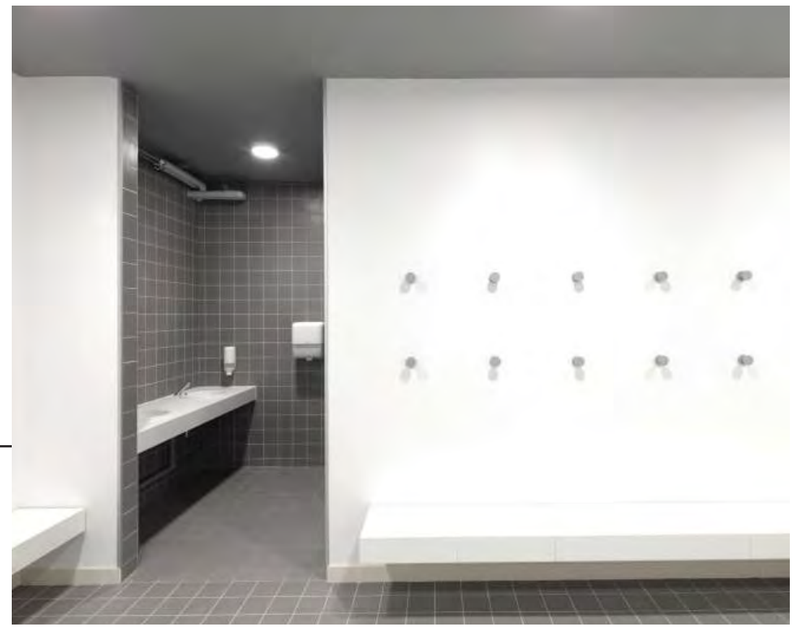
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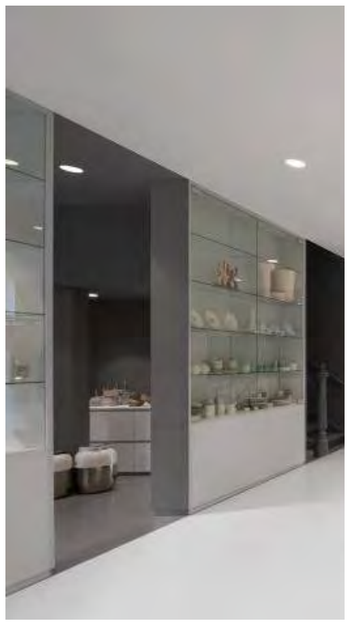
INTERIOR LOOK + FEEL

WALTER BROOKE

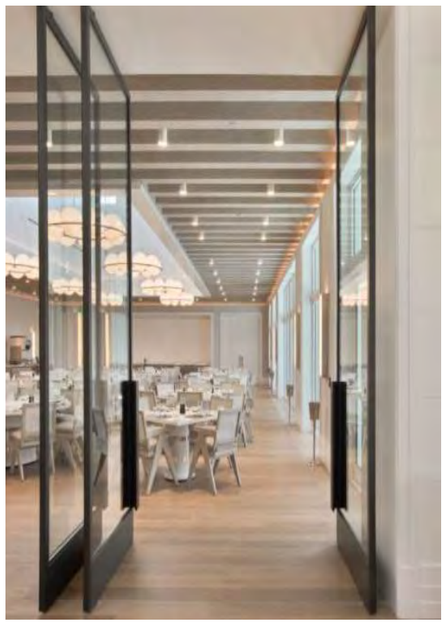
INTERIOR LOOK + FEEL

NATURAL
TIMELESS
REFINED















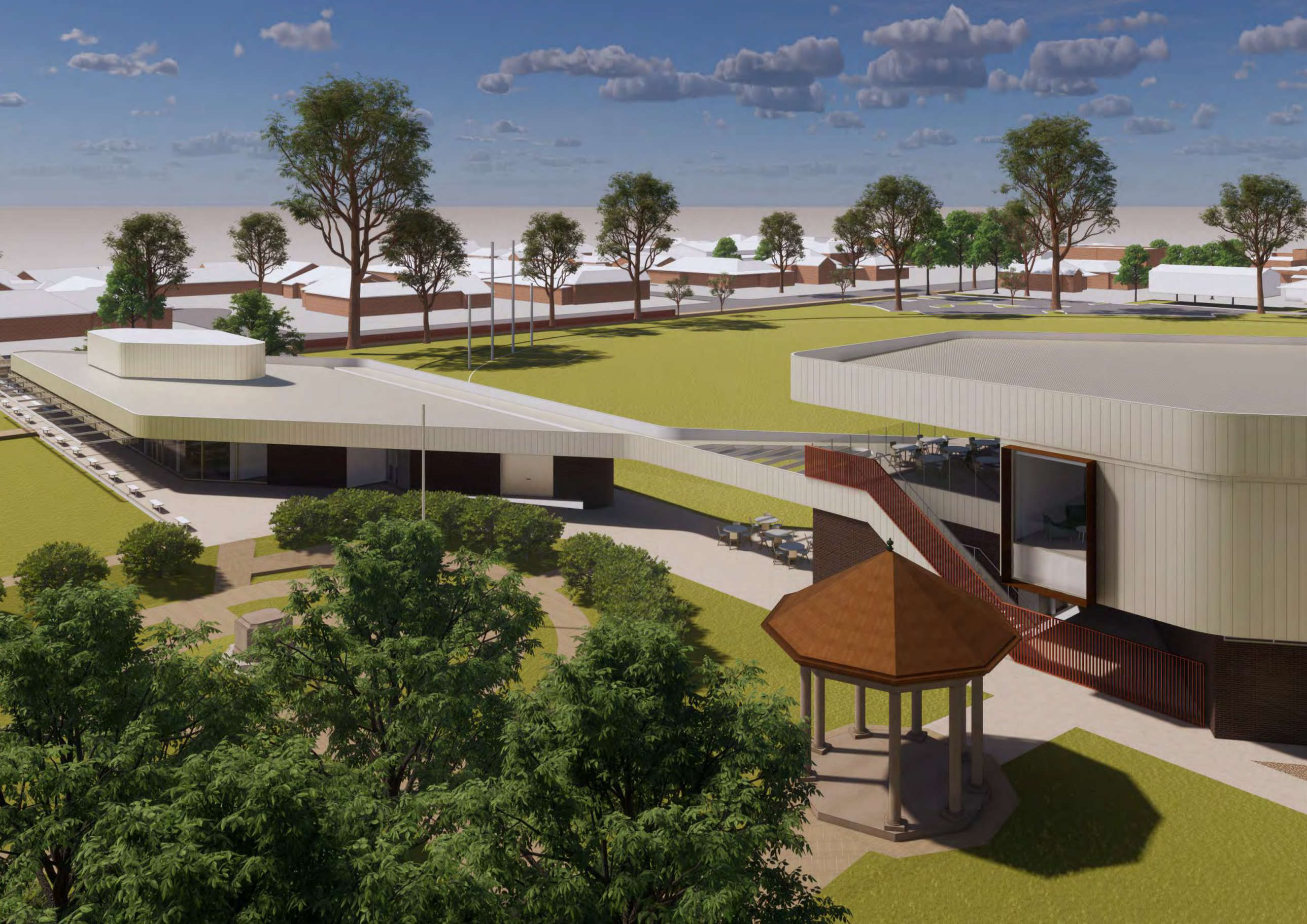


8.0

3D VIEWS

WALTER BROOKE















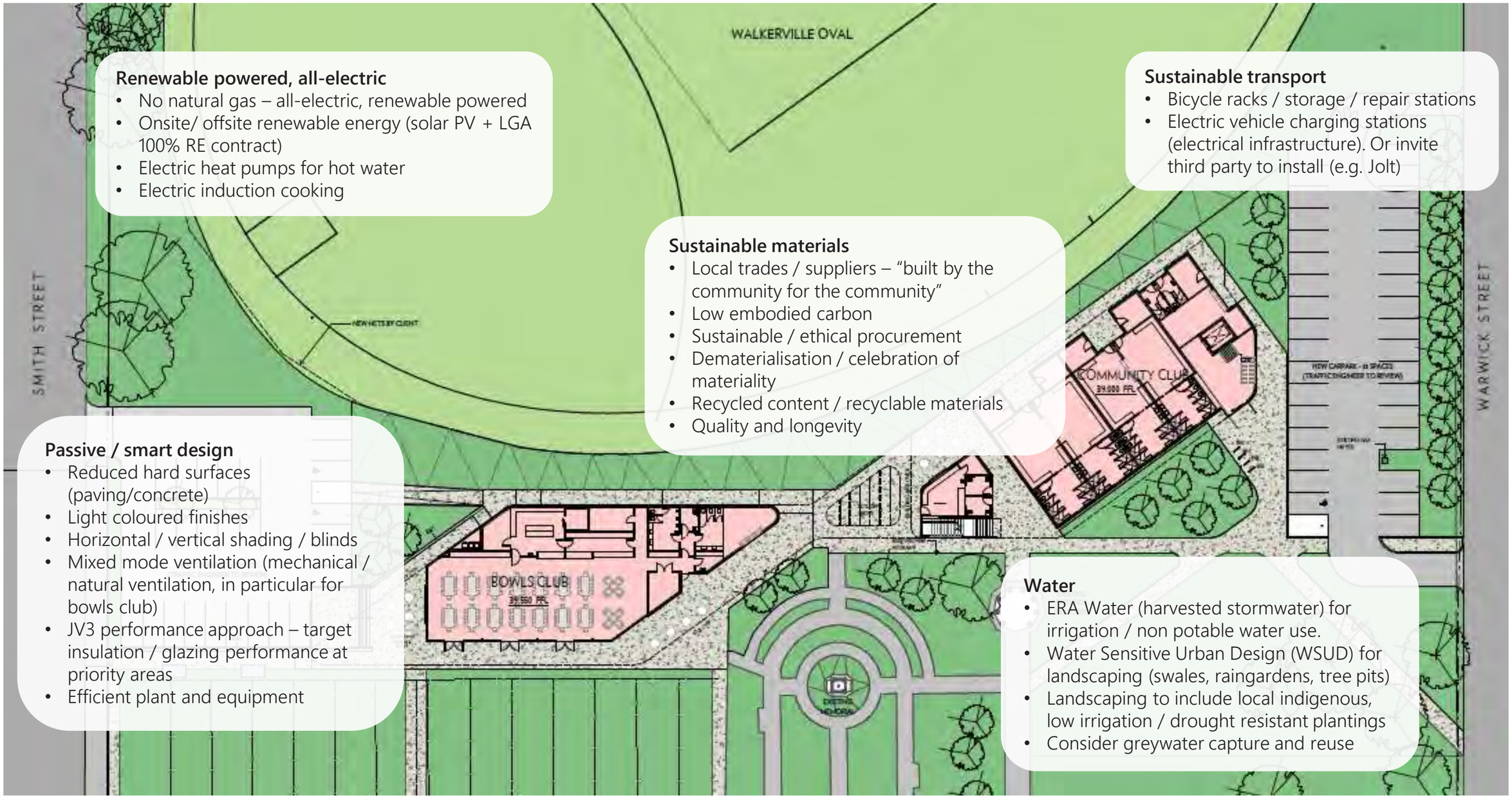
WALTER BROOKE

ESD

9.0

ESD opportunities

dsquared



Renewable powered, all-electric
- No natural gas – all-electric, renewable powered
- Onsite/ offsite renewable energy (solar PV + LGA 100% RE contract)
- Electric heat pumps for hot water
- Electric induction cooking

Sustainable materials
- Local trades / suppliers – "built by the community for the community"
- Low embodied carbon
- Sustainable / ethical procurement
- Dematerialisation / celebration of materiality
- Recycled content / recyclable materials
- Quality and longevity

Sustainable transport
- Bicycle racks / storage / repair stations
- Electric vehicle charging stations (electrical infrastructure). Or invite third party to install (e.g. Jolt)

Passive / smart design
- Reduced hard surfaces (paving/concrete)
- Light coloured finishes
- Horizontal / vertical shading / blinds
- Mixed mode ventilation (mechanical / natural ventilation, in particular for bowls club)
- JV3 performance approach – target insulation / glazing performance at priority areas
- Efficient plant and equipment

Water
- ERA Water (harvested stormwater) for irrigation / non potable water use.
- Water Sensitive Urban Design (WSUD) for landscaping (swales, raingardens, tree pits)
- Landscaping to include local indigenous, low irrigation / drought resistant plantings
- Consider greywater capture and reuse

10.0

WALTERBROOKE

ORDER OF COST ESTIMATE SUMMARY

ELEMENTAL ORDER OF COST ESTIMATE

December 2021

WALKERVILLE OVAL

Rider Levett Bucknall

ORDER OF COST ESTIMATE SUMMARY

$11,630,000

(FULL SCOPE OF WORKS EXCL. FUTURE WORKS)

SEPERATELY FUNDED SCOPE PACKAGES

1.	NORTH CARPARK	-$274,596
2.	SOUTH CARPARK	-$324,394
3.	SITE & BUILDING SIGNAGE	-$100,685
4.	PUBLIC ART & SCULPTURES	-$72,245
5.	ROTUNDA & BELT FOUNTAIN REFURBISHMENT	-$72,245
6.	LANDSCAPE & PAVING WORKS (WORKS BY COUNCIL)	-$283,587
7.	SITE INFRASTRUCTURE UPGRADES	-$970,022
8.	PHOTOVOLTIAC PANELS	-$42,715

SUB-TOTAL

-$2,140,489

MODIFIED ORDER OF COST ESTIMATE

$9,489,511

(WITH ALL MEASURES ABOVE ADOPTED)

11.0

WALTERBROOKE

PROGRAM & NEXT STEPS

20-0142 WALKERVILLE OVAL
DOCUMENTATION PROGRAMME
OCT 2021 — MAY 2023

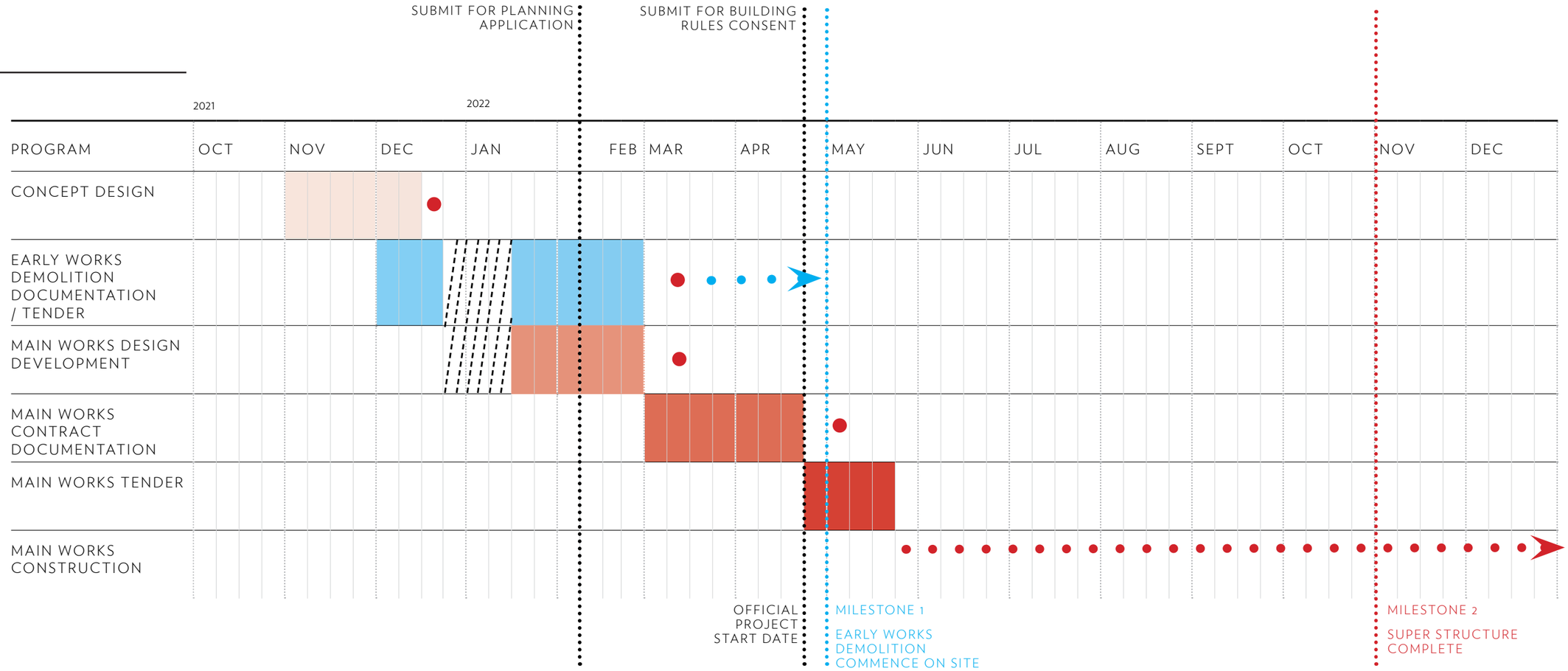
● = CLIENT APPROVAL

MILESTONES ARE FUNDING AGREEMENT DATES SHOWN FOR INFORMATION

EARLY WORKS COMMENCE ON SITE

MAIN WORKS COMMENCE ON SITE

PROJECT PROGRAMME



NEXT STEPS



RECOMMENDATION :

TO PROVIDE APPROVAL TO PROCEED WITH;

— DEVELOPMENT APPLICATION (PLANNING)
— DESIGN DEVELOPMENT
— INCORPORATING THE COMMITTEES COMMENTS

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE



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10 FEBRUARY 2022
20 — 0142

TOWN OF WALKERVILLE

WALKERVILLE OVAL

CONTENTS

1.0 Design Development Update
2.0 Club Feedback
3.0 External Finishes & 3D View
4.0 Interior Look & Feel
5.0 Next Steps + Programme

BROOKE WALTER

1.0

WALTERBROOKE

DESIGN DEVELOPMENT UPDATE

WALTER BROOKE

DESIGN DEVELOPMENT UPDATE

— VALUE MANAGEMENT ITEMS REVIEWED
  — reduced building area
  — reduced building overhang
  — more open trellis roofing
  — reduced paths
  — reduced outdoor undercover area
— SURVEY UPDATED
— SERVICES SPATIALS UPDATED
— CIVIL COORDINATION COMMENCED
— STRUCTURAL COORDINATION COMMENCED
— KITCHEN CONSULTANT REVIEWING LATEST PLANS
— INTERIOR DESIGN UNDERWAY

2.0

BROOKE WALTER

CLUB FEEDBACK

CLUB FEEDBACK

WALTER BROOKE

— **BOWLING CLUB WANTED TO MAINTAIN 2 OFFICES;**
TO BE CONFIRMED IF BOTH FACING RINKS

— **COMMUNITY CLUB WANTED MORE STORAGE;**
4TH MASSAGE ROOM DELETED, UMPIRES MOVED OVER, OFFICE/OFFICIAL ROOM DELETED.

LEGEND - SITE

PROPERTY BOUNDARY

FT.xx - Fence type xx: refer general annotations for description

CODE	DESCRIPTION
BOL	Bollard as spec.
B.S.	Bench Seat as spec.
BBQ	BBQ as spec.
FK	Flush Kerb
K	Kerb
WF.x	Water Feature type x as specified / detailed
RWT	Rain Water Tank as specified
S.L.P	Site, Lamp Post, refer elec. services details.
IC	Irrigation Conduit, indicative location, refer eng. details

PERGOLA
Refer Typical Details and Engineering Details. Height 3m.

FLOOR TYPES

- CONCRETE PAVING
- BITUMEN
- PERMEABLE PAVING
- EXISTING TURF
- NEW TURF
- NEW TREE
- EX. TREE

WALKERVILLE OVAL

SMITH STREET

WARWICK STREET

EXISTING PICKET FENCING

NEW PICKET FENCE TO MATCH EXISTING WHERE CROSS OVER HAS BEEN REMOV ED, REPLACE CROSS WITH KERB

NEW NETS BY CLIENT

EXTENT OF NEW TURF

EXISTING SPOON DRAIN

PARTIALLY REMOVED MOUNDED TURF TO BE REFORMED

MOUNDED TURF

RAMP DOWN TO OVAL

COMMUNITY CLUB
GF = 615m²
FF = 74m²

EX. WATER METER TO REMAIN

NEW CARPARK - 33 SPACES (TRAFFIC ENGINEER TO REVIEW)

EXISTING PEDESTRIAN CROSSING

EX. GAS METER

NEW TRANSFORMER

NEW CROSS OVER

PERMEABLE PAVERS

GREASE ARRESTOR

GAS METER

EX. SAMPS BOOSTER

NEW WATER CONNECTION

NEW CARPARK - 26 SPACES (TRAFFIC ENGINEER TO REVIEW)

1000h VERTICAL SLAT FENCING, WHITE FINISH

RETAINING WALL UNDER

GLAZED BALUSTRADE

BOWLS CLUB
497m²

SCREEN & GATE

GREASE ARRESTOR

EXISTING ROTUNDA, TO BE RESTORED BY CLIENT

EX. WATER METER TO REMAIN

EXISTING MEMORIAL

EXISTING BOWLS RINKS

EXISTING BOWLS RINKS

EXISTING MEMORIAL GARDEN

THE 'PADDOCK'

REASON FOR ISSUE	REV	DATE
Issued for preliminary review	A	27-02-2022
Design Dev. for Review	B	10-02-2022

SITE PLAN
1 : 250

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2.5 5 12.5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

SITE PLAN - PROPOSED	DRAWING —	DA-002
10-02-2022	REVISION —	B
As indicated @A1	PROJECT —	20-0142

DRAWN BY: AV PLOT DATE: 9/02/2022 3:24:51 PM C:\Users\hyper\Documents\20-0142-WalkervilleOval_Building_R2021_hyper.rvt

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BUILDING AREAS CONCEPT DESIGN	
COMMUNITY CLUB GROUND	605m²
COMMUNITY CLUB CLUB FIRST	575m²
COMMUNITY CLUB CLUB TOTAL	1,180m²
BOWLS CLUB TOTAL	495m²
BUILDING AREA TOTAL	**1,675m²**
UNDERCOVER GROUND	460m²
UNDERCOVER FIRST	160m²
UNDERCOVER TOTAL	**620m²**

CARPARKING	
EXISTING	70
REMOVED	22
ADDED	59
TOTAL	**107**
TRAFFIC ENGINEER RECOMMENDATION	85

Note from Austral Traffic Data:
The proposed development is classified as commununity facility under the new planning and design code. As such 10 per 100sqm parking rates apply. A discount factor of 50% is considered appropriate given the existing level / similarity of use of the community facilities.

REASON FOR ISSUE	REV	DATE
Issued for preliminary review	A	27-02-2022
Design Dev. for Review	B	10-02-2022

GROUND FLOOR PLAN OVERALL

1 : 200

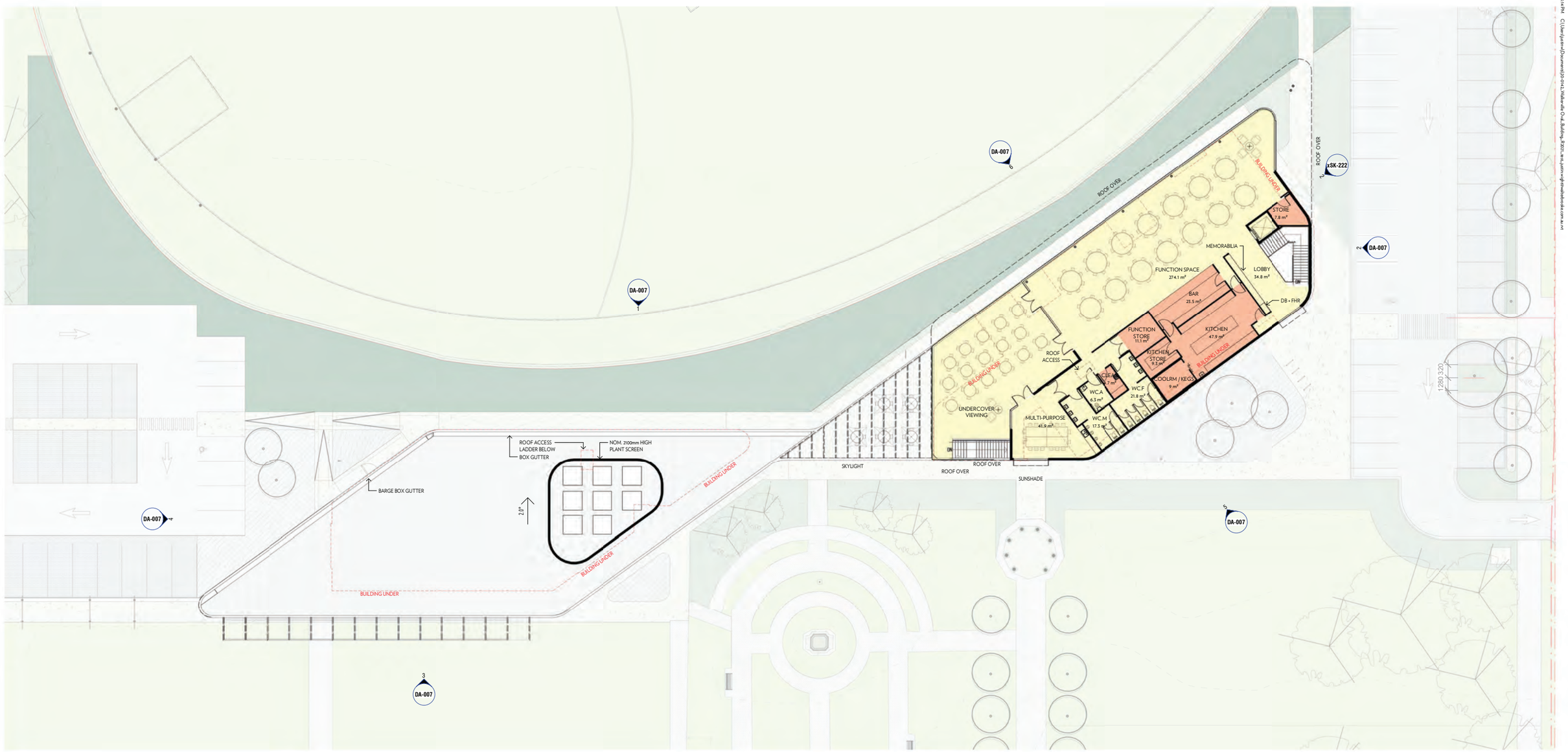
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 10

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - OVERALL	DRAWING —	DA-003
10-02-2022	REVISION —	B
1 : 200 @A1	PROJECT —	20-0142

DRAWN BY: AV PLOT DATE: 9/02/2022 4:21:4 PM C:\Users\avmv\Documents\20-0142-Walkerville Oval_Building_R2021_wc.javmv@walterbrooke.com.au.rvt



FIRST FLOOR PLAN OVERALL
1 : 200

REASON FOR ISSUE	REV	DATE
Issued for preliminary review	A	27-02-2022
Design Dev. for Review	B	10-02-2022

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 10

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

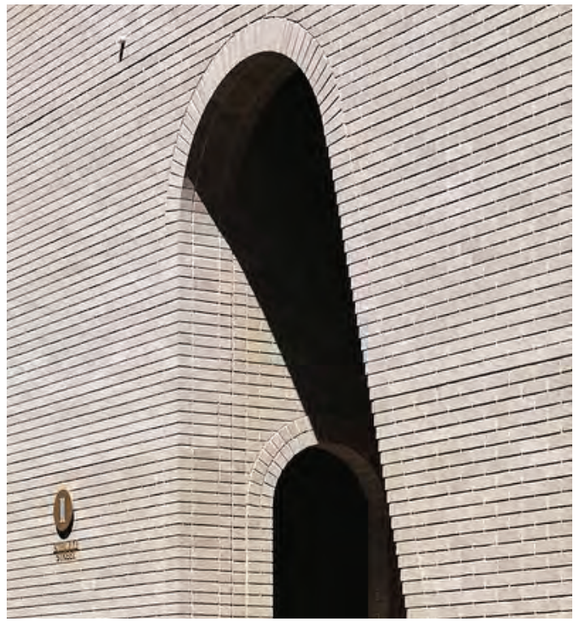
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10-02-2022	REVISION —	B
1 : 200 @A1	PROJECT —	20-0142

3.0

WALTERBROOKE

EXTERNAL FINISHES +3D VIEWS

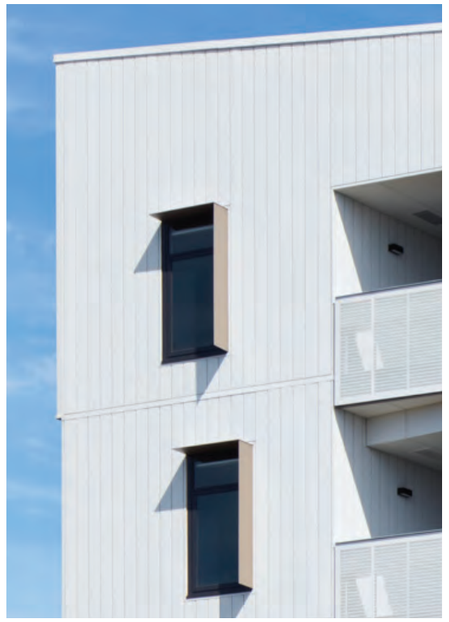
MATERIAL PALETTE |



SILVER EARTHY COLOURED MASONRY



LIGHT COLOURED METAL CLADDING



COPPER ACCENT SUNSHADES



CURVED GLAZING FEATURE WINDOW



WASHED AGGREGATE CONCRETE WITH PAVING INLAYS



TIERED BENCH SEATS



PLANTING BEDS & TREES



GLAZED BALUSTRADES

3D VIEWS



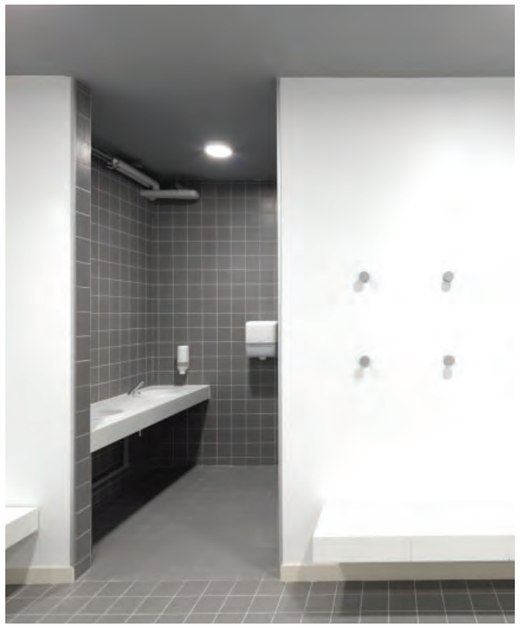
SMITH ST VIEW

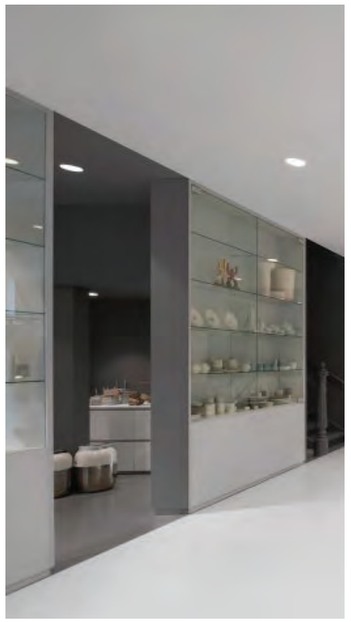
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4.0 INTERIOR LOOK + FEEL

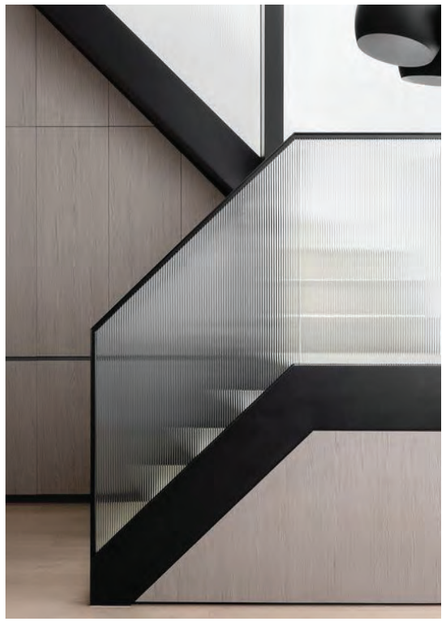
INTERIOR LOOK + FEEL

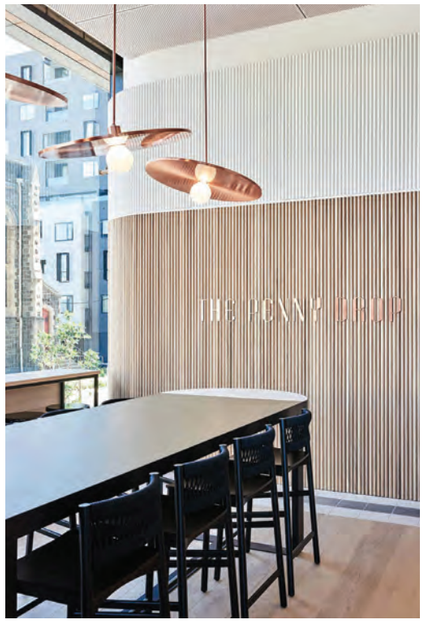
NATURAL
TIMELESS
REFINED

















WALTER BROOKE

5.0

NEXT STEPS + PROGRAM

NEXT STEPS

RECOMMENDATION

TO PROVIDE APPROVAL TO PROCEED WITH:

— DEVELOPMENT APPLICATION (PLANNING)

— DEVELOP INTERIOR DESIGN, INTERIOR RENDERS, & MEMORBILIA DISPLAY

20-0142 WALKERVILLE OVAL
DOCUMENTATION PROGRAMME
OCT 2021 — MAY 2023

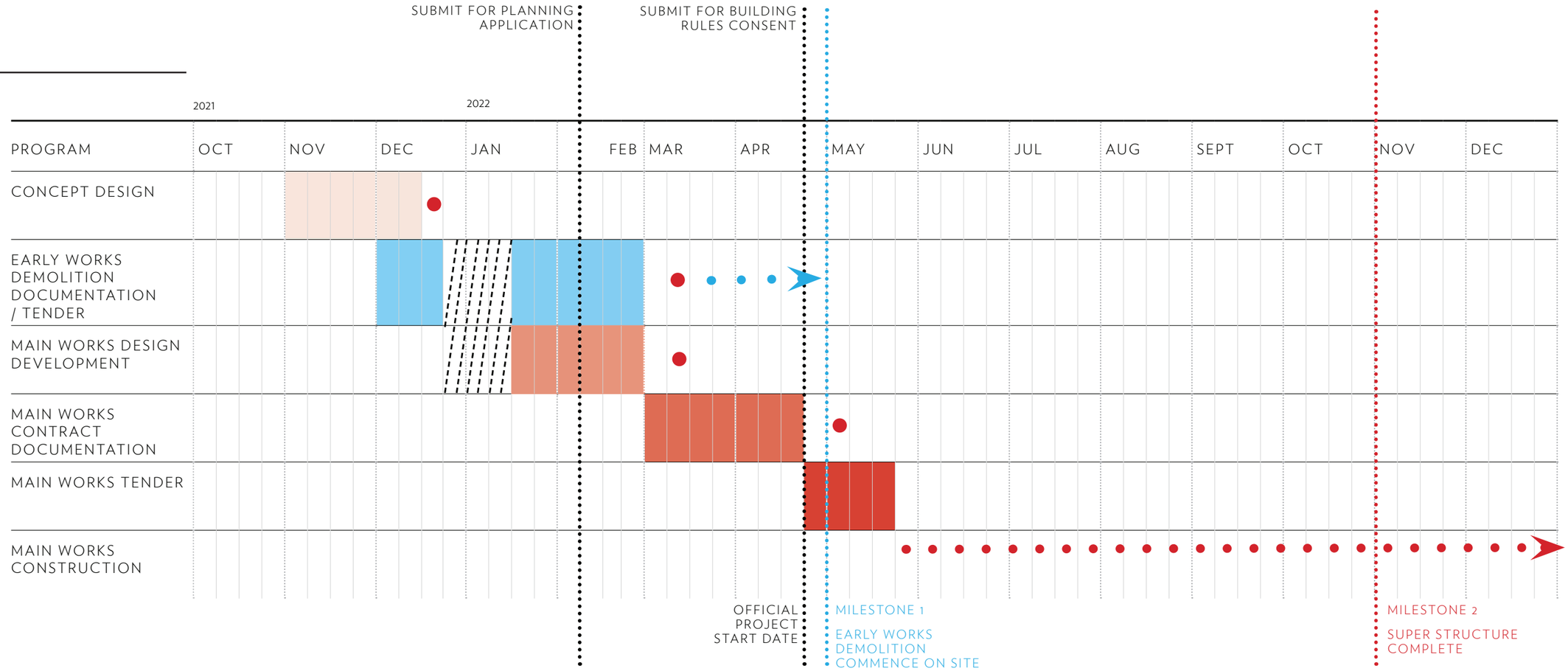
● = CLIENT APPROVAL

MILESTONES ARE FUNDING AGREEMENT DATES SHOWN FOR INFORMATION

EARLY WORKS COMMENCE ON SITE

MAIN WORKS COMMENCE ON SITE

PROJECT PROGRAMME



ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
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WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE



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24 MARCH 2022
20 – 0142

TOWN OF WALKERVILLE

WALKERVILLE OVAL

WALTERBROOKE

CONTENTS

1.0 Design Development Finalisation
2.0 Club & Client Feedback
3.0 External Finishes
4.0 Interior Concept
5.0 Kitchen Proposals
6.0 Programme + Next Steps

24 MARCH 2022
20 – 0142

1.0

WALTERBROOKE

DESIGN DEVELOPMENT FINALISATION

WALTER BROOKE

DESIGN DEVELOPMENT UPDATE

- SERVICES POSITIONS INCORPORATED
- CIVIL DESIGN INCORPORATED
- STRUCTURAL COORDINATION INCORPORATED
- KITCHEN CONSULTANT FEEDBACK INCORPORATED
- ENVIRONMENTAL REPORT RECEIVED, GLASS & INSULATION TYPES FINALISED
- ACOUSTIC REPORT UNDERWAY
- SIGNAGE & WAYFINDING CONCEPT UNDERWAY
- TRAFFIC INFORMATION INCORPORATED
- CERTIFIER FEEDBACK INCORPORATED
- EXTERNAL MATERIALS FINALISED
- INTERNAL MATERIALS FINALISED
- WASTE STORAGE & TRANSFORMER SCREENING INCORPORATED
- ACCESS CONSULTANT RECOMMENDATIONS INCORPORATED
- PROCUREMENT & STAGING DISCUSSED WITH POTENTIAL TENDERER
- BUILDING AREA MAINTAINED TO PREVIOUS COST ESTIMATE

24 MARCH 2022
20 – 0142

2.0

WALTERBROOKE

CLUB & CLIENT FEEDBACK

WALTER BROOKE

CLUB & CLIENT FEEDBACK UPDATE

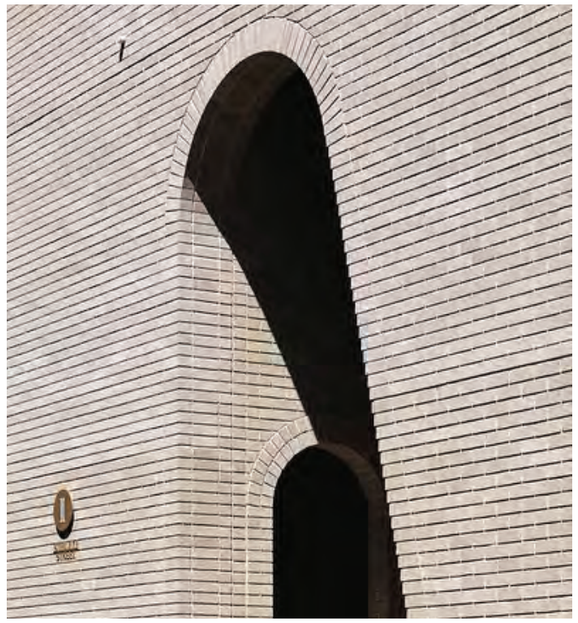
- QUICK ACCESS FROM KIOSK TO BALCONY INCORPORATED
- GREATER PERCENTAGE OF BALCONY SPACE INCORPORATED
- EFFICIENCY OF STAFF MOVEMENTS INCORPORATED
- BETTER ACCESS TO FUNCTION STORES INCORPORATED
- CLEANABILITY OF FLOOR SURFACES INCORPORATED
- GREATER STORE ROOM SIZE INCORPORATED
- INCREASED STANDING SHADING / COVERED VIEWING INCORPORATED
- MASSAGE/DOCTOR/AID ROOMS CONSILADATED
- MIXTURE OF DIGITAL HONOUR BOARDS (BOTH), DIGITAL MENU BOARDS (COMMUNITY CLUB), MANUAL MENU BOARDS (BOWLS), DIGITAL ADVERTISING (BOTH) & MODERATE TROPHY DISPLAY (BOTH) INCORPORATED

3.0

WALTERBROOKE

EXTERNAL FINISHES

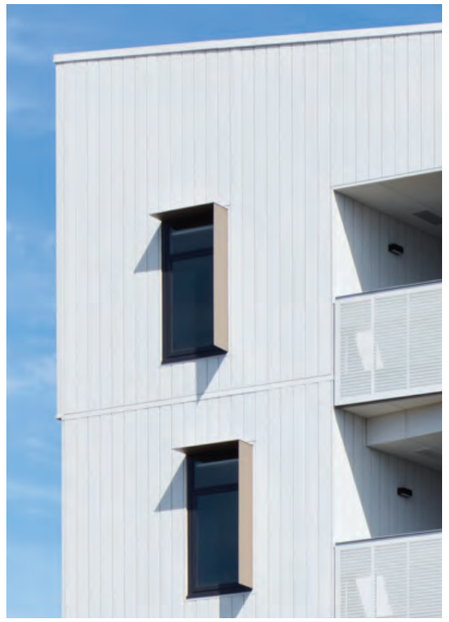
EXTERIOR MATERIAL PALETTE |



SILVER EARTHY COLOURED MASONRY



LIGHT COLOURED METAL CLADDING



BRONZE ACCENT SUNSHADES



CURVED GLAZING FEATURE WINDOW



WASHED AGGREGATE CONCRETE WITH PAVING INLAYS



TIERED BENCH SEATS



PLANTING BEDS & TREES



GLAZED BALUSTRADES


COMMUNITY
EQUITY
PRESTIEGE

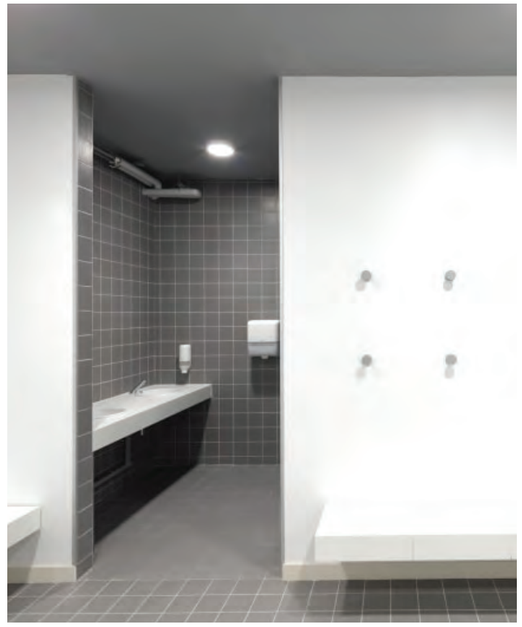
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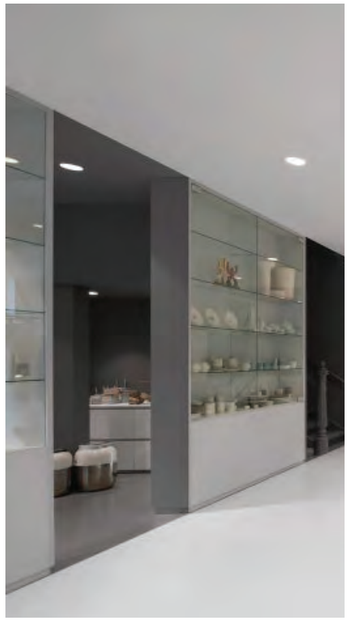
INTERIOR CONCEPT

WALTER BROOKE

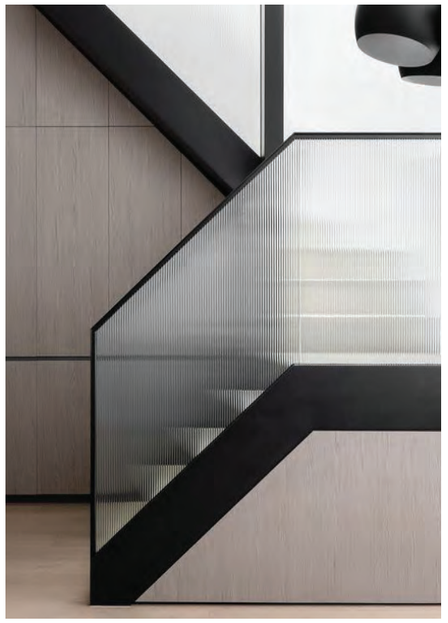
INTERIOR LOOK + FEEL
(AS PRESENTED 09.02.2022)

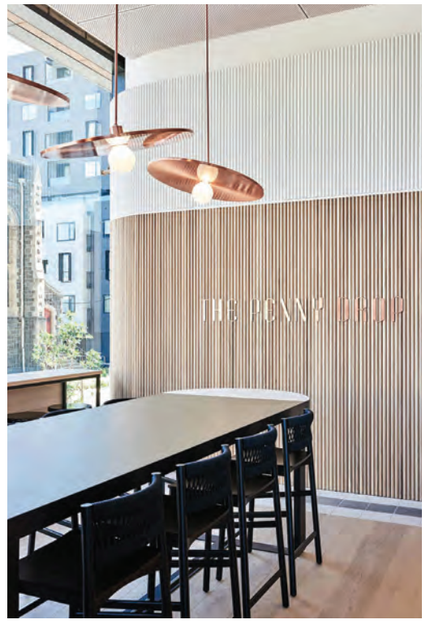
NATURAL
TIMELESS
REFINED









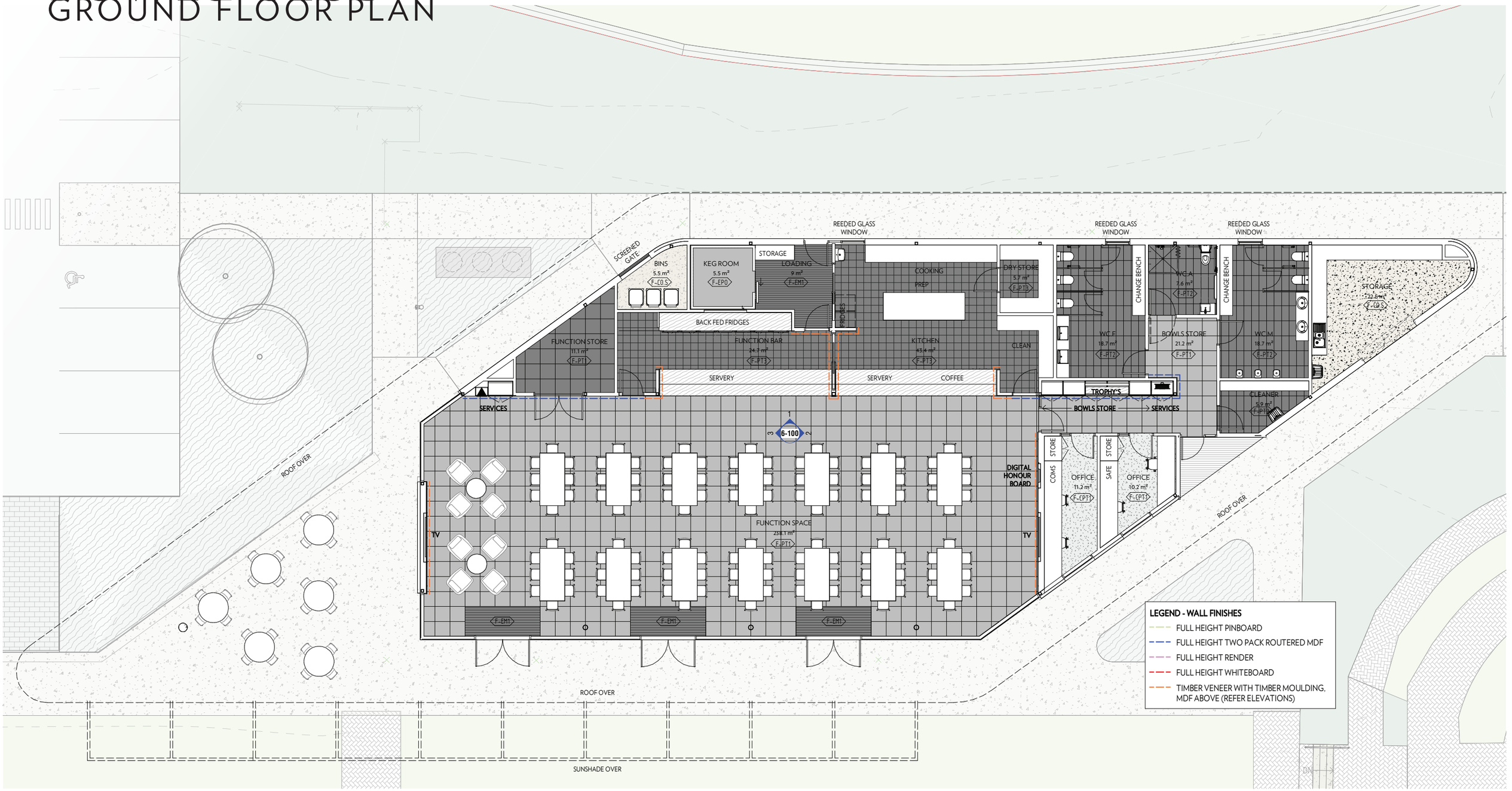




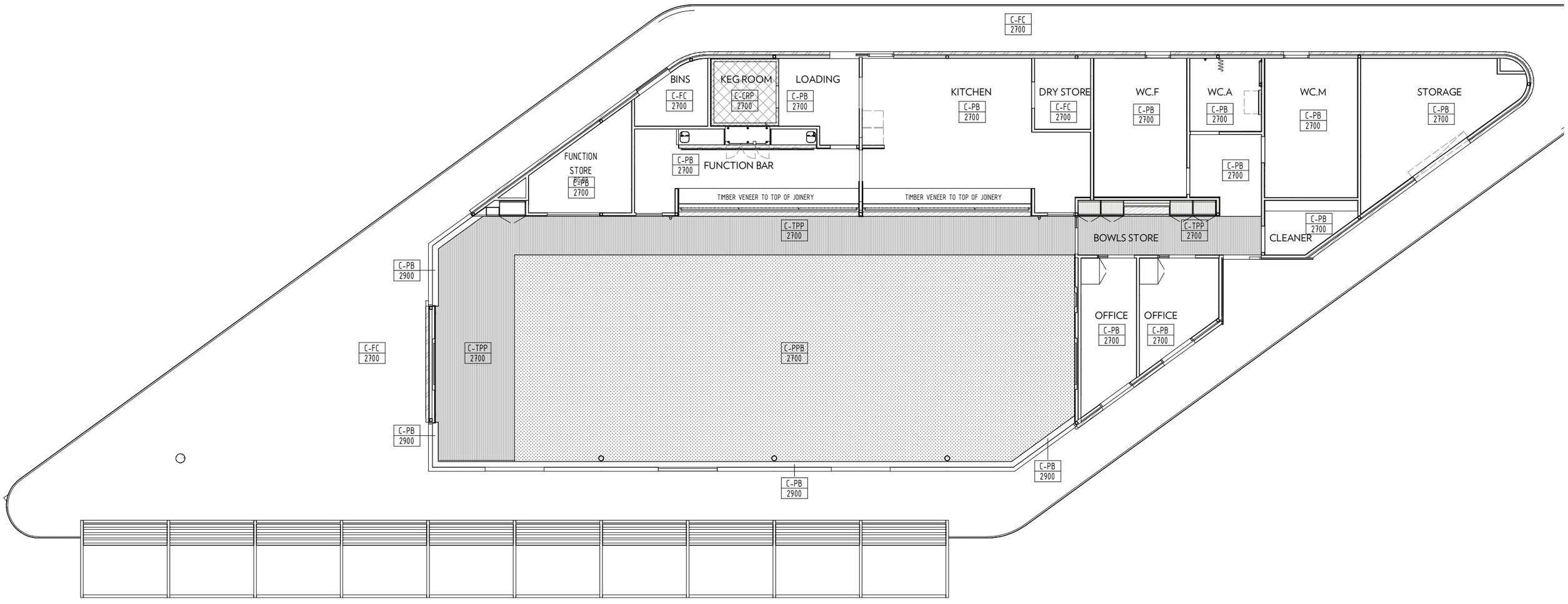




BOWLS CLUB
GROUND FLOOR PLAN



Bowls Club
Reflected Ceiling Plan



Bowls Club
Interior Look + Feel

Finishes



PORCELAIN
FLOOR TILE



CARPET TILE



RENDERED
WALL FINISH



ROUTED BATTEN
WALL LINING



AGED SATIN
BRONZE



TIMBER WALL
LINING



FEATURE LIGHTING

Bowls Club
Interior Look + Feel

Joinery Finishes, Lighting + Loose Furniture



STONE COUNTER
AND SPLASHBACK



TIMBER JOINERY



ROUTED BATTEN
PANEL CUPBOARDS



AGED SATIN
BRONZE DETAILS



BAR SHELVING



WALL LIGHTING







LOOSE FURNITURE

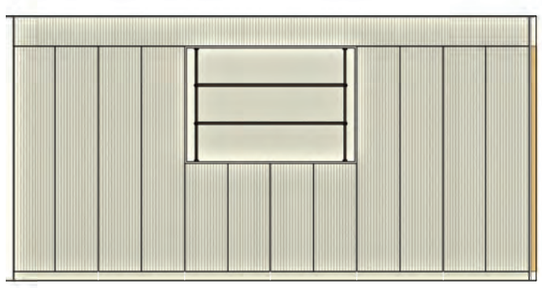


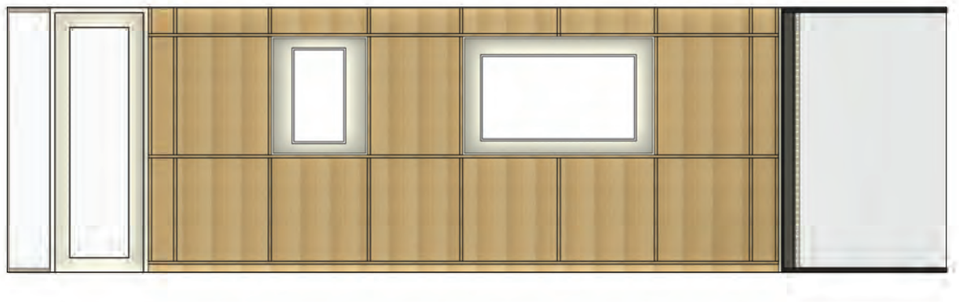


Interior Elevation

Bowls Function Space

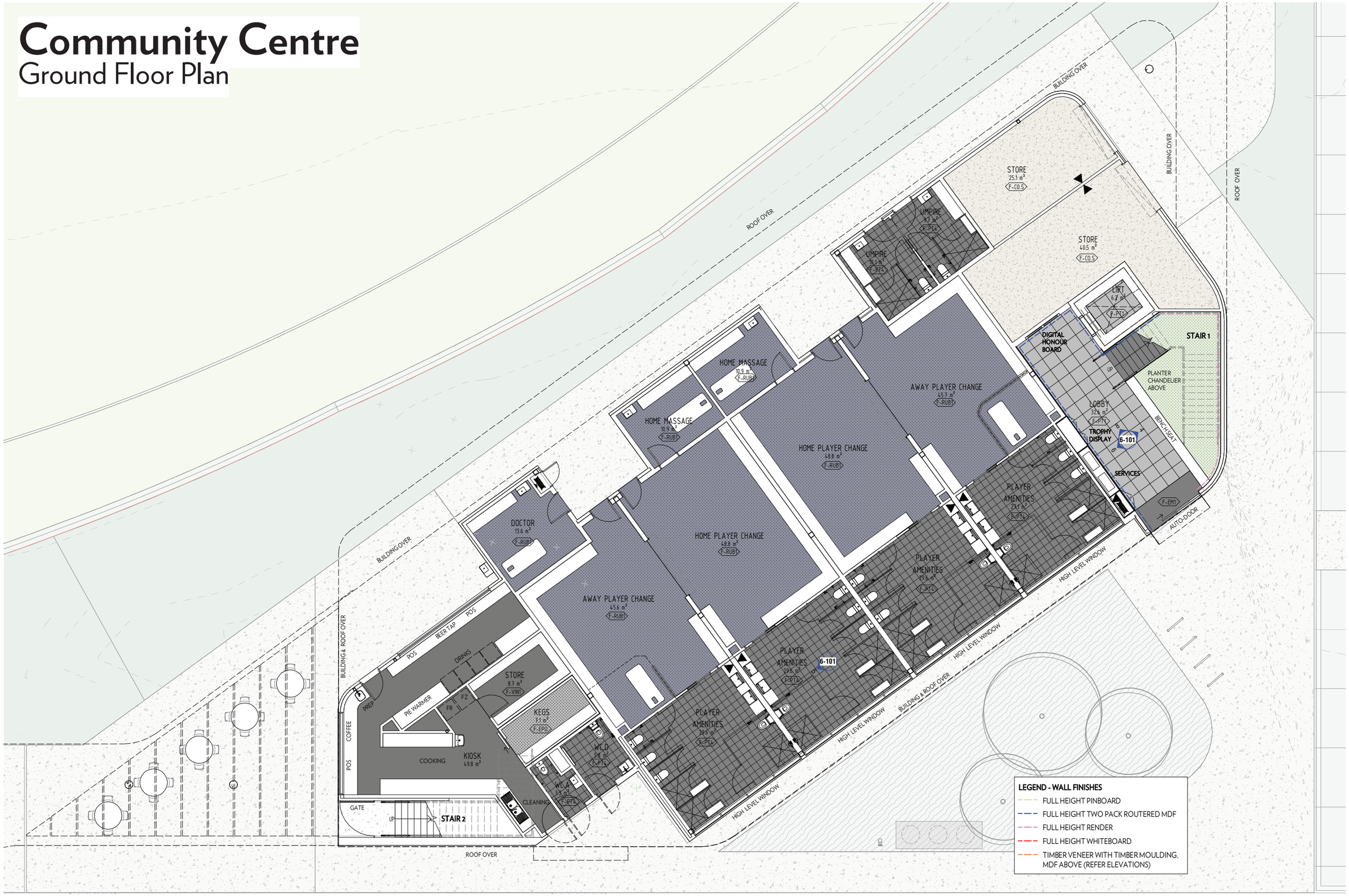




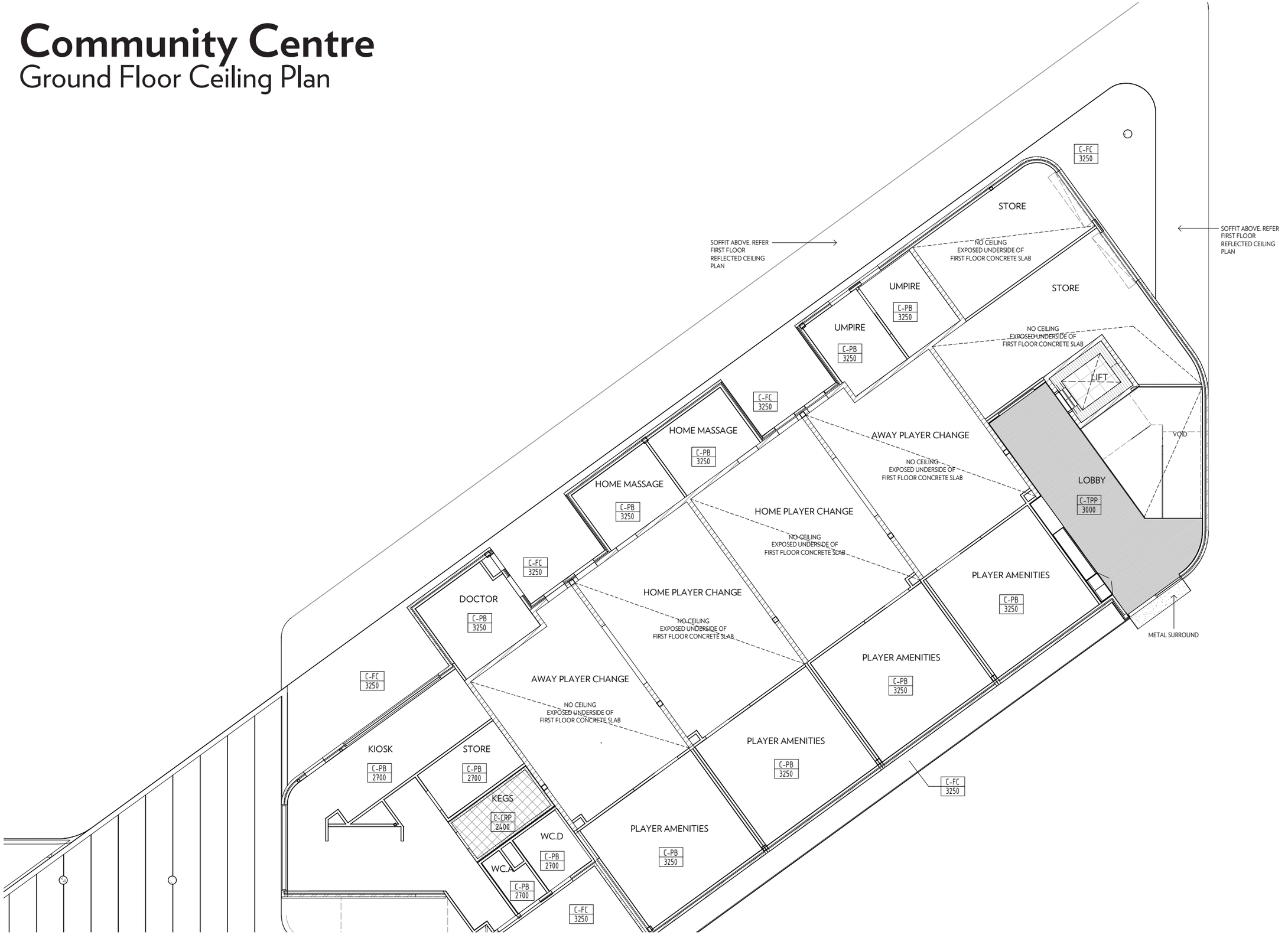




Community Centre
Ground Floor Plan



Community Centre
Ground Floor Ceiling Plan



Community Centre - Ground Floor Lobby

Interior Look + Feel

Finishes



PORCELAIN
FLOOR TILE



RENDERED
WALL FINISH



ROUTED BATTEN
WALL PANELLING



TIMBER WALL
LINING



TWO PACK WALL
PANELLING



AGED SATIN
BRONZE TRIM



FEATURE LIGHTING



STAIR DETAIL

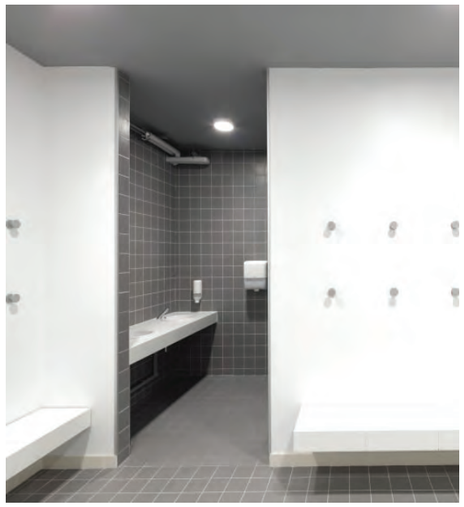


PLANTER

Community Centre - Ground Floor Player Amenities

Interior Look + Feel

Finishes



LOOK + FEEL



FLOOR TILE AND WALL TILE

ACRYLIC SOLID
SURFACE JOINERY

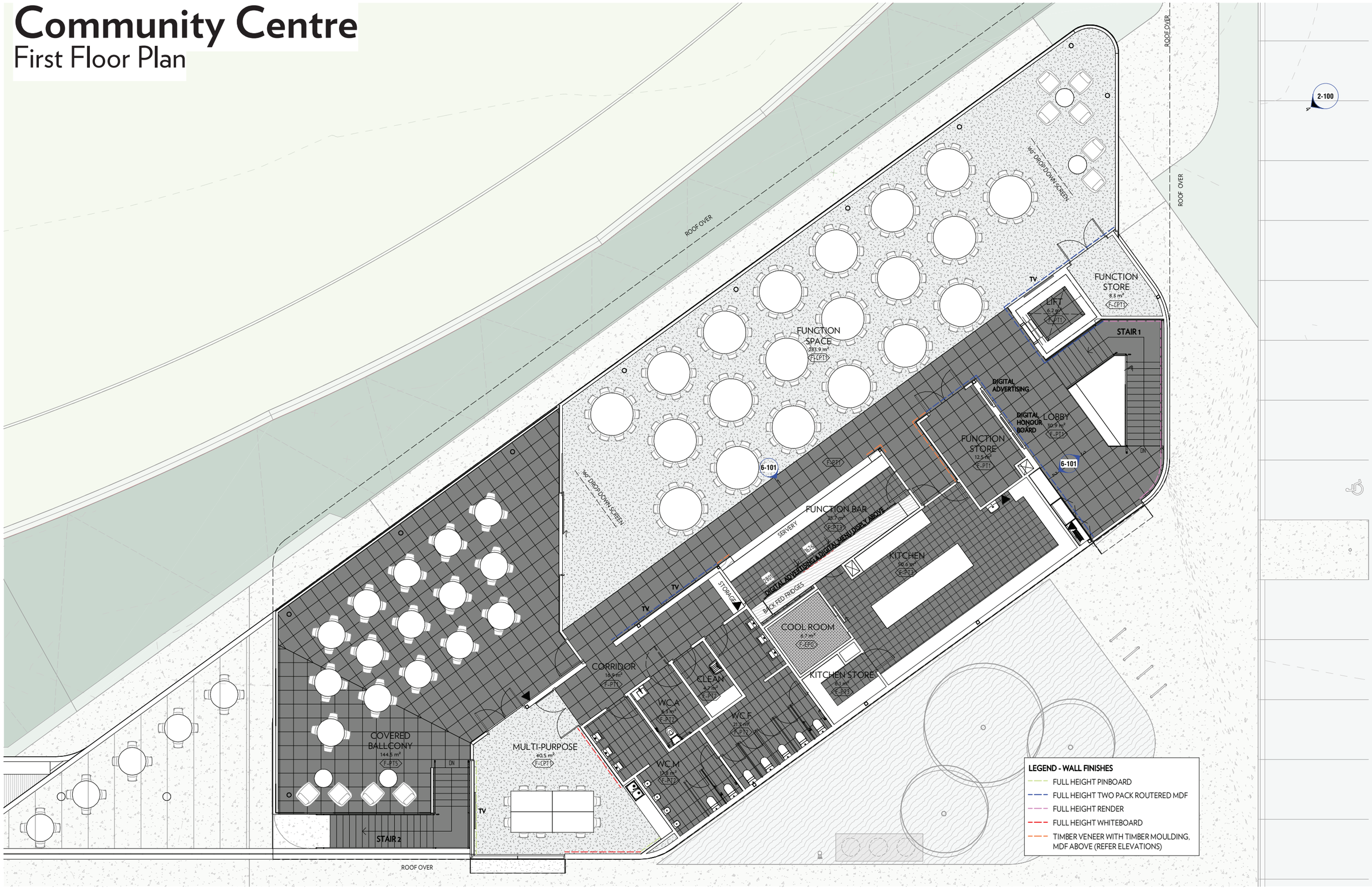


COAT HOOK

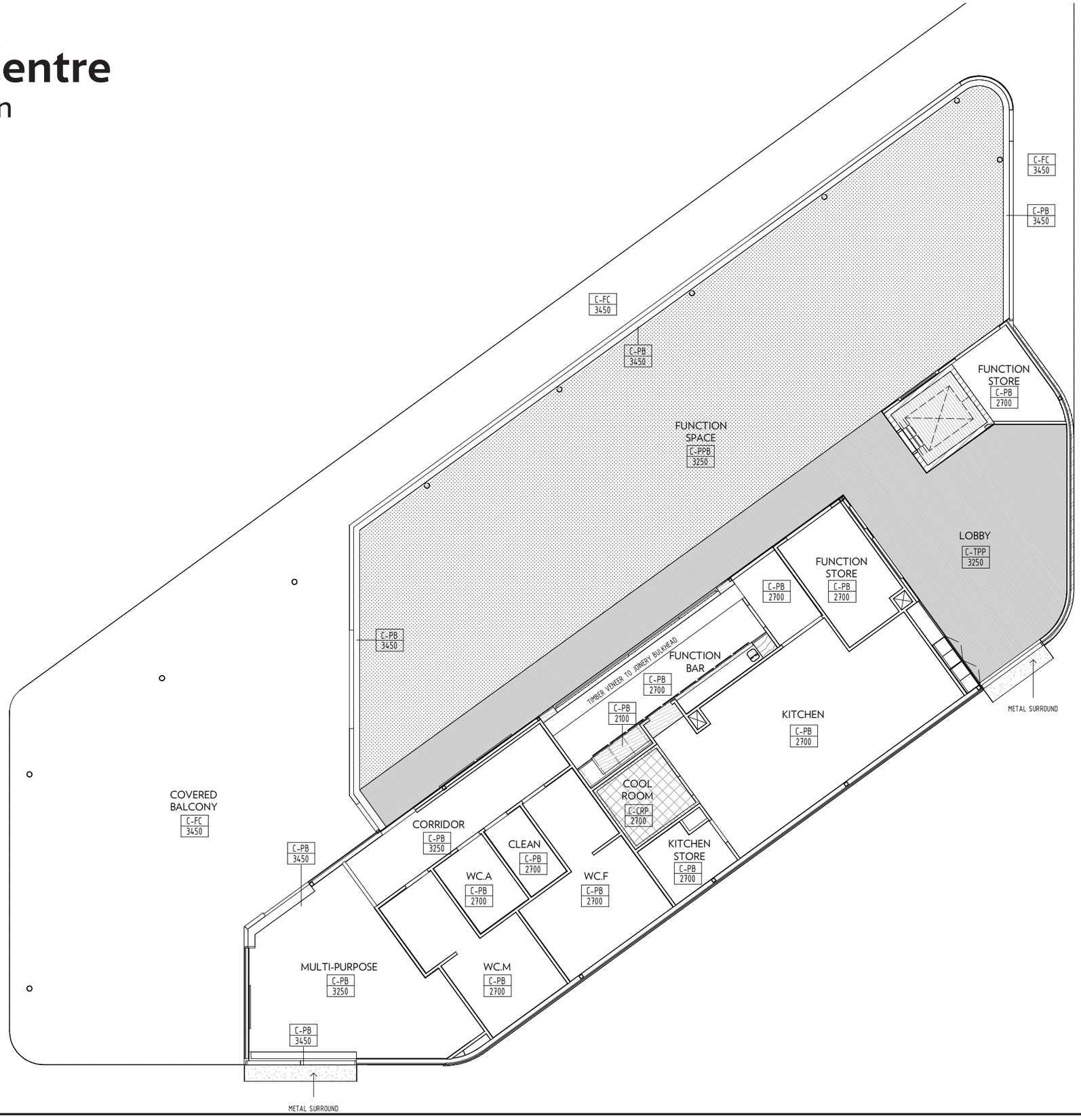


BASIN

Community Centre
First Floor Plan



Community Centre
First Floor Ceiling Plan

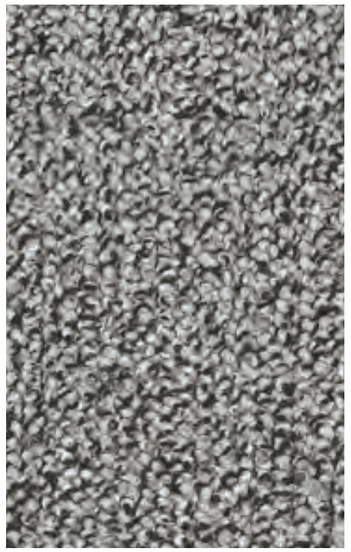


Community Centre
Interior Look + Feel

Finishes



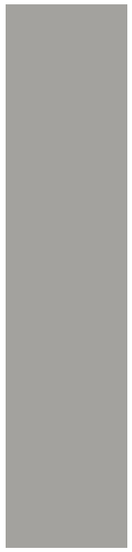
FLOOR TILE



CARPET



RENDERED
WALL FINISH



PAINT
FINISH



FEATURE WALL
LINING



TIMBER WALL
LINING



AGED SATIN
BRONZE TRIM



FEATURE LIGHTING

Community Centre
Interior Look + Feel

Joinery, Loose Furniture + Lighting



STONE BENCHTOP
+ SPLASHBACK



TIMBER JOINERY



ROUTED BATTEN
PANEL CUPBOARDS



AGED SATIN
BRONZE DETAILS



BAR SHELVING



WALL LIGHTING





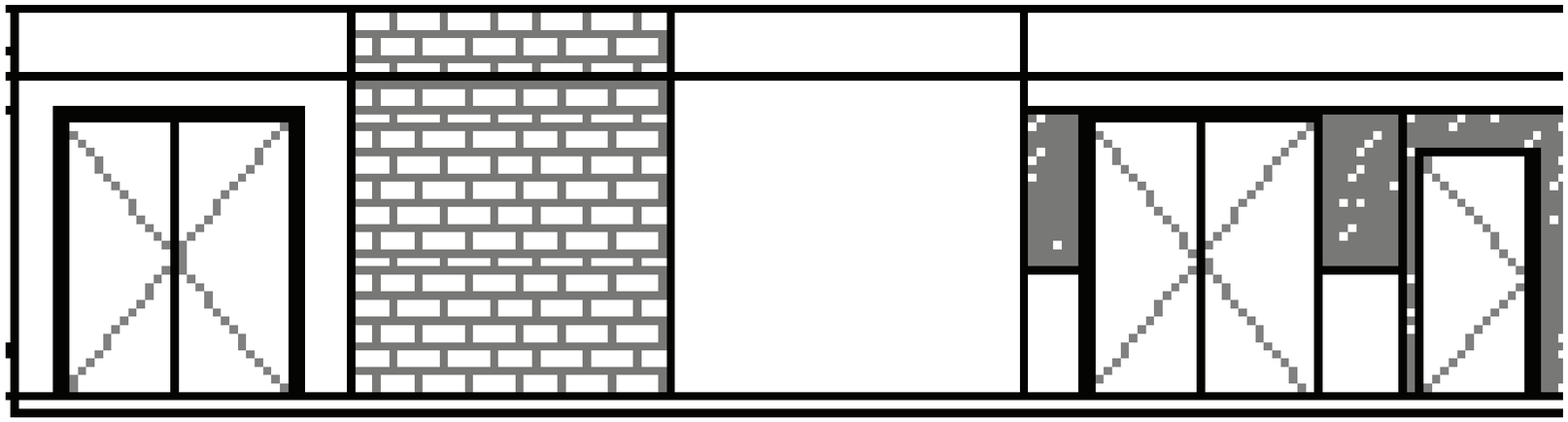
LOOSE FURNITURE

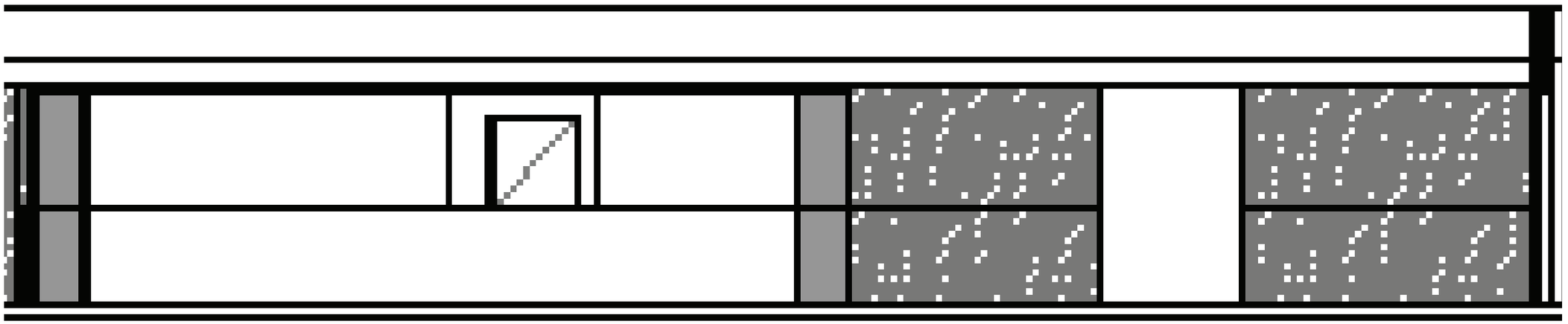




Interior Elevation

Function Bar



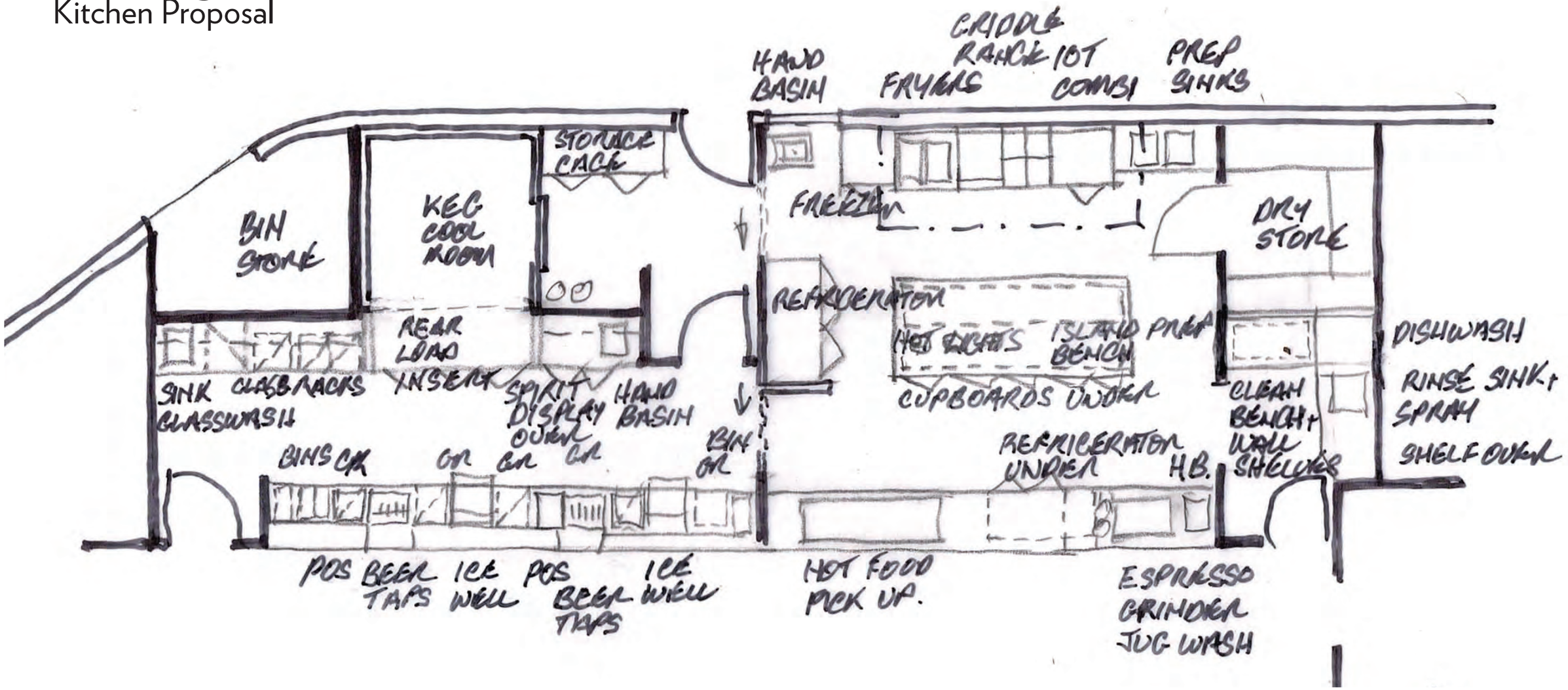


5.0

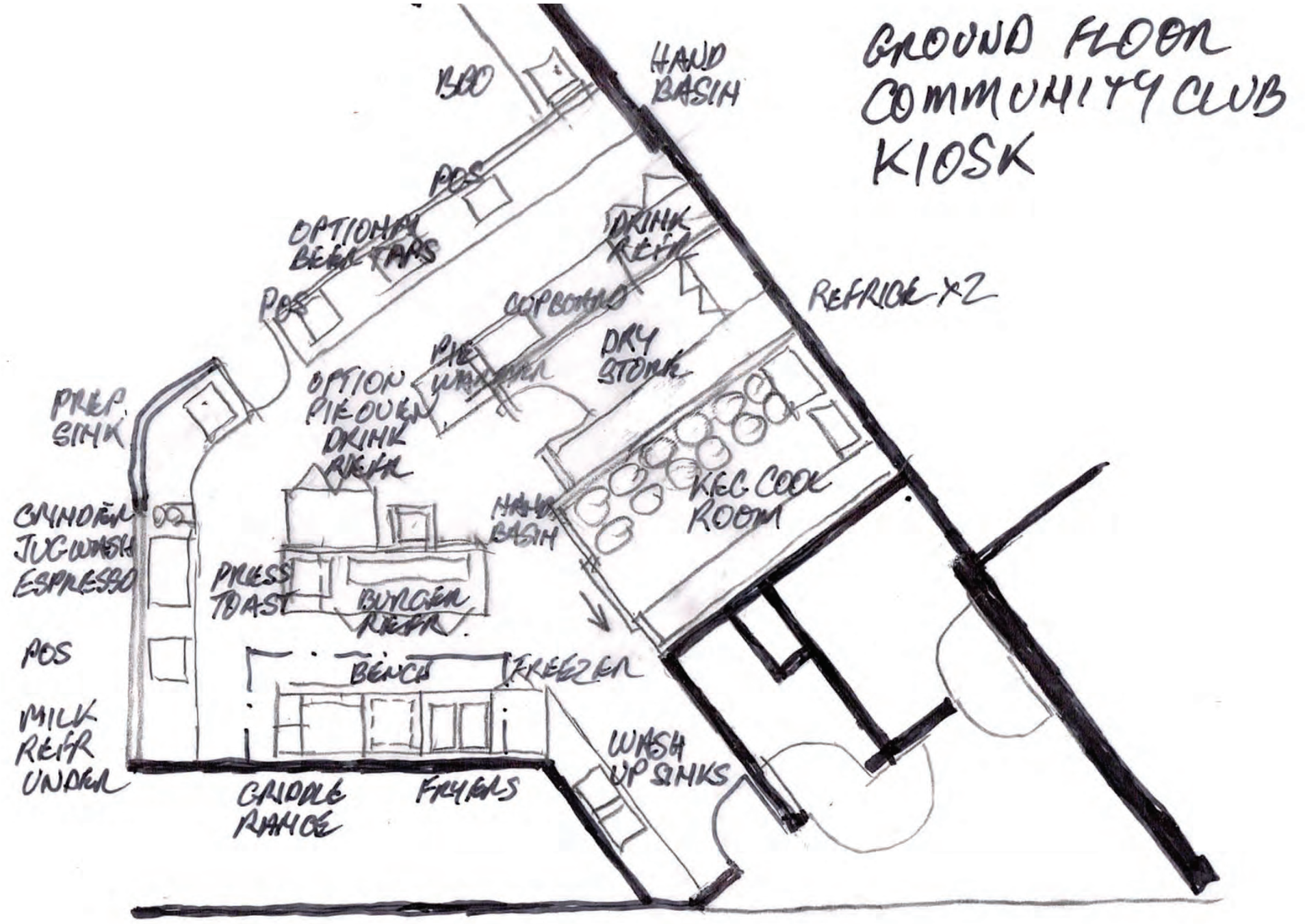
WALTER BROOKE

KITCHEN PROPOSALS

Bowling Club
Kitchen Proposal

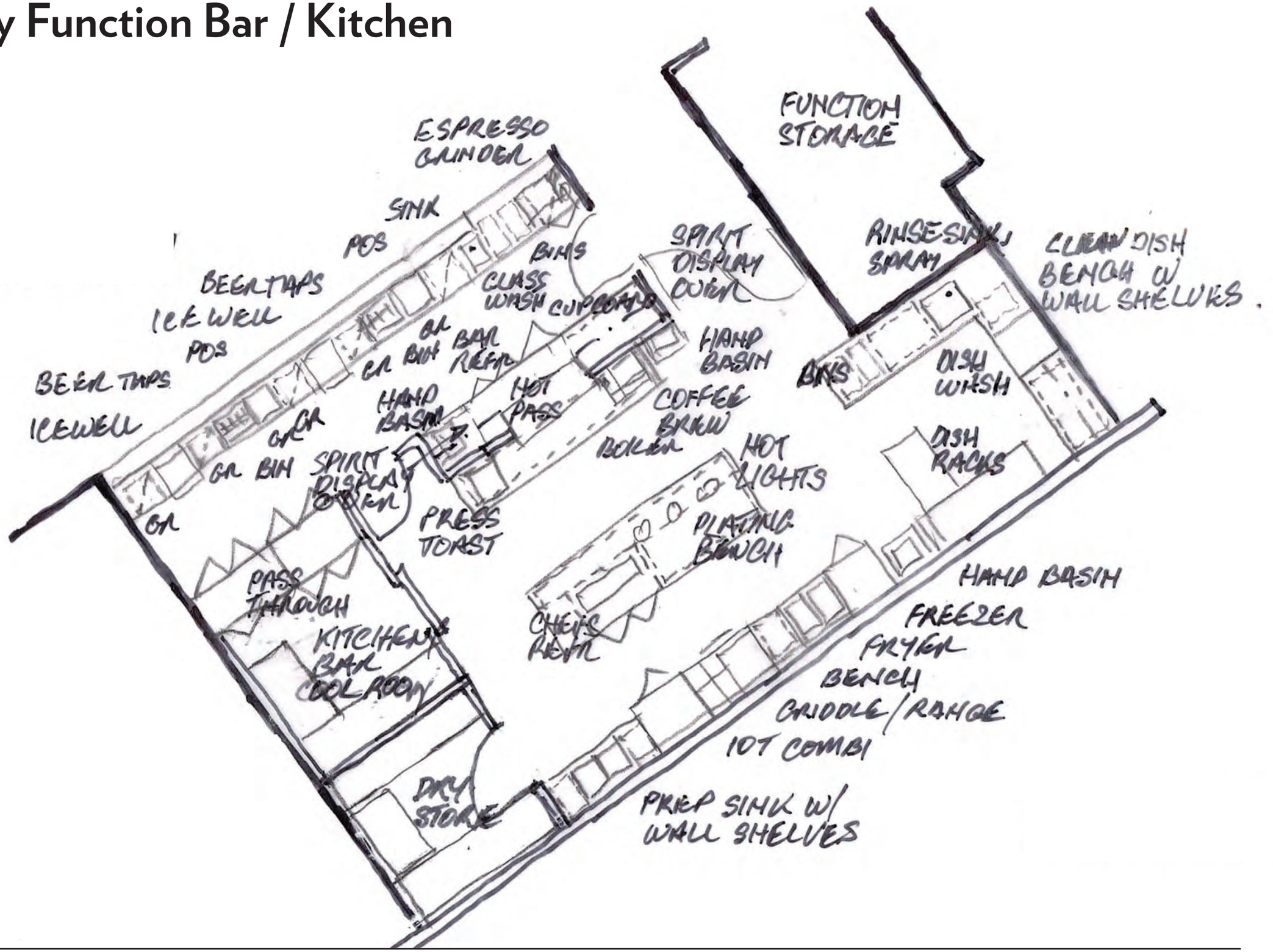


Kiosk / Cafe
Kitchen Proposal



Community Function Bar / Kitchen

Kitchen Proposal



6.0

WALTERBROOKE

PROGRAMME + NEXT STEPS

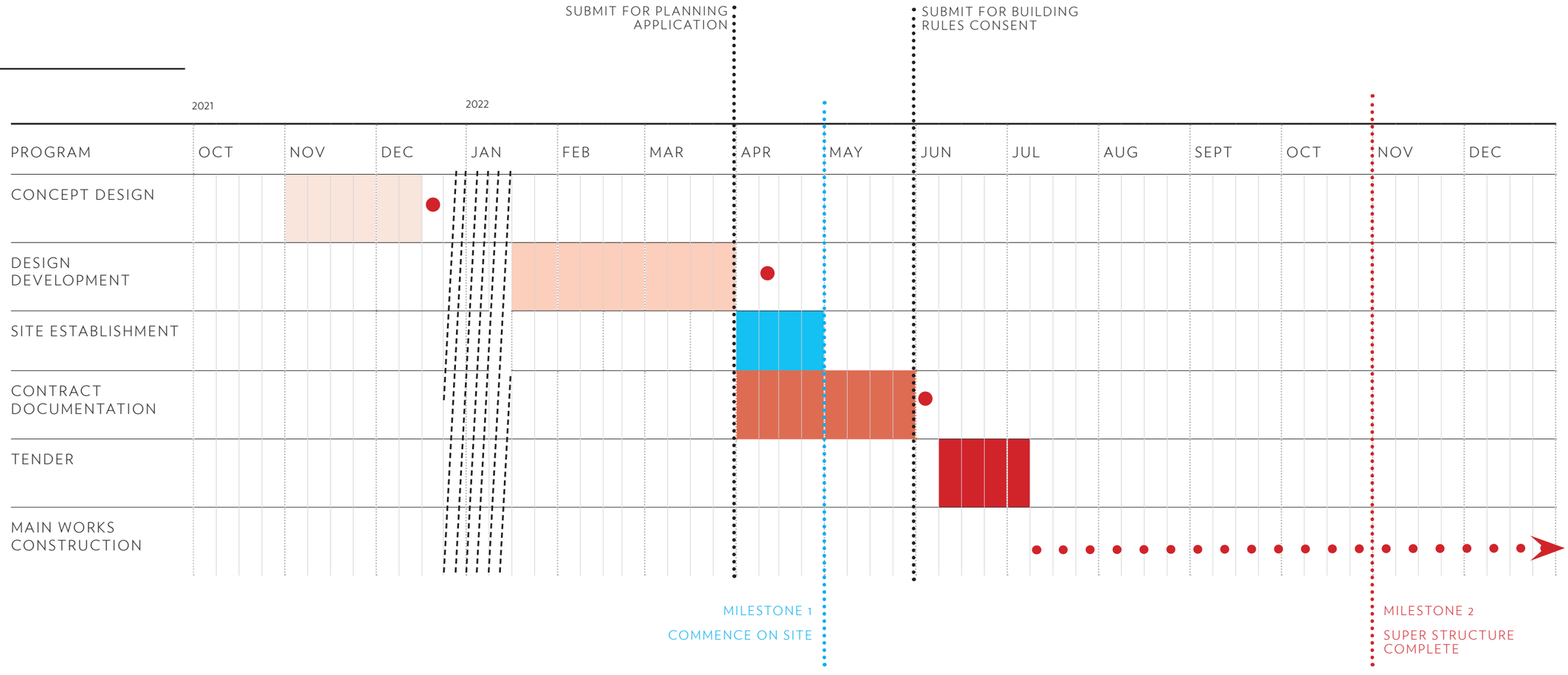
20-0142 WALKERVILLE OVAL
DOCUMENTATION PROGRAMME
OCT 2021 — AUG 2023

● = CLIENT APPROVAL

MILESTONES ARE FUNDING AGREEMENT DATES SHOWN FOR INFORMATION

● ● ● ➤ MAIN WORKS COMMENCE ON SITE

PROJECT PROGRAMME



NEXT STEPS

RECOMMENDATION

What's Next?

- Client Sign-off to proceed to Working Drawings
- Detailed User Group consultation

Other Items

- DD review queries
- Development Approval
- Updated Cost Plan
- Value Management

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALTER BROOKE & ASSOCIATES PTY LTD
L09/25 FRANKLIN ST SA 5000

T — 08 8272 4166
walterbrooke.com.au

WALTER BROOKE



DRAWN BY: JV PLOT DATE: 21/03/2022 4:46:37 PM C:\Users\jvictor\Documents\20-0142-Walkerville Oval_Building_R2021_structure_test_jvictor.rvt



BOWLING CLUB FLOOR PLAN

1 : 100

BUILDING AREAS CONCEPT DESIGN		BUILDING AREAS DESIGN DEVELOPMENT		CARPARKING	
COMMUNITY CLUB GROUND	598m²	COMMUNITY CLUB GROUND	645m²	EXISTING	70
COMMUNITY CLUB CLUB FIRST	590m²	COMMUNITY CLUB CLUB FIRST	565m²	REMOVED	22
COMMUNITY CLUB CLUB TOTAL	1,188m²	COMMUNITY CLUB CLUB TOTAL	1,210m²	ADDED	59
BOWLS CLUB TOTAL	498m²	BOWLS CLUB TOTAL	494m²	TOTAL	107
BUILDING AREA TOTAL	1,686m²	BUILDING AREA TOTAL	1,704m²	TRAFFIC ENGINEER RECOMMENDATION	85
COVERED VIEWING GROUND	580m²	COVERED VIEWING GROUND	504m²		
COVERED BALCONY FIRST	215m²	COVERED BALCONY FIRST	165m²		

Note from Austral Traffic Data:
The proposed development is classified as commununity facility under the new planning and design code. As such 10 per 100sqm parking rates apply. A discount factor of 50% is considered appropriate given the existing level / similarity of use of the community facilities.

REASON FOR ISSUE	REV	DATE
ISSUED FOR PRELIMINARY REVIEW	B	09.03.2022
KITCHEN FEEDBACK INCORPORATED	C	21.03.2022

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - BOWLS CLUB	DRAWING	SK-300
21.03.2022	REVISION	C
1 : 100 @A1	PROJECT	20-0142

DRAWN BY: JJV PLOT DATE: 21/03/2022 4:44:40 PM C:\Users\jjustov\Documents\20-0142-Walkerville Oval_Building_R20DL_structure test_justin.wright@walterbrooke.com.au.rvt



REASON FOR ISSUE	REV	DATE
ISSUED FOR PRELIMINARY REVIEW	B	09.03.2022
KITCHEN FEEDBACK INCORPORATED	C	21.03.2022

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - COMMUNITY CLUB	DRAWING	SK-301
21.03.2022	REVISION	C
1 : 100 @A1	PROJECT	20-0142



DRAWN BY:Author_OT DATE:21/03/2022 4:52:02 PM C:\Users\justinw\Documents\20-0142_Walkerville Oval_Building_R2021_structure test_justin.wight@walterbrooke.com.au.rvt

REASON FOR ISSUE	REV	DATE
FUNCTION STORE MIRRORED	D	21.02.2022
KITCHEN FEEDBACK INCORPORATED	E	21.03.2022

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR - COMMUNITY CLUB
21.03.2022
1 : 100 @A1

DRAWING — SK-302
REVISION — E
PROJECT — 20-0142


walkerville
oval
REDEVELOPMENT

FROM THE MAYOR

Dear Resident,

I am delighted to share with you the final design for the new Walkerville Oval community hub, which was endorsed by Council at a special meeting on Monday 28 March 2022.

The last time I wrote to you, I announced that we were awaiting news on a grant application. Since then, we have been extremely fortunate to receive the $4 million State Government funding towards the project, meaning we are able to progress an almost 30-year vision to turn Walkerville Oval into a modern, functional and practical space for all users.

From children learning to play sport and our superstar athletes, to craft groups, corporate meetings and functions - I see the redevelopment as not only a state-of-the-art facility, but a place that will cater to all ages, abilities and activities.

Following your feedback during community engagement, along with various meetings with user groups and architects Walter Brooke, the Walkerville Oval Redevelopment Committee has been workshopping both the external and internal building designs.

We have endorsed a Master Plan for the site and I am excited to confirm that site construction will begin in May 2022.

I look forward to updating you as we progress. To view further information and concept images, please scan the QR code.

Mayor Elizabeth Fricker

TOWN OF WALKERVILLE

If undeliverable, return to: Town of Walkerville PO Box 55 Walkerville SA 5081

POSTAGE PAID AUSTRALIA

047-5039 (1)

Town of Walkerville
PO Box 55
Walkerville SA 5081

Begin forwarded message:

From: Anita Adlam [redacted]
Subject: Walkerville Oval Upgrade
Date: 8 April 2022 at 1:27:31 pm ACST
To: efricker@walkerville.sa.gov.au

Dear Mayor Elizabeth Fricker

I wanted to reach out because it's come to my attention that the new development at Walkerville Oval won't have the approval of the Walkerville Football Club.

My son is about to play his second season for the Cats and we love the club and the clubrooms. We love feeling part of the history of the club which is proudly displayed throughout the clubrooms and we feel part of a unique and warm community. I understand that with the development of the new centre, their memorabilia won't be allowed to be displayed. Is this correct? Is there a risk of it becoming a 'soulless' venue?

I also feel very taken back to learn that there will no longer be an undercover grandstand with an outdoor seating area!! This is the hub of a sporting event - can you confirm this is the case?

I have looked at the designs and they are not appealing in my opinion. I wish I knew more about the consultation period as I would have liked to have been involved. And I'm sure the Walkerville Club would have liked more input over the final design approval. Were they not consulted or was their input not taken into consideration over the final design? I understand they do not approve so there is something amiss regarding the planning phase and final approval stage.

I'm concerned this venture has become a revenue seeking project and is not based on supporting the traditions of the Walkerville sporting community - a very active, vibrant and spirited community.

Thanks so much for hearing me and I look forward to hearing back from you.

Best wishes

Anita Adlam

Begin forwarded message:

From: "Allden, Rachel (Health)" [redacted]
Subject: Walkerville Oval redevelopment
Date: 12 April 2022 at 1:12:16 pm ACST
To: "efricker@walkerville.sa.gov.au" <efricker@walkerville.sa.gov.au>, "sfurlan@walkerville.sa.gov.au" <sfurlan@walkerville.sa.gov.au>, "cwilkins@walkerville.sa.gov.au" <cwilkins@walkerville.sa.gov.au>, "jnenke@walkerville.sa.gov.au" <jnenke@walkerville.sa.gov.au>, "jwilliams@walkerville.sa.gov.au" <jwilliams@walkerville.sa.gov.au>, "jjoshi@walkerville.sa.gov.au" <jjoshi@walkerville.sa.gov.au>, "mbishop@walkerville.sa.gov.au" <mbishop@walkerville.sa.gov.au>, "ncoleman@walkerville.sa.gov.au" <ncoleman@walkerville.sa.gov.au>, "rashby@walkerville.sa.gov.au" <rashby@walkerville.sa.gov.au>

Dear Walkerville Council

I am writing to express my disappointment in the plans for the Walkerville Oval 'upgrade'. While it certainly looks like we'll have fancy, shiny new buildings, what will be lost is worth far more. My younger son plays club football with the Walkerville Cats and there is a lovely atmosphere as games go on, with siblings able to watch (and play) from the grandstand. My parents, when they were able to attend sports days prior to Covid, enjoyed watching their grandsons compete from the comfort of the grandstand, with seating and shade being provided but still being outdoors so being part of the overall experience was not lost. In this age of it is important that spectators be able to watch the many events that the oval offers outdoors, preferably with undercover seating available for those not able to withstand the elements so well. However, what the design looks like is merely a glossed up function centre on the top of change rooms, without any real community feel. I would have thought, as a ratepayer, that the primary occupants of the site (football and cricket clubs) would be able to advise on a more integrated design to fit the expectations of the broader community for generations to come. I sincerely hope their feedback is taken into serious consideration by the Council as they are representative of what the broader community would expect in a sports facility.

I ask you to consider this. Can you imagine what the outcry would have been if the Norwood Oval redevelopment (which also included the building of a glossy new function centre) had ignored the importance of the grandstands? While they may be heritage listed, the point is the same, they are central to the experience of club sports or any community activity that could be held on a sporting oval.

Yours sincerely
Rachel Allden.

Begin forwarded message:

From: Simon C W Allden [redacted]
Subject: Redevelopment of Walkerville Oval Infrastructure
Date: 12 April 2022 at 2:23:24 pm ACST
To: "efricker@walkerville.sa.gov.au" <efricker@walkerville.sa.gov.au>, "sfurlan@walkerville.sa.gov.au" <sfurlan@walkerville.sa.gov.au>, "cwilkins@walkerville.sa.gov.au" <cwilkins@walkerville.sa.gov.au>, "jnenke@walkerville.sa.gov.au" <jnenke@walkerville.sa.gov.au>, "jwilliams@walkerville.sa.gov.au" <jwilliams@walkerville.sa.gov.au>, "jjoshi@walkerville.sa.gov.au" <jjoshi@walkerville.sa.gov.au>, "mbishop@walkerville.sa.gov.au" <mbishop@walkerville.sa.gov.au>, "ncoleman@walkerville.sa.gov.au" <ncoleman@walkerville.sa.gov.au>, "rashby@walkerville.sa.gov.au" <rashby@walkerville.sa.gov.au>

Dear Walkerville Councillors,

I am extremely disappointed with the redevelopment designs for the Walkerville Oval infrastructure. The removal of the grandstand leaves the pretty design not fit for purpose. The grandstand is an integral part of an oval, it is a place for spectators to shelter from the elements whilst watching their team play competitions, a place to cheer on their team and to socialise with other spectators.

In this day and age, where we are encouraged to cover up from the sun to help protect from melanoma, the removal of the grandstand will ensure greater sun exposure for spectators, for both summer and winter sports. With the likely upsurge in Influenza and colds for the next few conceivable years as we open up entertainment sites, shelter from the elements such as rain whilst watching sports is pretty essential.

As a rate payer I consider it poor form that the Football and Cricket clubs were not consulted adequately as to their requirements. The oval is used extensively by Walkerville Primary and St Andrews schools for sports days and other events, as a parent of children at Walkerville Primary school I enjoy watching my boys competing, from the vantage point of the Grandstand, or on the field. Watching the competitions from a sterile enclosed box environment is anathema to me.

I feel you would do well to take a look at the Norwood oval redevelopment, they retained their grandstands and built impressive easily accessed clubrooms and bar. Best of both worlds. It would be a shame for Walkerville Oval to become like Unley Oval, good for dog walking only.

Yours sincerely,

Simon Allden

Langsam's Laws: (1) Everything depends. (2) Nothing is always. (3) Everything is sometimes.

From: Marc Allgrove [redacted]
Sent: Thursday, April 7, 2022 10:51 am
To: Robert Ashby <rashby@walkerville.sa.gov.au>
Cc: [redacted]
Subject: Walkerville Oval Redevelopment

Good morning Rob,

Almost didn't recognise you on the Walkerville Council website without your red beret! Trust all is well.

I am writing to seek your advice and provide some feedback on the proposed redevelopment of the Walkerville Oval and its club rooms.

The proposal and by accounts the way it has been developed is certainly generating some angst among the current tenants, specifically the Junior Football Club.

Anna and I have been long term supporters and members of the Walkerville Junior Football Club. Charlie played for 6 years, Willy is about to enter his third or maybe fourth year, and I volunteered as a team manager for two. It is a great family and community club that pulls people together and provides a safe, happy and competitive environment.

The Club welcomes the commitment to redevelop and improve its amenities from the Council, along with the significant investment committed to do so.

I believe the angst being felt and expressed against the proposal emanates from the apparent lack of consultation and the move away from the core values and purpose of the venue.

The venue and the oval is first and foremost infrastructure to support and facilitate sport at all levels. Today after more than 60 years the Walkerville Junior Football Club consist of over 400 players and their families. It welcomes and encourages participation at all levels, all skill levels and from all sectors of the community. It promotes a fair and competitive approach to sport and instils these values into its members. As you know very well from your country sport days, netball or football, the club and its rooms are the crucible in which the club gathers, grows and

contributes. This feeling and sense of community is nurtured by the volunteers who contribute to enable myriad teams to take to the field every week, and given added relevance by the memorabilia and history captured in honour boards, pennants, trophies and team photos.

Whilst I appreciate the consideration to commercial modelling that must have gone into the proposal, it appears that potential dollars and cents have trumped community, history and spirit.

My question is how do we resolve this impasse, allow all voices to be heard and ensure the most relevant and appropriate result is generated by this generational investment?

I am not privy to all the factors that have contributed to the design and hence do not suggest that I am in a position to fully comment. I do however know the value and importance of community, activity and participation to society and to the health of our community and in particular its children.

I look forward to your guidance and I trust your support.

Cheers

Marc

Marc Allgrove
Director
[redacted]

[redacted]

[redacted]

[redacted]

From: Talia Calitz [redacted]
Sent: Monday, April 18, 2022 1:05:29 PM
To: Elizabeth Fricker <efricker@walkerville.sa.gov.au>
Subject: No support for the current design of the Walkerville Oval Redevelopment

Caution: This is an external email. Please take care when clicking links or opening attachments.

To Mayor Elizabeth Fricker

I am writing to you to express my utter disappointment and dissatisfaction with the process and approval of the Walkerville Oval Redevelopment. As a resident and ratepayer in the Walkerville Council area and a regular user of the oval for the past 15 years, the rushed approval without suitable consultation to sporting groups and the wider community is unacceptable. Why do residents receive letters and the opportunity to "have your say" on parking policy changes but not on the expensive Oval Redevelopment? Getting this development wrong impacts many people, clubs and schools within the community, and if the current design is built, the community is going to be stuck with an impractical, uninviting, unsightly, impersonal development for now and future generations.

Walkerville Council's website states that the development will cater for the many clubs of the community, but this is clearly not the case. The lack of consultation with all community sports clubs who are currently tenants within the facility is shocking, particularly considering the length of time that these clubs have played sport at the oval.

Walkerville Council's website also states that the development includes two fit for purpose buildings to accommodate the user groups which is clearly not the case. The design does not cater for the needs of the sporting club user groups, the school user groups or the community user groups. The development should support community engagement with the new facilities and surrounding spaces

which the current design does not achieve.

The inclusion of a function centre is not feasible for the town of Walkerville and should not be included in the development. There is no need for a function centre which will increase demand on the already limited parking around the oval and schools. The provision of club facilities which can be hired for functions would far better support the needs of the community with availability to be determined by the sporting clubs tenants. Memorabilia should also be allowed within the new club rooms, as this reflects the history of the sporting clubs and also generates a sense of community involvement. Recently, my son proudly showed me his team photo which is displayed on the walls of the clubroom, and by not only allowing the clubs to display memorabilia, this sense of community inclusion will be lost. The current design which focusses on catering for a function centre and provides a large amount of space behind glass does not support sporting club needs as internal spaces lack a connection with the activities on the oval, miss out on the atmosphere of the sporting events and do not cater for parents or supporters who want to cheer for their children or friends on the field.

The redevelopment should only focus on providing improved facilities for the sporting clubs, schools and wider community through in-depth consultation with users and sensitive ,considered design of the facilities and the spaces between the buildings. The buildings and surrounds need to support sport, local schools and community engagement as the overriding agenda. Essential elements which have not been considered in the current design include:

Removal of the grandstand

The grandstand is widely used by all supporters of both summer and winter sports as it provides shelter from the sun and rain and improved visibility across the whole oval. The grandstand is also used by the schools for sports day and occasionally for outdoor concerts by the community and is absolutely an essential part of supporting the activities that occur at the oval. Given how Covid has changed our lives, the inclusion of undercover tiered outdoor seating which provide good ventilation is essential to the redevelopment.

Removal of the trees and embankment on the right of the current sporting club facilities

These trees provide shade to spectators and school children during spring, summer and autumn, and the embankment provides elevated viewing of the oval. The trees also add character to the oval and provide soft landscaping, and should not be removed for these reasons as well as environmental reasons.

Visible stairs

Accessing the oval redevelopment via stairs at the rear of the facility is impractical and does not encourage interaction between the oval and the first floor of the facility. Maintaining a visual link between the club rooms and the oval not only allows users accessing the club rooms to keep an eye on the action on the oval, it also allows critical visual supervision of children at all times, when parents are either on the oval, in the club room or using the outdoor tiered seating. Stairs to the rear of the facility create an unnecessary risk and do not encourage use of the club facilities.

Visible toilets

Access to toilets within the facilities should be visible from the oval and playground, as is currently the case. Many parents are supervising more than one child on the oval or at the playground, and can maintain visual supervision of their children accessing the toilets in the current location, which will not be possible in the new design. The inclusion of an Exeloo facility near the tennis courts is an extremely unsightly addition, it is far better for the new facility to be properly designed to accommodate new and sufficient toilets in visible locations and not include an Exeloo near the courts.

Architectural design, landscaping and spaces surrounding the buildings
The current design with the canopy linking the two buildings lacks sensitivity to the heritage of Walkerville. Th inclusion of deep curved canopies, curved walls, the material choices, scale and architectural language with vast expanses of glass and no access from the oval is clinical, impersonal and impractical. The design should respect and compliment the heritage architecture of Walkerville with a more sensitive contemporary development.

This development needs to be considered from various aspects, including the view from the Memorial Gardens, the relationship to the Bowling Club and the spaces that occur between the facilities. The current design includes an unsightly heavy canopy linking the sporting club/ function room facilities with the bowling club facilities. The design should consider placemaking between the buildings, what will be the backdrop to the Memorial Gardens, and how you create links and encourage interaction between the Memorial Gardens, the Bowling club and the Oval. The extension of a hideously ugly deep canopy between the buildings does not contribute to quality spaces surrounding the buildings, is an unsightly backdrop to the Memorial Gardens and will inhibit interaction between the Memorial Gardens, the Bowling Club and the Oval. These spaces should be carefully designed as fully landscaped spaces which are visually open with footpaths, benches and carefully selected planting to improve the pedestrian movement, use of the spaces and provide a suitable backdrop to the Memorial Gardens. This approach of sensitive, carefully considered landscaping should be applied across the whole development, to create wonderful user-friendly spaces with abundant nature in and around the oval.

The new design of the Bowling Club mimics the current facility by turns it's back towards the oval and is missing the opportunity to provide a visual link to the oval for patrons of the bowling club.

Sustainability:
Walkerville Council has an opportunity to lead by example in terms of sustainability through major redevelopment of the current sporting club and bowling club facilities. By including adaptive re-use in the design, the development would reduce energy consumed during construction, reduce embodied energy of the new facilities reduce waste through limited demolition and demonstrate environmental social governance (ESG) of the Council's assets. Designing a sustainable built environment is a significant responsibility for all of us, and decisions made today by the Council will define the heritage of the future.

In summary, the new design should include all aspects covered above. The only elements which the proposed design has addressed well is the removal of the

vehicular road at the rear of the sporting club and the changes to the parking as reflected in the Walkerville Oval Masterplan (Final Concept Design).

I wish to clearly communicate that I do not support the current design proposed for the Walkerville Oval Redevelopment and that the Council could make better use of $9.5 Million dollars through careful consideration, consultation and better design .

Kind regards,

Talia Calitz
[redacted]

Begin forwarded message:

From: Richard Colley [redacted]
Subject: Redevelopment of Walkerville Oval facilities
Date: 3 May 2022 at 5:35:33 pm ACST
To: "walkerville@walkerville.sa.gov.au" <walkerville@walkerville.sa.gov.au>
Cc: "efricker@walkerville.sa.gov.au" <efricker@walkerville.sa.gov.au>, "sfurlan@wlkervill.sa.gov.au" <sfurlan@wlkervill.sa.gov.au>, "cwilkins@walkervill.sa.gov.au" <cwilkins@walkervill.sa.gov.au>, "jnenke@walkervill.sa.gov.au" <jnenke@walkervill.sa.gov.au>, "jwilliams@walkerville.sa.gov.au" <jwilliams@walkerville.sa.gov.au>, "jjoshi@walkerville.sa.gov.au" <jjoshi@walkerville.sa.gov.au>, "mbishop@walkerville.sa.gov.au" <mbishop@walkerville.sa.gov.au>, "ncoleman@walkerville.sa.gov.au" <ncoleman@walkerville.sa.gov.au>, "rashby@walkerville.sa.gov.au" <rashby@walkerville.sa.gov.au>

> **Caution:** This is an external email. Please take care when clicking links or opening attachments.

Greetings to all,

As a long time resident of “5081”, son of a former Walkerville councillor, a long ago Walkerville Footballer, and a father of 2 footballers and a boundary umpire in recent times, I am delighted that council is to redevelop the current facilities

on the Walkerville Oval.

I absolutely understand the hard work and efforts to bring it this far.

I was however very disappointed to receive a "postcard" in the letterbox showing a facility without a grandstand, and being advised of the lessening the importance of history in the area.

One only has to visit a weekend football game or cricket match to see how much the current grandstand is used to view their friends and family under a cover that protects from both the sun and the rain. The only issue with the current stand is its size (too small), and if it were possible to push it around so more of it was facing East (i.e. afternoon sun behind the stand) that would be really good.

An improved grandstand would also be used if "the facility" were to introduce other sports to the oval – i.e. athletics, hockey, lacrosse, or whatever else the community is wanting to do on the oval.

I have made some points along side the statements made on your website:

1. **Why is Council redeveloping the existing facilities?**

   The Walkerville Oval redevelopment is one of the largest community projects in the history of Council. Three decades in the making, it will provide a state-of-the-art community and sporting hub to service the needs of current and future generations.

   After the success of a $4m grant application, as part of the State Government's Local Government Infrastructure Partnership Program, Council determined to embark on this exciting $9.5m redevelopment.

   FANTASTIC

2. **Why do the new designs include large community and function spaces in both buildings?**

   Historically Walkerville Oval has been exclusively dedicated to a number of sports, including football, cricket and bowls. While this has provided an excellent base for local sporting groups, it was important to expand the ambit of the facility to cater to much-needed, broader, non-sporting interests in the form of a combined sporting and community function centre.

   The new two-building design provides for modern and safe facilities that incorporate new men's and women's change rooms and spaces that allow for community and private gatherings, ensuring that multiple and diverse users from across the township can access them.

   GREAT – ENCOURAGE OTHER GROUPS TO USE THE FACILITY BUT DON'T FORGET WHY ITS ALL THERE IN

THE FIRST PLACE. DON'T DIMINISH THE FACILTIES USED FOR DECADES THAT COMMUNITY HAS ENJOYED, AND FUTURE GENERATIONS WILL AS WELL

3. **Why does the new design on Warwick Street not include a grandstand?**

   As Council maintains a desire to not simply provide 'replacement sports clubs', the decision to remove the grandstand was made as part of the concept design development phase in 2021, to allow Council to provide facilities catering to a wider cohort, which accommodate a greater variety uses.

   NOT A GOOD IDEA AT ALL. A LARGER GRANDSTAND WITH A ROOF SHOULD BE PART OF THE DESIGN FOR THE FUTURE. THE OVAL NEEDS A COVERED AREA TO SHELTER FORM SUN AND RAIN TO WATCH WHATEVER IS BEING PLAYED ON THE OVAL – FOOTBALL, CRICKET, OR NEW SPORTS INTRODUCED AS WELL TO MAKE EVEN BETTER USE OF THE OVAL.

4. **Was a balcony ever envisaged for the design?**

   A balcony was part of preliminary design proposals, however due to budget constraints a redesign, to meet all of the other essential project criteria necessitated its removal.

   GREAT SHAME

5. **How much engagement and consultation was been done with the tenant clubs during the design development phase?**

   Engagement with the tenant clubs has occurred throughout the design development phase and their feedback has informed a number of design changes that will improve day-to-day operations once the building is completed. I encourage you to read the *"Walkerville Oval Redevelopment – Final Concept Designs & Floor Plans'* report as it provides a comprehensive timeline of the redevelopment history and consultation since 2018, including the design and development phase and the various stages of stakeholder engagement. For convenience, a direct link to the report is embedded here.

   THE POST CARD IN OUR LETTER BOX RECENTLY WAS THE FIRST TIME WE HAD SEEN THE DESIGN.

6. **Will the tenant user groups be permitted to display memorabilia?**

   Tenants will be permitted to display some memorabilia but only in certain designated locations.

   HISTORY IS VERY IMPORTANT FOR US TODAY, AND FUTURE GENERATIONS.

7. **Is there sufficient outdoor undercover seating?**

   The new development includes a spacious outdoor undercover viewing area (approximately 145m^2) immediately adjacent to the indoor function area. The project has also been designed to maintain sufficient overhang to create undercover viewing areas along the length of both buildings.

   GIVEN WHAT WE HAVE LEARNT OVER THE COVID ERA AS MUCH OUTDOOR SPACE AS POSSIBLE SHOULD BE PROVIDED – NOT ONLY FOR SPECTATOR VIEWING, BUT ALSO TO ENSURE THE BARS AND FOOD OUTLETS CAN BE

FINANCIALLY SUSTAINABLE WITH OUTDOOR SEATING.

8. **Will the oval be accessible during the demolition / construction period?**

   Yes, it will be accessible for use by both the public and user groups, however a perimeter works zone will be established around the two buildings and associated construction areas.

GOOD. THOSE PLAYING SPORT LOVE BEING WATCHED!

I am not a “knocker”, absolutely pro development, and love much of what has been proposed, however hope that my email, and the many others I suspect you have received, can be used constructively to adapt the “final” plan to a plan that satisfies the wide community, including those currently using it.
This is a brilliant chance for you and your team to go down in history as the team that introduced a beautiful revitalised facility to our super village – not a second rate facility but a great one that serves as many of the community as possible.
I would be delighted to be contacted for further comment.

Kind regards,

Richard Colley
[redacted]
[redacted]
Ph [redacted]
Email: [redacted]

Begin forwarded message:

From: Ryan Curry [redacted]
Subject: Walkerville Oval - Photos from Saturday
Date: 12 April 2022 at 10:11:23 am ACST
To: "efricker@walkerville.sa.gov.au" <efricker@walkerville.sa.gov.au>,
"sfurlan@walkerville.sa.gov.au" <sfurlan@walkerville.sa.gov.au>,
"cwilkins@walkerville.sa.gov.au" <cwilkins@walkerville.sa.gov.au>,
"jnenke@walkerville.sa.gov.au" <jnenke@walkerville.sa.gov.au>,
"jwilliams@walkerville.sa.gov.au" <jwilliams@walkerville.sa.gov.au>,
"jjoshi@walkerville.sa.gov.au" <jjoshi@walkerville.sa.gov.au>,
"mbishop@walkerville.sa.gov.au" <mbishop@walkerville.sa.gov.au>,
"ncoleman@walkerville.sa.gov.au" <ncoleman@walkerville.sa.gov.au>,
"rashby@walkerville.sa.gov.au" <rashby@walkerville.sa.gov.au>
Cc: "Mark Webber [WSC]" [redacted],
WJFC President [redacted], "[redacted]"
<[redacted]>

Dear Mayor and elected members,

Please see attached for 3 photos all taken at approximately 2.30pm on Saturday 9 April 2022, a Walkerville Football Club home game.

The community feedback with regard to the design released that shows no grandstand has been nothing short of overwhelming and not in a positive way. I have had countless emails, messages and phone calls urging me to continue to work with the council to have a design that is fit for purpose and in short, that includes a grandstand.

I believe the photos from Saturday show everything that needs to be said - a full grandstand, whilst at the same time there is 2 people standing inside at the bar and not 1 person is viewing the game from inside behind the glass. Granted it was lovely

outside weather on Saturday, but in my experience the same result occurs on 'bad weather' days and in fact the demand on the grandstand seating is greater.

I commend the councilors that attended the game on Saturday and witnessed firsthand the value of the grandstand and what the facility means to so many people.

Once again I urge you all to consider the current design and consult with the users in what is and isn't appropriate.

Kind Regards,

Ryan Curry
President [redacted]


WE'RE
THIS...
logic
plus
future proofing
business with
technology




HOME OF THE CATS

From: Rebecca Darcey [redacted]
Sent: Thursday, April 7, 2022 11:10:09 AM
To: Stephen Furlan <sfurlan@walkerville.sa.gov.au>
Subject: Walkerville Oval Upgrade

Good morning Steven,

I am a resident of the Walkerville council and both my children play for both the cricket and football clubs who reside at Walkerville oval.

We love the clubs and the communities they create and have done so for around 8years.

We are extremely disappointed to hear of the design of the new facilities at Walkerville oval. The lack of grandstand seating is a significant loss. I watch my children play there in the heat of summer and the depth of winter and to be able to watch in the shade or out of the rain while still being able to hear what is going on on the ground will be sorely missed. This aspect of your design is completely missing the point of the sporting clubs. The grandstand is a place to sit and enjoy the games with other parents, out of the weather while still being able to see and hear the game. The aspect helps build the club community that makes it a great club and the lack of it in the redesign is a miss.

Other considerations related to the fact that the ground is primarily used for sports is also concerning. I understand the council has not considered upgrading lighting or scoreboard for the oval. Surely this is an oversight given the primary use of the ground?

If you want a function centre in the community perhaps there is a more practical space than at the footy field where kids, friends and family can gather around sport, something outdoors that creates meaningful connections is something we all need right now. I feel the design the council has committed to is not fostering this and is getting a function space for the few, not a sports club for the many.

It would be greatly appreciated if my concerns were considered as I know I am not the only one in our generous sporting community who feels unheard and perhaps invisible to the council right now with regard to the Walkerville Oval redevelopment.

Thankyou,
Beck

Rebecca Darcey
[redacted]

From: Ben Gibson [redacted]
Date: 6 April 2022 at 9:12:02 pm ACST
To: Stephen Furlan <sfurlan@walkerville.sa.gov.au>, Elizabeth Fricker <efricker@walkerville.sa.gov.au>, Conrad Wilkins <cwilkins@walkerville.sa.gov.au>, James Nenke <jnenke@walkerville.sa.gov.au>, James Williams <jwilliams@walkerville.sa.gov.au>, Jennifer Joshi <jjoshi@walkerville.sa.gov.au>, MaryLou Bishop <mbishop@walkerville.sa.gov.au>, Norm Coleman <ncoleman@walkerville.sa.gov.au>, Robert Ashby <rashby@walkerville.sa.gov.au>
Subject: Walkerville Oval Redevelopment

Dear Councillors

As a resident and rate payer within the Town of Walkerville, I am emailing you to advise you that I am disappointed in the process that has been undertaken with regard to the oval redevelopment. I do not support the redevelopment and the expenditure planned by council in its current form. The document below summarises the key issues that underpin my disappointment.

As a member of each of the Clubs below, in various capacities as a player, coach, committee member and in the case of the Walkerville Sports Club, Sports Director, I have witnessed first hand the lack of engagement and consultation shown by council employees and elected members involved in the project. There has been a complete unwillingness to listen. Any difference of opinions or suggestion of changes have generally been ignored or brushed to one side.

As an overarching comment, the process has been run in such a manner that the following one liner sums it up quite simply - it is our way (councils) or the highway.

If the council employees and members involved in the project had engaged up front with key stakeholders and listened to their ideas, needs and wants from the outset, the process and outcome would have been far better.

The opposite has occurred. What the council is proposing to develop is not fit for purpose, and from a commercial perspective simply won't stack up. I would welcome a financial business case to be shared with rate payers that shows the contrary, if it exists? Can this be shared? Has a three way financial analysis of profit/loss, balance sheet and cash flow even been done? Have you seen it as councillors? Have the clubs been presented it so that they can conduct there own assessments of how their financials will be impacted. I know that the answer to the last question is no, so it begs the question, have you as councillors been presented with a factual and well considered financial business case, or have you just been presented with some glossy plans that look great, however, have no substance behind them?

I have no doubt that the CEO and Acting CEO have spent time convincing you that they have engaged in depth with the clubs, consulted at length, listened to concerns etc….If this was true, why is there 4 clubs demonstrating that this hasn't been the case? Ask yourselves the question, why would these clubs go down this path? They are all volunteers, why would they put the energy into such a fight?

The answer is simple, they are sick and tired of banging their heads against a brick wall and being dismissed as if there opinions and those of their members don't matter.

That is no way to run any project, let alone a project of this magnitude.

I am happy to speak to any of you further about my concerns. My contact details are below.

Kind regards

Ben.

WALKERVILLE OVAL REDEVELOPMENT

Walkerville Football Club, Walkerville Junior Football Club and Walkerville Cricket Club in conjunction with the Walkerville Sports Club DO NOT support the "Community Function Facility" design which has been approved by the Walkerville Council.

There are a number of areas of concern around the approved design and the process used in determining that design, some of the main concerns but not limited to are as follows:

- The process of inclusion and communication provided by Walkerville Council with the existing tenants and community clubs that have in two cases been playing sport at the oval in excess of 100 plus years, was all but non existent. The clubs were presented with a finished design, almost as a fait accompli, with no recourse over some major fundamental design concerns.
- What has been presented and confirmed will be built is in effect a soulless function centre built over change-rooms (which are of a size and design to suit the needs of female and male sports that are played at the oval) next to an oval where all the existing community based sporting clubs, who are sub-tenants of the building funnily enough play sport. With no branding and minimal memorabilia being allowed to be displayed (and none at all in the "function centre"), it will not be. Community Club used in part by community sports clubs but a non branded function room.
- The design we were asked to approve wasn't functional and a rushed "fix" was required to over come one of the shortfalls in the design. In addition the removal of the grandstand that provides under cover, stepped, outdoor seating for spectators year round has been removed and no stepped outdoor seating included in the new design, which of its own seems a backward step, but in times of Covid, removing outdoor under cover stepped seating (grandstand) seems almost going against the advice of health authorities and the like and in our opinion common sense. The question of discussion around the removal of the grandstand was forbidden at any meeting on the design held by the Council and our club representatives.
- We have now been told the Club will be closed from May 1 2022 albeit games of football can continue till the end of May. With no tender for a builder having gone out to market we are unsure of the need to rush except to meet grant provision requirements all of which could be pushed back if a request was made to the Government by the Council.

Feel free to communicate your disappointment to the elected officials of the Walkerville Council whose emails appear below, noting that at least a couple of the elected officials likewise do not understand the Councils agenda in relation to this redevelopment.

[redacted]

BEN GIBSON
CHIEF EXECUTIVE OFFICER + OWNER
P: [redacted]
M: [redacted]
[redacted]

Begin forwarded message:

From: James Habgood [redacted]
Subject: Walkerville Oval redevelopment
Date: 12 April 2022 at 9:36:55 am ACST
To: "efricker@walkerville.sa.gov.au" <efricker@walkerville.sa.gov.au>
Cc: "sfurlan@walkerville.sa.gov.au" <sfurlan@walkerville.sa.gov.au>, "cwilkins@walkerville.sa.gov.au" <cwilkins@walkerville.sa.gov.au>, "jnenke@walkerville.sa.gov.au" <jnenke@walkerville.sa.gov.au>, "jwilliams@walkerville.sa.gov.au" <jwilliams@walkerville.sa.gov.au>, "jjoshi@walkerville.sa.gov.au" <jjoshi@walkerville.sa.gov.au>, "mbishop@walkerville.sa.gov.au" <mbishop@walkerville.sa.gov.au>, "ncoleman@walkerville.sa.gov.au" <ncoleman@walkerville.sa.gov.au>, "rashby@walkerville.sa.gov.au" <rashby@walkerville.sa.gov.au>

Dear Mayor and Constituents

I reside in Gilbert Street, Gilberton and love my local area. I write with regards to the proposed Walkerville Oval redevelopment.

I was excited to learn about the Walkerville Oval redevelopment when first announced. There has been some recent fantastic oval redevelopments, some completed (Campbelltown) and others currently under development (Max Amber reserve, Athelstone). After seeing the finalised Walkerville Oval redevelopment plans, I have to say I was underwhelmed and disappointed.

I was disappointed to learn that there was a lack of involvement with local sporting clubs in designing the new oval facilities. I was particularly disappointed to see the removal of the outside grandstand seating. Tiered outdoor seating is fantastic for watching sport on the oval and also practical in today's world of Covid being a safer way to watch sports on the oval compared to an enclosed environment.

The picture below of the Max Amber reserve shows an emphasis on tiered outdoor seating, whilst potentially lacking some shade element. I believe we could build on the benefit of a design such as this and improve on the shade element for the obvious reasons of being sunsmart and of course protection from the elements.

I encourage you and your team to urgently revisit the plans to incorporate an element of tiered grandstand seating as part of the final plan.

Thanks for your time and consideration.



Kind regards

James Habgood
Senior Business Development Manager
[redacted]
Tel: [redacted]
Web: [redacted]

[redacted]

[redacted]

Begin forwarded message:

From: [redacted]
Subject: Walkerville Oval Redevelopment
Date: 10 April 2022 at 11:34:18 am ACST
To: <mbishop@walkerville.sa.gov.au>, <rashby@walkerville.sa.gov.au>, <ncoleman@walkerville.sa.gov.au>, <jjoshi@walkerville.sa.gov.au>, <jwilliams@walkerville.sa.gov.au>, <jnenke@walkerville.sa.gov.au>, <sfurlan@walkerville.sa.gov.au>, <cwilkins@walkerville.sa.gov.au>, <efricker@walkerville.sa.gov.au>
Cc: "Toby Hill" <toby@ezibulk.com.au>, <sponsorship@wjfc.com.au>, <President@wjfc.com.au>

Dear Mayor, Deputy Mayor and Elected Councillors

I write in support of the Walkerville Junior Football Club's objection to the "Community Function Facility Design".

My husband and I have been active supporters of the Club for 6 years and counting, with our two sons playing for the club since they were 5 years of age.

My family business is also a Club Sponsor.

I am shaking my head in disbelief: how can you have approved a design with no grandstand?

This only one of many significant design failures, as set out in the letter below.

As a resident of the City of Walkerville and as an active supporter of the Club, I urge you to listen to the objections raised and revise the design of this crucial infrastructure.

regards

Jodie Hill
[redacted]

From: WJFC Communications [redacted]
Sent: Wednesday, 6 April 2022 5:43 PM
To: [redacted]
Subject: Press Release re Walkerville Redevelopment

View this email in your browser

walkerville
junior football club

IMPORTANT LETTER BELOW

PLEASE READ

WALKERVILLE OVAL REDEVELOPMENT

Walkerville Football Club, Walkerville Junior Football Club and Walkerville Cricket Club in conjunction with the Walkerville Sports Club DO NOT support the "Community Function Facility" design which has been approved by the Walkerville Council.

There are a number of areas of concern around the approved design and the process used in determining that design, some of the main concerns but not limited to are as follows:

- The process of inclusion and communication provided by Walkerville Council with the existing tenants and community clubs that have in two cases been playing sport at the oval in excess of 100 plus years, was all but non existent. The clubs were presented with a finished design, almost as a fait accompli, with no recourse over some major fundamental design concerns.
- What has been presented and confirmed will be built is in effect a soulless function centre built over change-rooms (which are of a size and design to suit the needs of female and male sports that are played at the oval) next to an oval where all the existing community based sporting clubs, who are sub-tenants of the building funnily enough play sport. With no branding and minimal memorabilia being allowed to be displayed (and none at all in the "function centre"), it will not be. Community Club used in part by community sports clubs but a non branded function room.
- The design we were asked to approve wasn't functional and a rushed "fix" was required to over come one of the shortfalls in the design. In addition the removal of the grandstand that provides under cover, stepped, outdoor seating for spectators year round has been removed and no stepped outdoor seating included in the new design, which of its own seems a backward step, but in times of Covid, removing outdoor under cover stepped seating (grandstand) seems almost going against the advice of health authorities and the like and in our opinion common sense. The question of discussion around the removal of the grandstand was forbidden at any meeting on the design held by the Council and our club representatives.
- We have now been told the Club will be closed from May 1 2022 albeit games of football can continue till the end of May. With no tender for a builder having gone out to market we are unsure of the need to rush except to meet grant provision requirements all of which could be pushed back if a request was made to the Government by the Council.

Feel free to communicate your disappointment to the elected officials of the Walkerville Council whose emails appear below, noting that at least a couple of the elected officials likewise do not understand the Councils agenda in relation to this redevelopment.

Click on this link to contact the councillors:

https://www.walkerville.sa.gov.au/council/elected-members

Click on this link to view the project:

https://www.walkerville.sa.gov.au/community/latest-news/walkerville-oval-redevelopment

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You are receiving this email because you are a current member of the Walkerville Junior Football Club.

Our mailing address is:

[redacted]

Want to change how you receive these emails?

You can update your preferences or unsubscribe from this list.

mailchimp

From: Melissa Jones [redacted]
Sent: Thursday, April 7, 2022 12:28 pm
To: Jennifer Joshi <jjoshi@walkerville.sa.gov.au>; MaryLou Bishop <mbishop@walkerville.sa.gov.au>; Robert Ashby <rashby@walkerville.sa.gov.au>; Stephen Furlan <sfurlan@walkerville.sa.gov.au>
Cc: Llewellyn Jones [redacted]
Subject: Walkerville Oval redevelopment

Dear Mayor Fricker, Deputy Mayor Furlan, Councillors Bishop, Joshi and Ashby

I am writing in relation to the Council meeting held 28 March 2022 and as a concerned resident and parent of children who use the facilities at Walkerville Oval through the Walkerville Cricket Club.

I watched the Council meeting on 28/3/22 where it was discussed seeking an extension of grant funding. I was very concerned about the desire to rush through the decisions on this matter before caretaker provisions take effect.

I think Councillor Bishops' comments regarding use of the venue as a wedding facility are irrelevant and clearly are not related to this being a community facility. If the Council wishes to build a function centre to hold weddings, then that is completely separate to the intent of what is required at the Walkerville Oval. A reality check - there is no way that facility will be rented out 52 weeks a year, for weddings or otherwise (other than to a long term tenant such as the sporting club).

Further, the discussions around the management of the facility and wanting that deferred until later - that is integral to what the use of the facility will be. How could you hold weddings or other events in there, if that is the "home of the sporting club"? Does that mean the sporting club would be kicked out every weekend for functions? Obviously, sport is largely played on weekends.

As for there being no outdoor seating, this is a major misstep and should be urgently addressed.

Finally, I am utterly dismayed that the new facility will not allow sports memorabilia. My son was in the grand final winning team of the u14 Walkerville Cats Tigers cricket team this year. We were at the presentations at the club rooms and it was so lovely to see all of the photos of the grand final winning teams over the years. Whether the Council likes it or not, the facility will be built on an Oval which will be used for sport and the main users will be people who play sport. It is incumbent on Council to provide a facility that meets the needs of the users and also to proudly display that history. What a travesty that such sporting achievements and history will be erased to create a generic function centre, which as I say, is intrinsically linked to sport.

I also reject there has been adequate consultation with the sporting clubs who use the facility as stated by the Acting CEO at that meeting. He mentioned the netball and softball clubs had been consulted. The netball and softball clubs barely have a presence in Walkerville. The netball club plays/trains I understand on ANZAC Highway (this is a separate issue - perhaps the Walkerville Council could consider netball courts in our Council area so they have a place to train locally). Where was the consultation of the main users of the facility - the football and cricket clubs?

I would be very happy to discuss further. I have written separately to Councillors Williams and Nenke to urge them to continue their efforts in seeking further community consultation on this matter and an extension of time on the funding.

I note the discussion about the PR issues the Council has. You might not realise there is continued despair in the area regarding the way the Walkerville Council handled the YMCA issue. History is repeating itself with the Walkerville Oval redevelopment. I urge you to seek an extension of funding which I have no doubt the new member for Adelaide, Lucy Hood, will advocate for, having campaigned on a platform of community services.

Kind regards
Melissa Jones

[redacted]

From: Anna Leslie [redacted]
Date: 14 April 2022 at 12:32:16 pm AEST
To: Elizabeth Fricker <efricker@walkerville.sa.gov.au>
Subject: Walkerville Oval redevelopment

Caution: This is an external email. Please take care when clicking links or opening attachments.

Dear Mayor Fricker,

I write to you to express my concerns at the proposed Walkerville Oval redevelopment.
Of particular concern is the removal of grandstand style seating and inadequate consultation with sporting clubs that utilise the facilities. It feels like “community” has been taken out of this community hub, instead being replaced by what seems to be a commercial function centre.
I would appreciate you considering these views, and facilitating further community consultation.

Kind regards,
Anna Leslie

From: Kane Moore [redacted]
Date: 6 April 2022 at 10:36:11 pm ACST
To: Elizabeth Fricker <efricker@walkerville.sa.gov.au>
Cc: Stephen Furlan <sfurlan@walkerville.sa.gov.au>
Subject: Walkerville Sports Club

Good evening Elizabeth / Stephen,

I am writing to you with regards to the proposed plans for the Walkerville Sports club.

I lived in the area through my childhood and attended Walkerville Primary school many years ago. I have also played senior football for 9 years at Walkerville and am the current Reserves coach for the seniors. I have spent countless afternoons and nights at the club over the past decade and was completely shocked and dumbfounded when I viewed the proposed new design for the club.

There are many things that I cannot comprehend why this design has been approved but I will not list them all as I am sure many others before and after me will do that.
What I will say is when I think of the word community, I think of sports clubs. People who come together as a group on a weekend to get joy out of sport whether that is playing or spectating. Whenever I tell people that I play/coach for Walkerville, their first response has always been "oh is that the club with the grand stand overlooking the oval" which is then quickly followed up by "that is a great oval to watch sport on."

Purely from a business model, if you are attempting to create a function centre where the centre is hired out to members of the public for weddings or birthdays etc. it would not seem practical as there is sport at the oval around 46 Saturday's of the year making its vacancy minimal for outside events. Therefore to create a function centre rather than a sports club environment seems very left field.

I have 2 young boys who I bring to the club with me every Saturday. I hope when they are old enough, they too will play football at Walkerville and enjoy the support of the wider Walkerville community as I have. Taking away the sports club feel will kill the environment and atmosphere that everyone that knows the oval has grown a custom to. In this day and age where technology is becoming more prevalent and pulling more and more young people away from playing sports and being active; we need more than ever places where people can go and enjoy a club atmosphere and feel like they belong somewhere and are a part of something special.

Please listen to this email and the others from people involved with the sports club and reconsider the plans. Please take on board the opinions of people that will actually be using the facilities every year and what will make it a great place to be and view sport.

I look forward to hearing back from you with your thoughts.

Regards,

Kane Moore

****

IMPORTANT

Begin forwarded message:

From: David Mudge [redacted]
Subject: Walkerville Oval Redevelopment
Date: 11 April 2022 at 8:29:51 pm ACST
To: efricker@walkerville.sa.gov.au

Dear Ms Fricker,

I am writing regarding the proposed design for the new clubrooms at Walkerville Oval.

I am a past Club Captain of the Walkerville Football Club, and a current member of the Sports Club Vice Presidents.

The proposed clubroom design as it is currently shown on the Town website is not suitable in my opinion and so I ask you to please support a review with consideration of the following changes:

1. Include outdoor tiered undercover seating.

- during Covid this seating has been essential to enabling spectators to view games in the relative safety of the outdoors, while still being comfortable and out of the weather.
- tiered seating attracts supporters to games, which increases use of the facilities and thereby funds for the clubs as people spend over the bar or at the canteen.
- tiered seating was added to the existing clubrooms as an afterthought; let's not make the same mistake twice.

2. Allow and promote the display of club memorabili
- a club is about its people; a clubroom without trophies, photos and honou boards is no clubroom. We need juniors to see the players who went on to play at the highest level and draw inspiration. Olld timers like myself are drawn back to the club by the memories of past friendships and achievements.
- done in a tidy and well presented way, this would in no way detract from th attraction of the facility to groups who would hire it.

I thank you for your consideration and hope that with some small changes the new clubrooms will prove a suitable facility for all potential users.

Yours sincerely,
David Mudge

From: Zachary Munn [redacted]
Date: 7 April 2022 at 7:50:41 pm ACST
To: Elizabeth Fricker <efricker@walkerville.sa.gov.au>
Subject: Walkerville oval developments

Dear Mayor Fricker,

I am glad to see the council's support for the redevelopment of the Walkerville oval sports hub. This is a once in a lifetime opportunity to improve the precinct. However, I believe there are some critical issues that should be addressed prior to proceeding.

As a long-time member of the Walkerville sports club (since 2005) I believe an opportunity is being missed here as part of the redevelopment, in particular with the removal of the grandstand. There are many benefits to having tiered outdoor viewing areas for sport (as opposed to indoor viewing), one of which is the reduction in transmissibility of viruses and other pathogens, especially in the winter months. I am sure I do not have to stress the importance of these public health measures at the current time.

I do hope the council will reconsider the inclusion of a grandstand in this development,
Kind Regards,

Zac

Assoc Prof Zachary Munn
Director Evidence-based Healthcare Research
[redacted]
T: [redacted]
W: [redacted]

Begin forwarded message:

From: Mark Paholski [redacted]
Subject: FW: Walkerville Oval Re-development
Date: 8 April 2022 at 2:14:07 pm ACST
To: "efricker@walkerville.sa.gov.au" <efricker@walkerville.sa.gov.au>, "sfurlan@walkerville.sa.gov.au" <sfurlan@walkerville.sa.gov.au>

My apologies – I made an error with your emails.

Regards
Mark Paholski

[redacted]

p: [redacted]
f: [redacted]
e: [redacted]

From: Mark Paholski
Sent: Friday, 8 April 2022 2:07 PM
To: efricker@walkerville.sa.gov.aus; furlan@walkerville.sa.gov.au; cwilkins@walkerville.sa.gov.au; jnenke@walkerville.sa.gov.au; jwilliams@walkerville.sa.gov.au; jjoshi@walkerville.sa.gov.au;

mbishop@walkerville.sa.gov.au; ncoleman@walkerville.sa.gov.au; rashby@walkerville.sa.gov.au
Subject: Walkerville Oval Re-development

Dear Elected Officials,

I write to you to advise of my concerns with the designs on the "Sports and Community Hub".

For background, my association with the Club and the Facilities goes back to 1989 when I commenced playing football for the WFC, then a number of years of Cricket for WCC, and now with the involvement of my three sons in the WJFC has meant that I have had close to 32 years of uninterrupted involvement.

I have also had my niece and nephew attend Walkerville Primary who also take advantage of the oval and surrounds.

When I heard that the council was looking at works at the ground I was extremely excited, as I have obviously seen the area go through significant change over the 30 odd years of involvement, and the idea that the entire area including the bowls club and gardens being included as a complete solution for the needs of the area and community is a wonderful idea.

It does appear that the published designs however do not reflect the purpose and use that the community would need for the building.

The ongoing viability of this community asset will overwhelmingly come from the continued success of the sporting clubs that are contained within it. I am not saying that the buildings need to be for the exclusive use of those sporting clubs, but the ONLY way that a facility like this will be viable is the dedication and continued volunteer labour and involvement of the clubs to sustain it, and as such I am concerned that these people have not been sufficiently involved in the consultation of the development.

I question why the council seems to be so set on not providing the "grandstand type seating" and having no areas to display club history. There seems to be an obsession with creating a corporate space, or space that meets the needs of other functions. Who will staff and provide the services needed to attract these corporate or private functions? It can only be done by members of the sporting clubs – the venue is not viable without the clubs.

We do not need some sort of café restaurant space competing with local businesses – we need a sporting hub for the community.

The upshot is that without the building meeting the needs of the clubs in a meaningful way, it will not meet the needs of the other stakeholders – e.g. patrons, surrounding schools and the broader Walkerville Community. This will be a $9.5m white elephant.

Regards

Mark Paholski

Registered Conveyancer

[redacted]

[redacted]

p: [redacted]

f: [redacted]

e: [redacted]

[redacted]

Begin forwarded message:

From: Rebecca Sabine [redacted]
Subject: Walkerville sporting club redevelopment
Date: 12 April 2022 at 9:28:19 am ACST
To: efricker@walkerville.sa.gov.au

Dear Madam Mayor,

I am so incredibly dismayed at the proposed plans for the Walkerville sporting club redevelopment. My family are members of the football club.

The current proposal is an uninspiring construction which we feel will isolate sporting spectators from the oval. One of my families most favourite activity is sitting in the grandstand on a cold winters day, rugged up, watching the footy and loudly cheering our beloved Cats. If we're now to stand behind glass we might as well stay home - the players won't feel or hear our presence and the magic that is local footy will be somewhat ruined for the next generation.

I understand that the proposal is to be a multipurpose function room, but please remember who the main users will be - the sporting families - every single week. No, they don't bring in thousands of dollars each Saturday like a wedding might, but they are the heart and soul of the community.

I urge you to take a strong stand against this proposal.

Kind regards,

Rebecca Sabine
[redacted]

From: Rolf Scharfbillig [redacted]
Date: 6 April 2022 at 8:22:39 pm ACST
To: Stephen Furlan <sfurlan@walkerville.sa.gov.au>, Elizabeth Fricker <efricker@walkerville.sa.gov.au>, Conrad Wilkins <cwilkins@walkerville.sa.gov.au>, James Nenke <jnenke@walkerville.sa.gov.au>, James Williams <jwilliams@walkerville.sa.gov.au>, Jennifer Joshi <jjoshi@walkerville.sa.gov.au>, MaryLou Bishop <mbishop@walkerville.sa.gov.au>, Norm Coleman <ncoleman@walkerville.sa.gov.au>, Robert Ashby <rashby@walkerville.sa.gov.au>
Subject: Walkerville oval redevelopment

Good evening,

I was disappointed to read about the long awaited redevelopment of the Walkerville Oval clubrooms and the dissatisfaction of the design approved by Council by the tenant groups which utilise this space. I am also saddened by the decision to remove a grandstand from the final design, which will remove a lot of the ambience and socialising possibilities from this sporting oval. Having had a son who played for many years with the football club and knowing how much volunteer work goes into the running of this organisation, it is puzzling why you wouldn't take the end users point of view into account when deciding on final designs, when they give so much to provide this service to the community and only ask for the best design for their groups.
I hope you would consider voting to revisit your decision and process on such a major infrastructure project.

Kind regards

Dr Rolf Scharfbillig
[redacted]

From: "Ben Taylor (NGT)" [redacted]
Date: 7 April 2022 at 9:59:17 am ACST
To: Elizabeth Fricker <efricker@walkerville.sa.gov.au>
Cc: WJFC Communications [redacted]
Subject: Walkerville Oval

Dear Mayor Fricker,

My children are both players in the Walkerville Junior Football Club and Junior Cricket Club. I am writing to express my deep disappointment in the design of the redeveloped Walkerville Oval. I have learned only today that the new design does not include a grand stand. I also understand that most or all of the sporting memorabilia on display in the clubrooms will not be displayed in the new "Community Club". Both of these outcomes are an insult to the long history of the cricket and football clubs that reside at Walkerville Oval. The entire redevelopment plan should be paused and those who regularly utilise the facility provided with a formal opportunity for input into a revised design. Please do not destroy our club.

Regards,
Ben Taylor.
[redacted]

Walkerville Oval Redevelopment

27 June 2022

Informal Gathering 27 June 2022 - Agenda

1. Warwick Street Building Design – Revised
2. SAFA Direction – Deed Variation
3. Building Industry – OR&S, SAFA
4. Discussions - LGFA, BRM
5. Revised Project Budget Forecasts
6. Caretaker
7. Options
8. Next Steps

Warwick Street Building Design - Revised

Timeline – October 2021 to Present

21 October 2021 – WOR Committee

WOR22/21-22 (Moved: Cr Bishop, Seconded: Cr Williams) **Carried**

- *Adopt Masterplan.*

2 December 2022 – WOR Committee

WOR29/21-22 (Moved: Cr Ashby, Seconded: Cr Williams) **Carried**

- *Endorsed the new developed concept designs (minus balcony).*

WOR advised of a 30% price increase to structural steel nationally.

Timeline – October 2021 to Present cont.

16 December 2021 – WOR Committee

WOR33/21-22 (Moved: Cr Bishop, Seconded: Cr Williams) **Carried**

- *Approve the design team commencing development application documentation and furthering design development.*

10 February 2022 – WOR Committee

WOR39/21-22 (Moved: Cr Ashby, Seconded: Cr Williams) **Carried**

- *Increase budget from $8.0m to $9.5m.*
- NB. Due to another increase in costs for material and labour shortage.

Timeline – October 2021 to Present cont.

24 February 2022 – WOR Committee

WOR43/21-22 (Moved: Cr Williams, Seconded: Cr Ashby) **Lost**

- *Approve plans but include "one row of fixed seating to the front edge of the outdoor viewing deck behind glass balustrade"*

24 February 2022 – WOR Committee

WOR43/21-22 (Moved: Cr Bishop, Seconded: Cr Ashby) **Carried**

- *Plans be endorsed the plans as Final.*

Timeline – October 2021 to Present cont.

24 March 2022 – WOR Committee

WOR43/21-22 (Moved: Cr Bishop, Seconded: Cr Ashby) **Carried**

- *Plans be frozen.*

28 March 2022 – Council

CNC262/21-22 (Moved: Cr Williams, Seconded: Cr Nenke) **Lost**

- *Halt process;*
- *Apply to State Government for an extension;*
- *Further consult with Tenant Clubs.*

Timeline – October 2021 to Present cont.

28 March 2022 – Council

CNC262/21-22 (Moved: Cr Bishop, Seconded: Cr Furlan) **Carried**

- *Plans Endorsed and Frozen;*
- *Budget increased from $8.0m to $9.5m.*

WB - Detailed Design (**DD**) and Tender Documentation (**TD**) commenced.

Administration - works contract drafted.

Project Time Line 28 March 2022:

PROGRAMME TIMELINE	DUE DATE
Final Design Development Sign Off – WOR	24 March 2022
Final Design Development Sign Off – Council	28 March 2022
Tenant Clubs Provide Vacant Possession of Buildings.	1 May 2022
Commencement of Site Establishment	1 May 2022
Contract Documentation Approval	1 June 2022
Tender Process Commencement	1 June 2022

Timeline – October 2021 to Present cont.

19 April 2022 - Council

CNC20/21-22 (Moved: Cr Nenke, Seconded: Cr Ashby) **Carried**

- *Concept designs and floor plans be revised to include a balcony to the upper floor of the facade of the Southern Building*

- *Remove roof overhang as identified on southern end of building and use savings to include a balcony across front of building of sufficient depth to accommodate a 2 tiered or split level floor*

DD and **TD** **Halted** as previous work and scope partially superseded.

Timeline – October 2021 to Present cont.

WB require **four weeks** for a redesign and review by design team:

WGA – Structural Engineering;

BESTEC – Services Engineering;

RLB – Cost Management & Value Management (**VM**);

Able Access – DDA Compliance & Inclusion;

Katnich Dodd – Building Rules Consent.

Recap - Informal Gathering 23 May 2022



Recap - Informal Gathering 23 May 2022

Following the last Informal Gathering 23 May 2022, Walter Brooke were requested to explore and test further minor variations, including:

- the public toilet amenities location;
- a possible increase to function area vs plaza;
- DDA compliant inclusive seating;
- outdoor tiered seating to be incorporated into the landscaping.

Time Line – October 2021 to Present

WB require **three weeks** for design review by design team:

WGA – Structural Engineering;

BESTEC – Services Engineering;

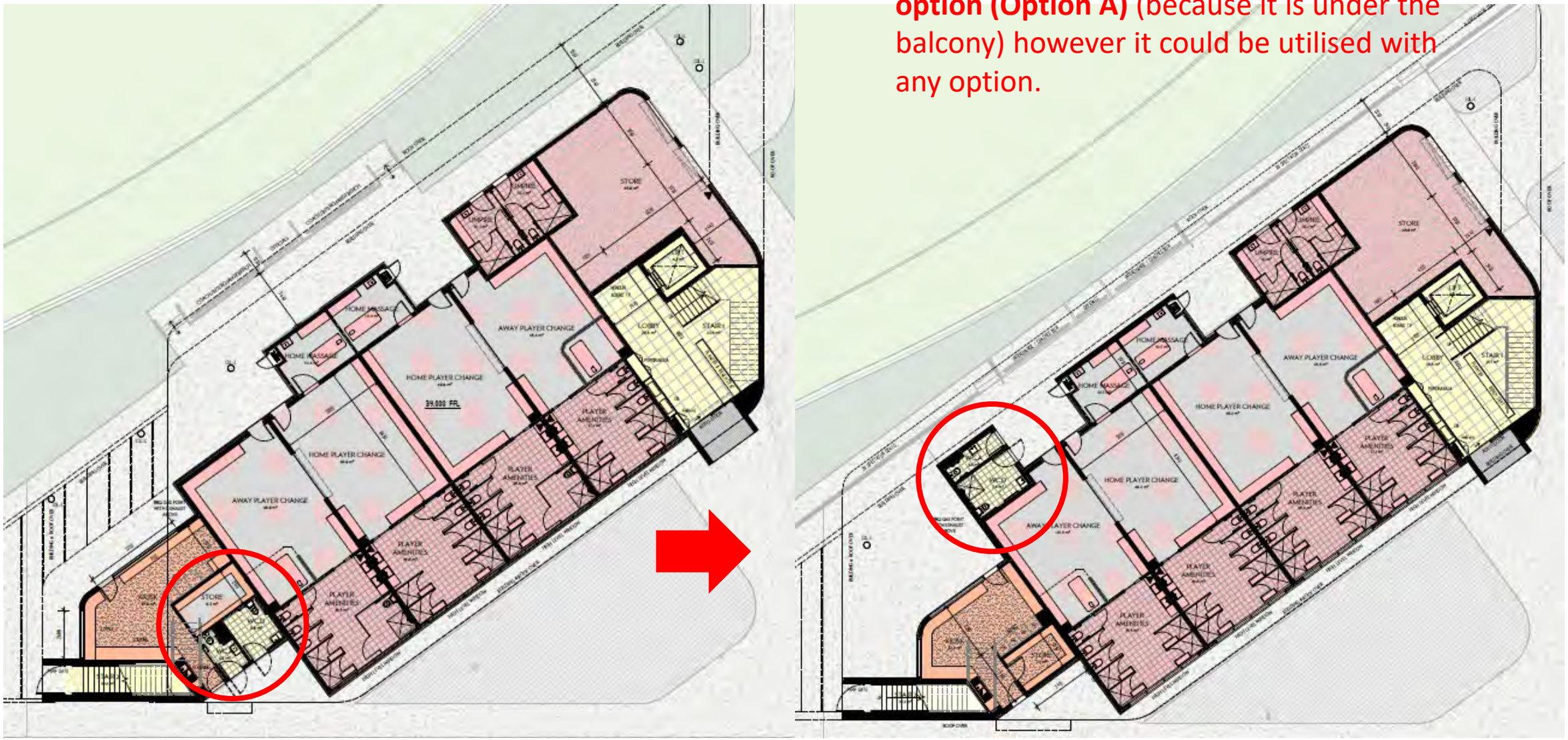
RLB – Cost Management & Value Management (**VM**);

Able Access – DDA Compliance & Inclusion;

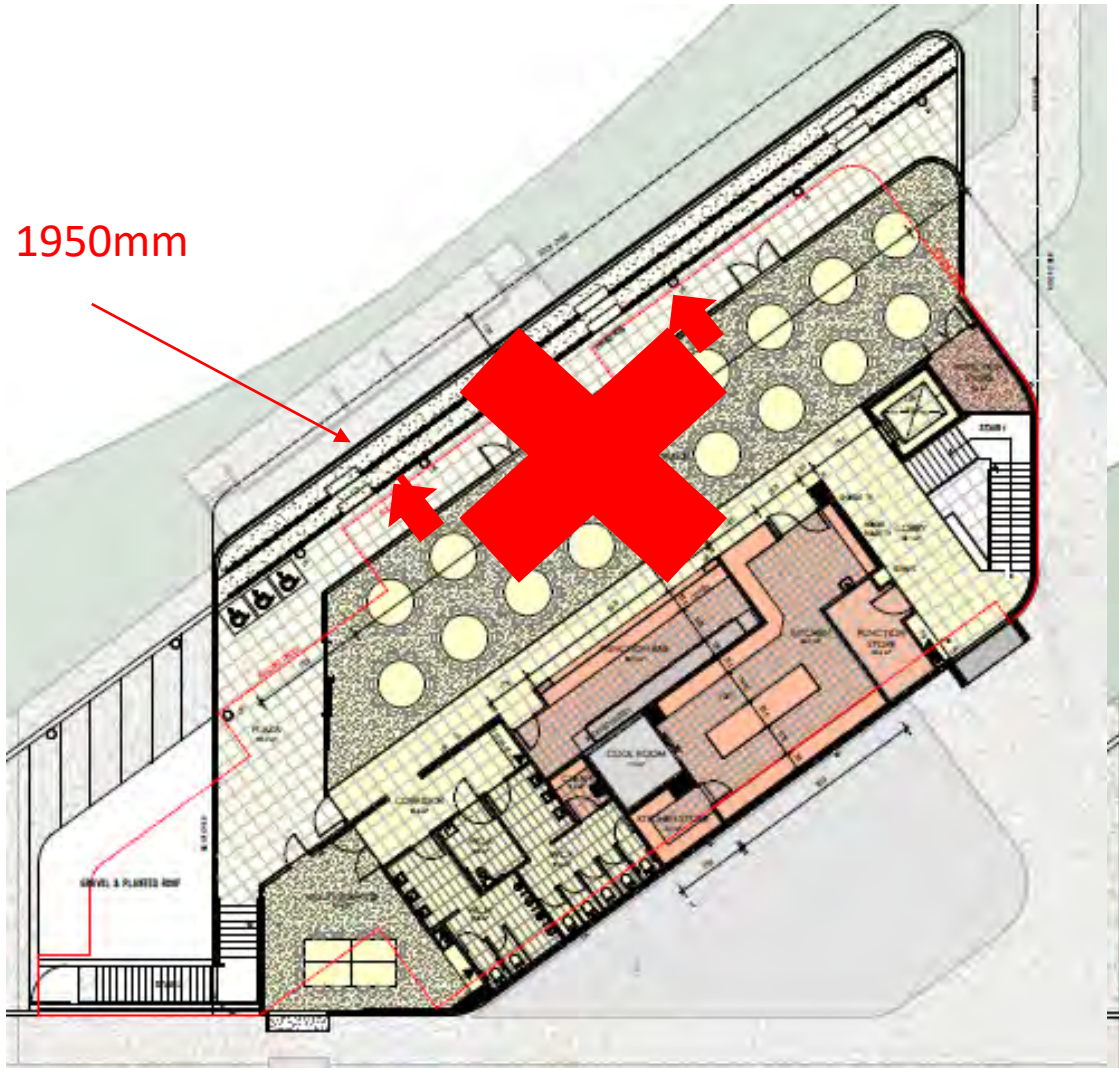
Katnich Dodd – Building Rules Consent.

Public toilet amenities location

Toilet option shown with it located on Oval Side. This works best in the **side balcony option (Option A)** (because it is under the balcony) however it could be utilised with any option.

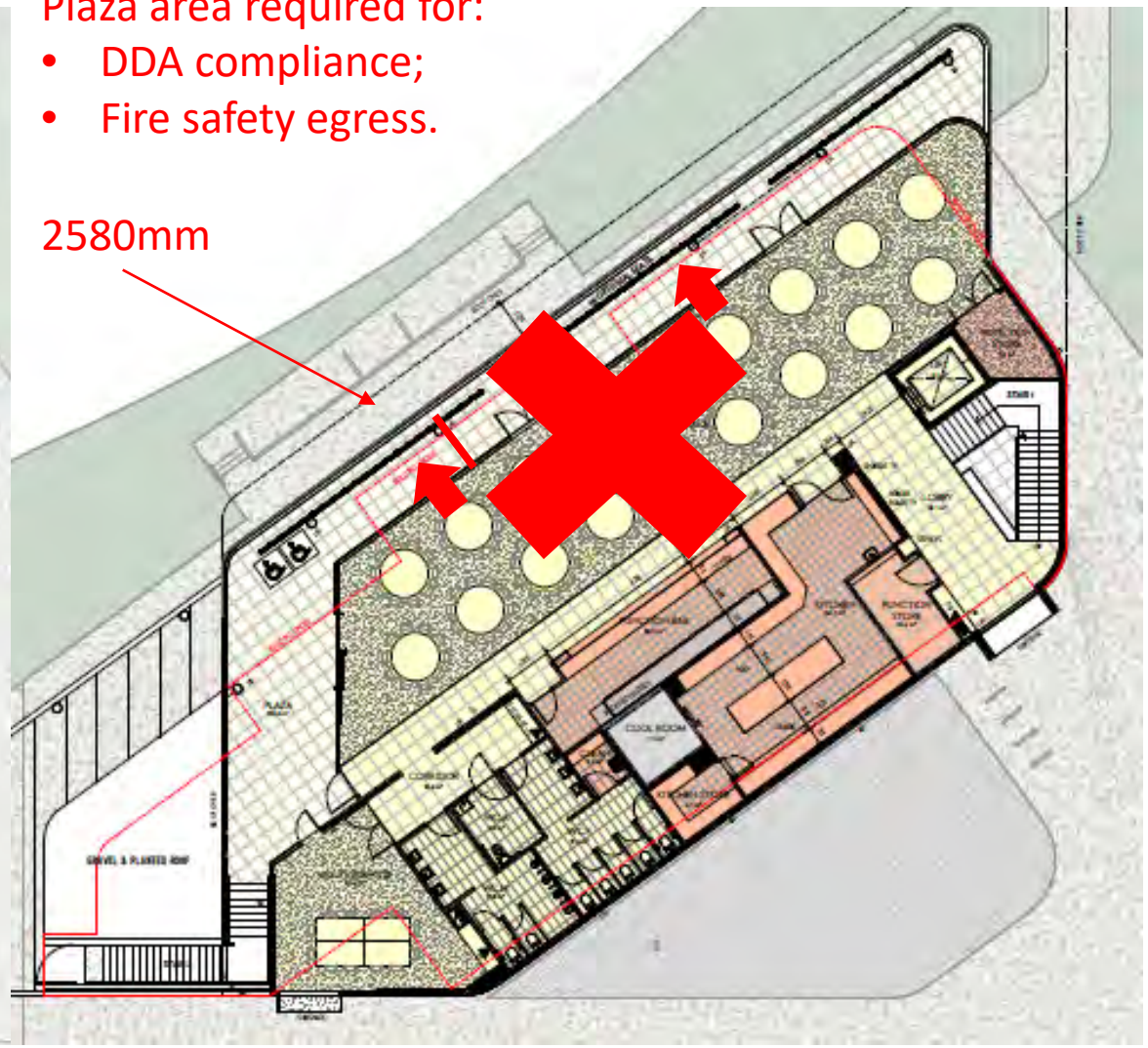


Possible increase to function area vs plaza



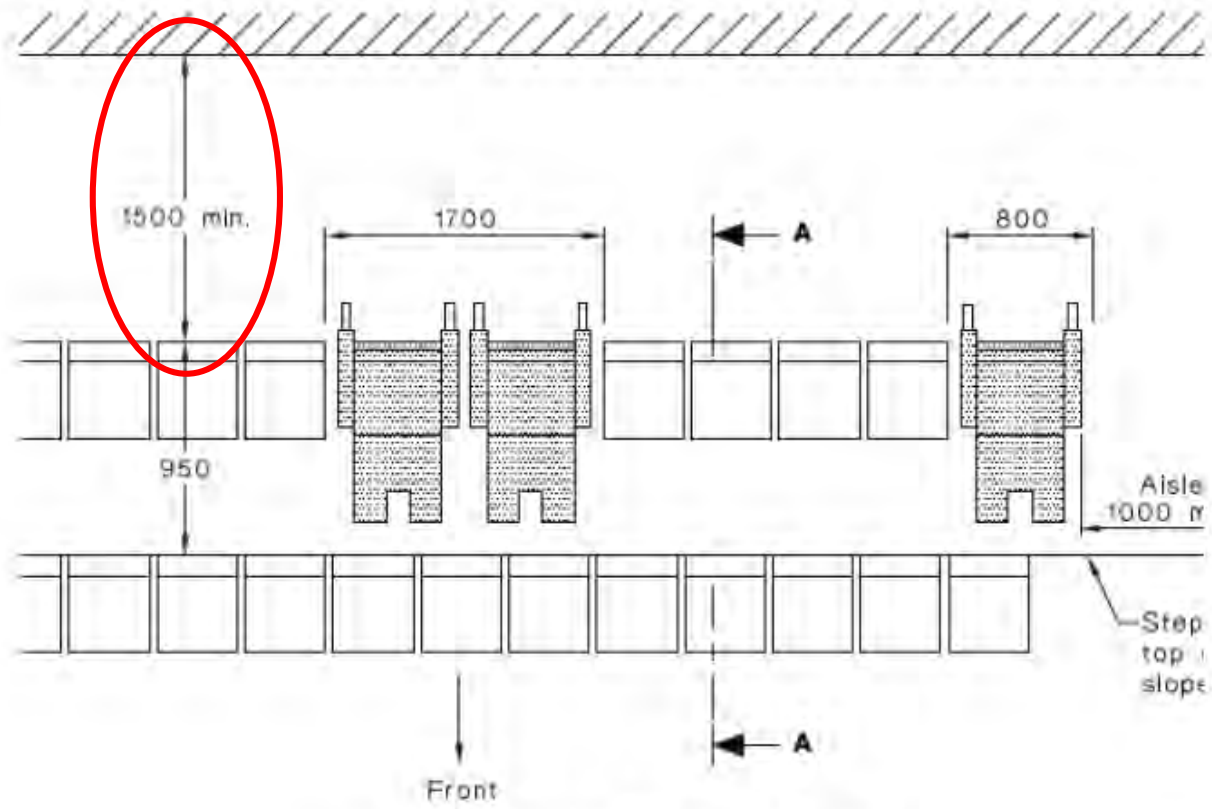
Plaza area required for:

- DDA compliance;
- Fire safety egress.

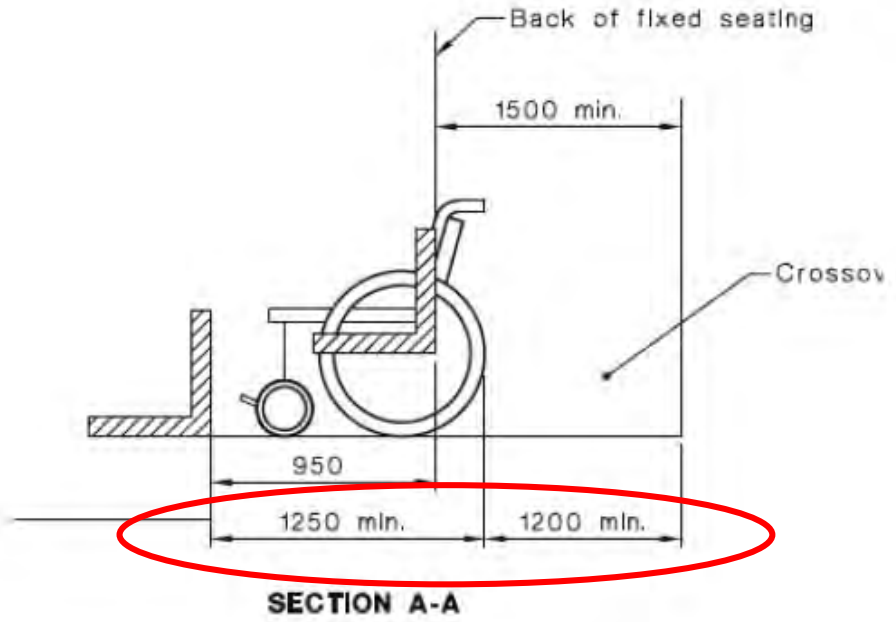


Cannot increase overall “table” capacity of area.

DDA compliant inclusive seating



PLAN—APPROACH FROM THE REAR

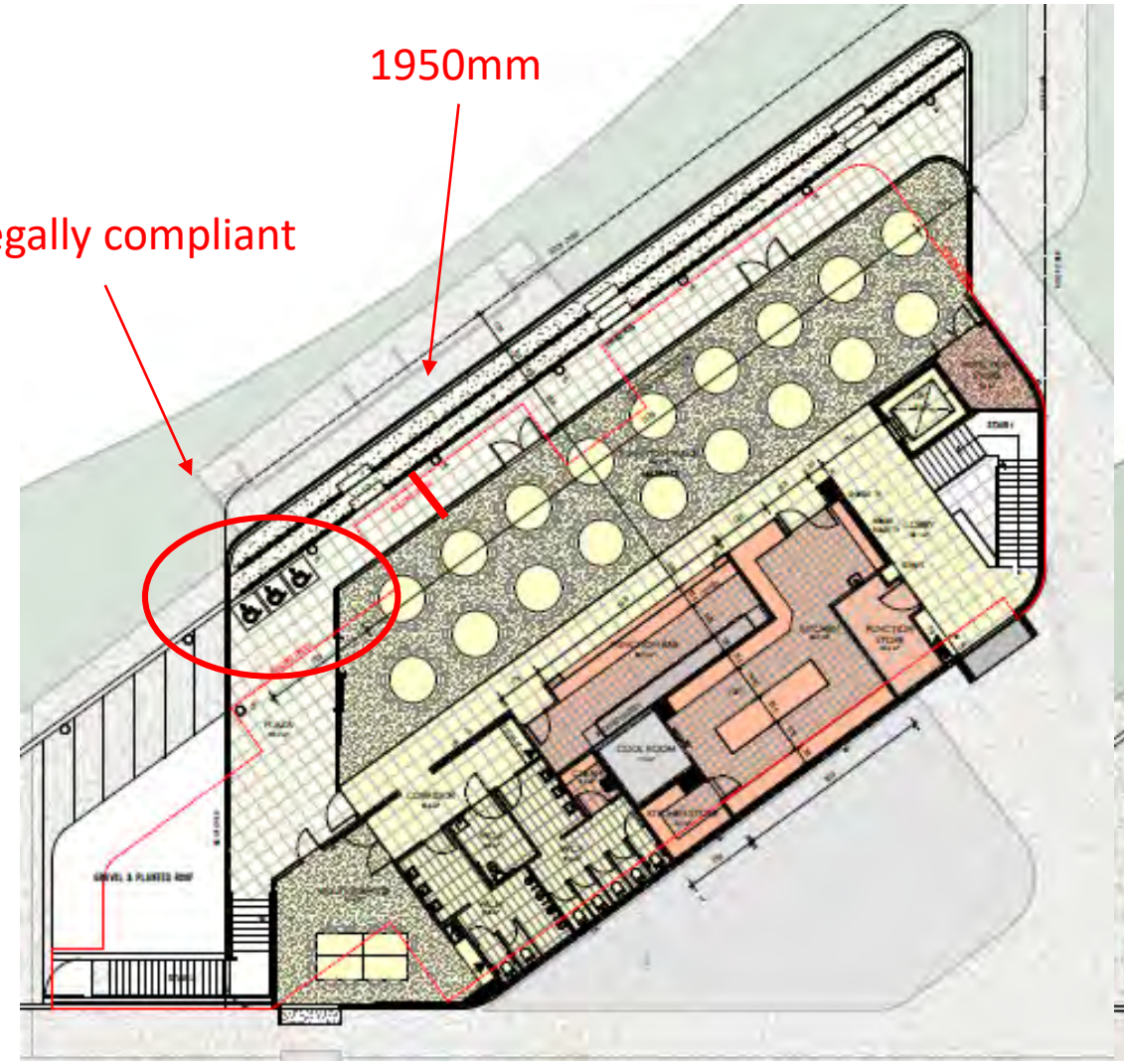


SECTION A-A

DIMENSIONS IN MILLIMETRES

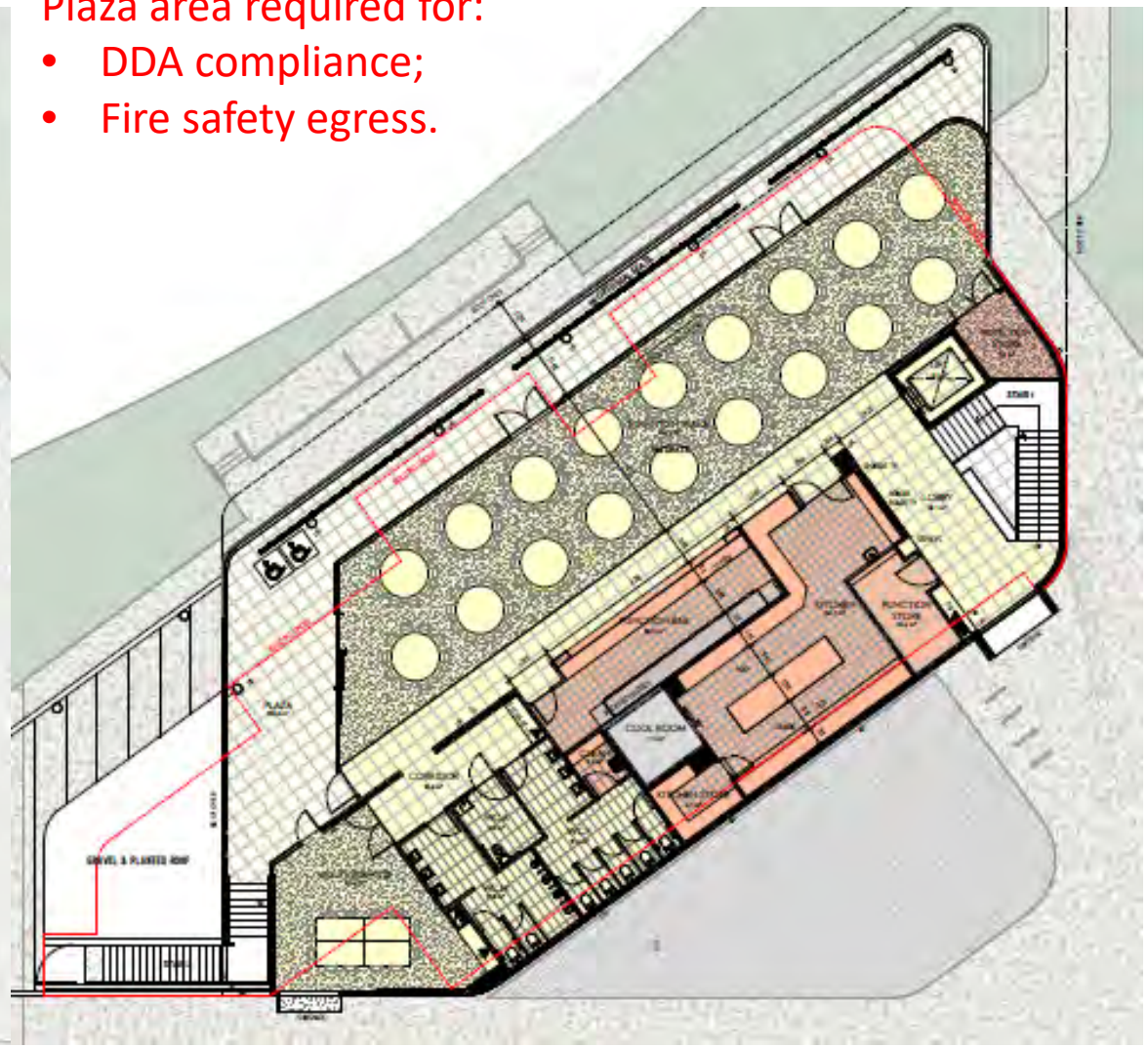
FIGURE 54(A) WHEELCHAIR SEATING SPACES IN AUDITORIA WITH AISLES AND CROSSOVERS—APPROACH FROM THE REAR

DDA compliant inclusive seating



Plaza area required for:

- DDA compliance;
- Fire safety egress.

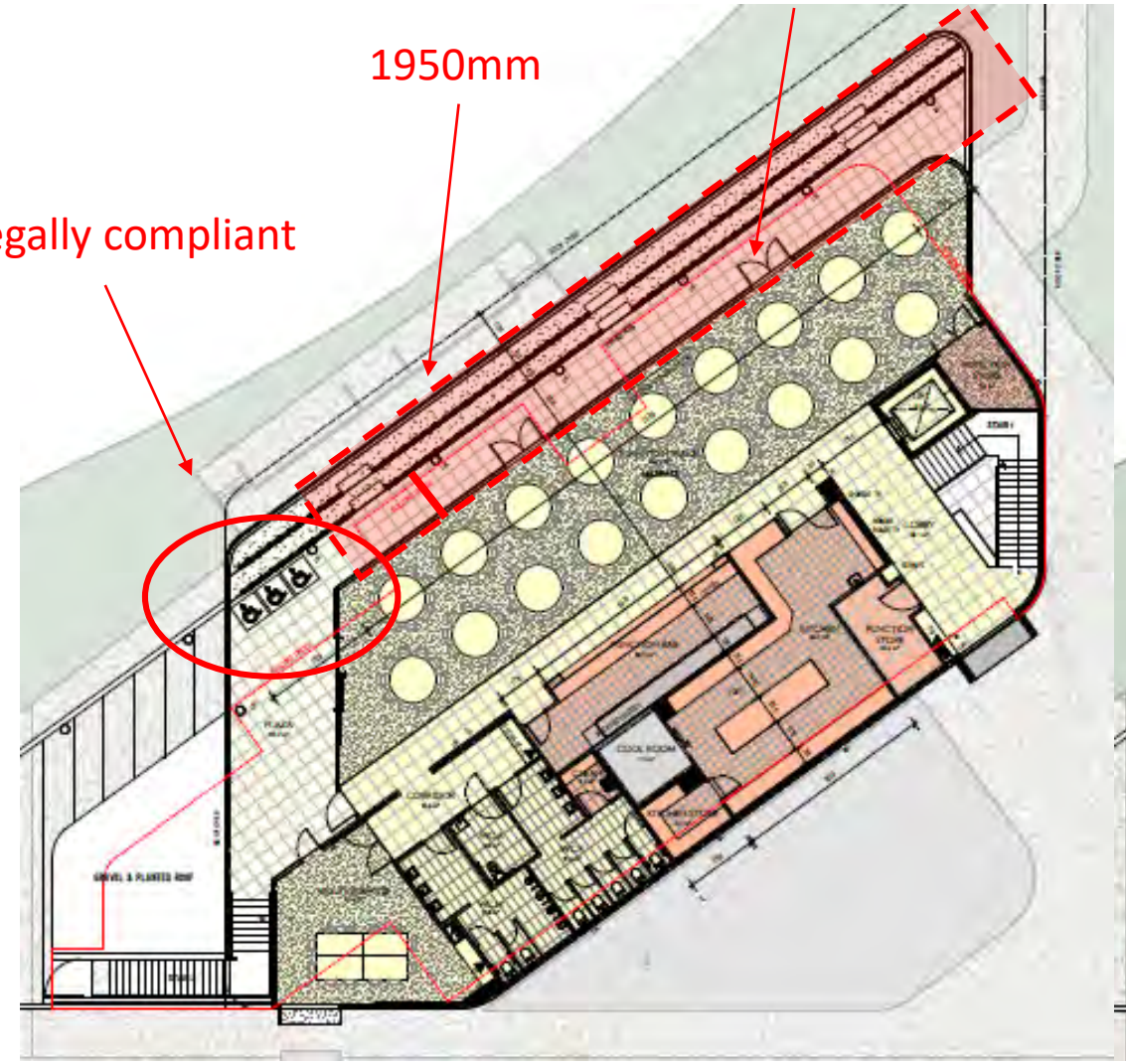


DDA compliant inclusive seating

Not compliant or inclusive

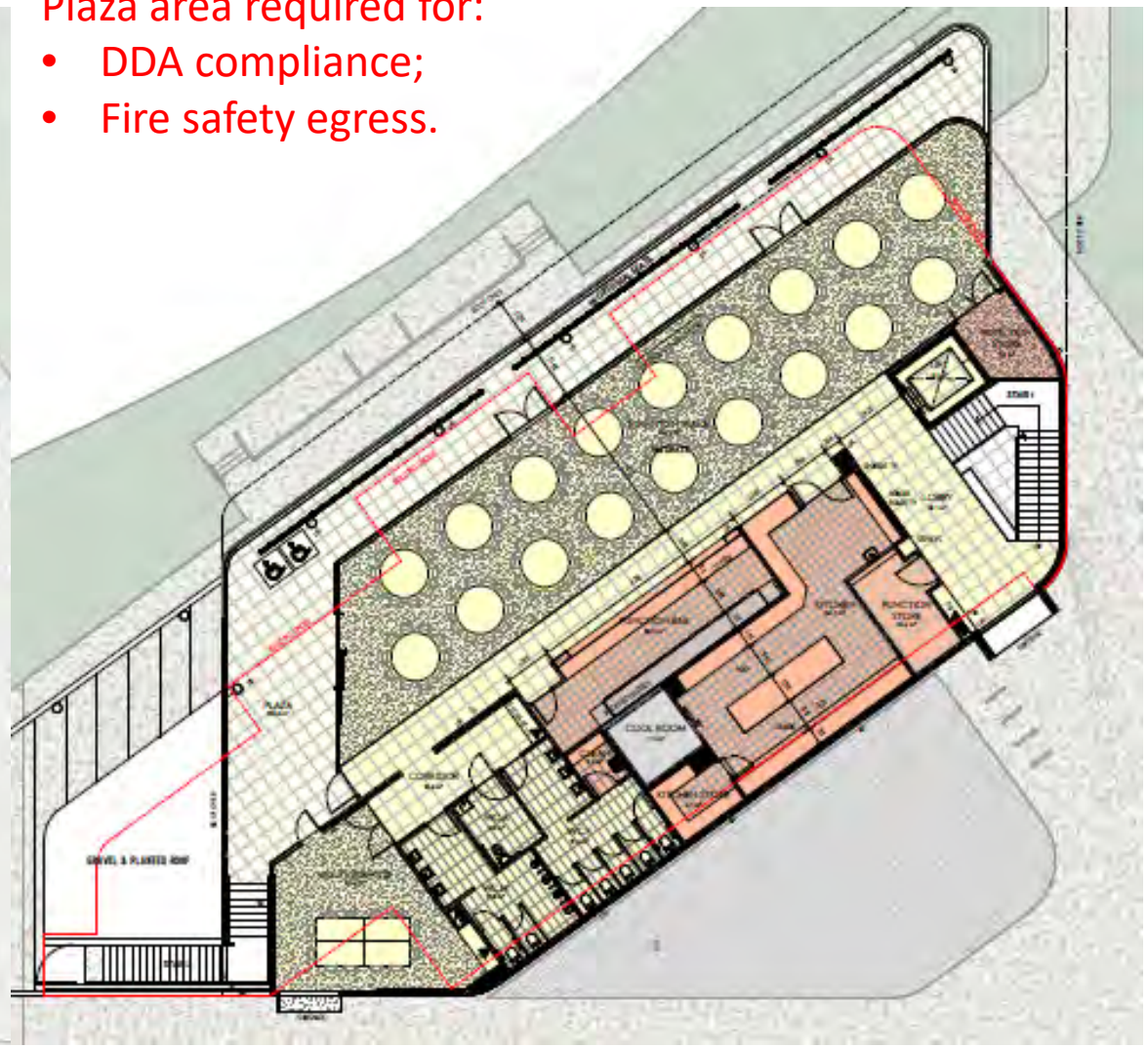
1950mm

Legally compliant



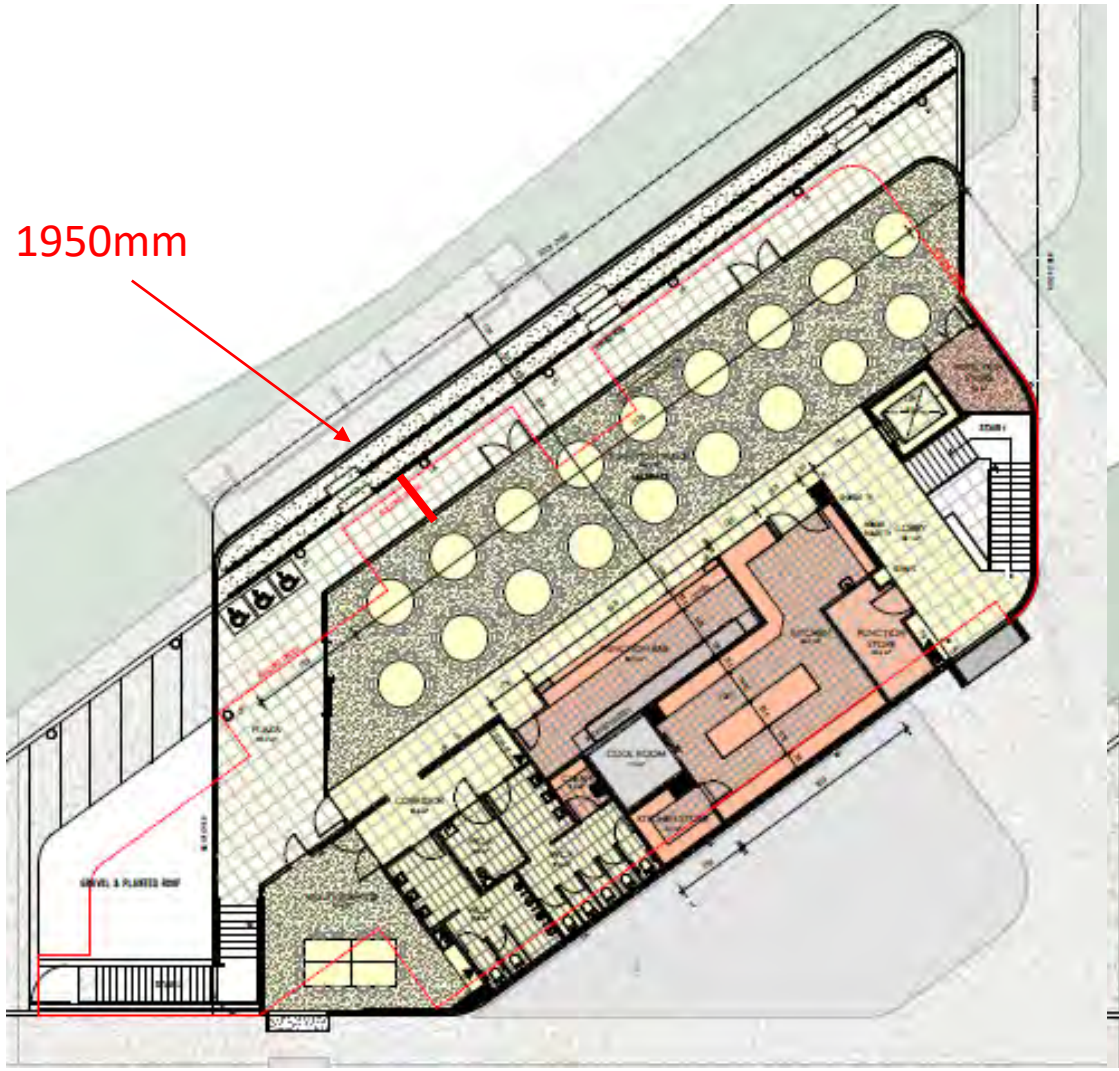
Plaza area required for:

- DDA compliance;
- Fire safety egress.



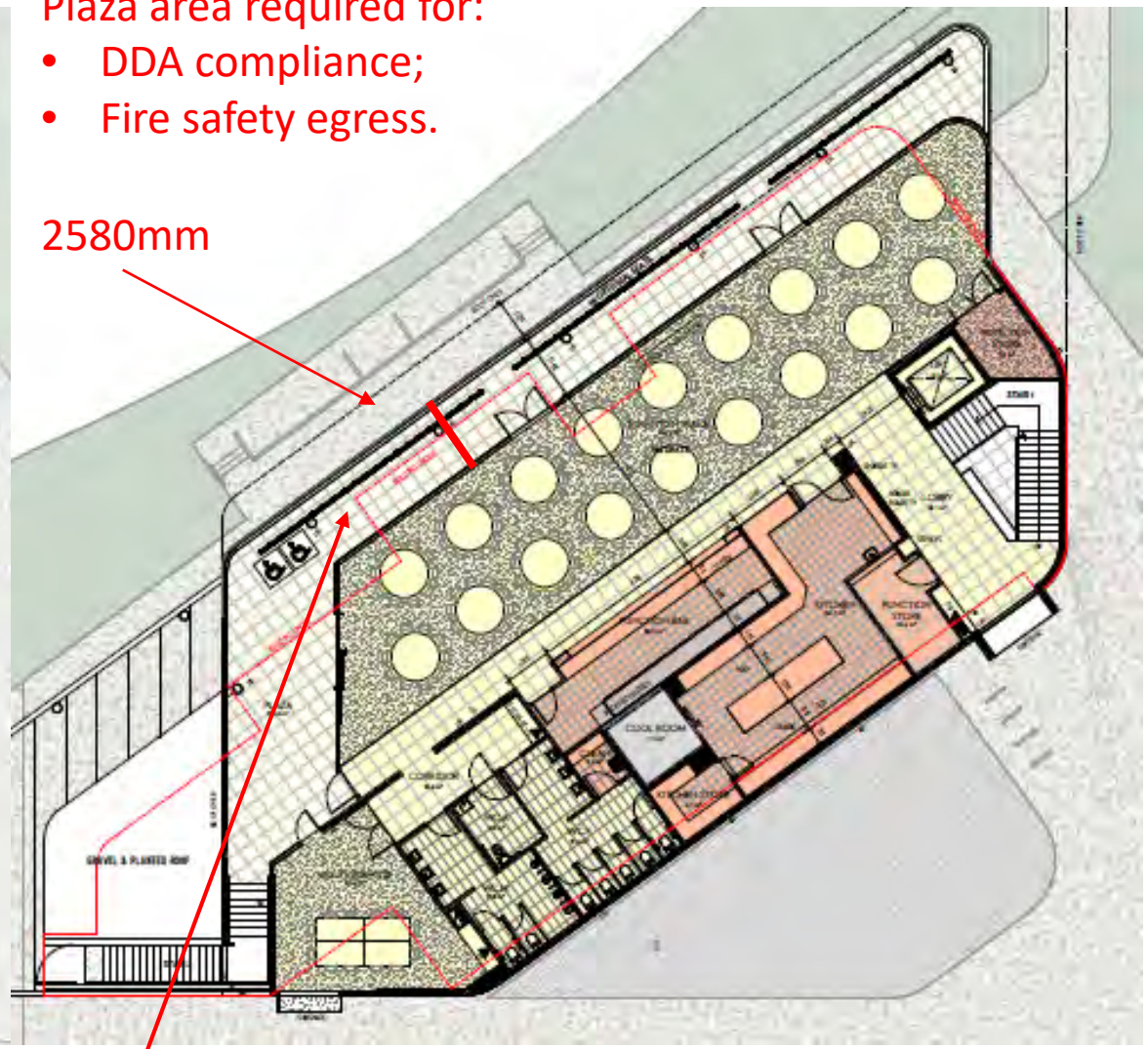
1950mm – 1250mm = 700mm crossover / min 1200mm required

DDA compliant inclusive seating



Plaza area required for:

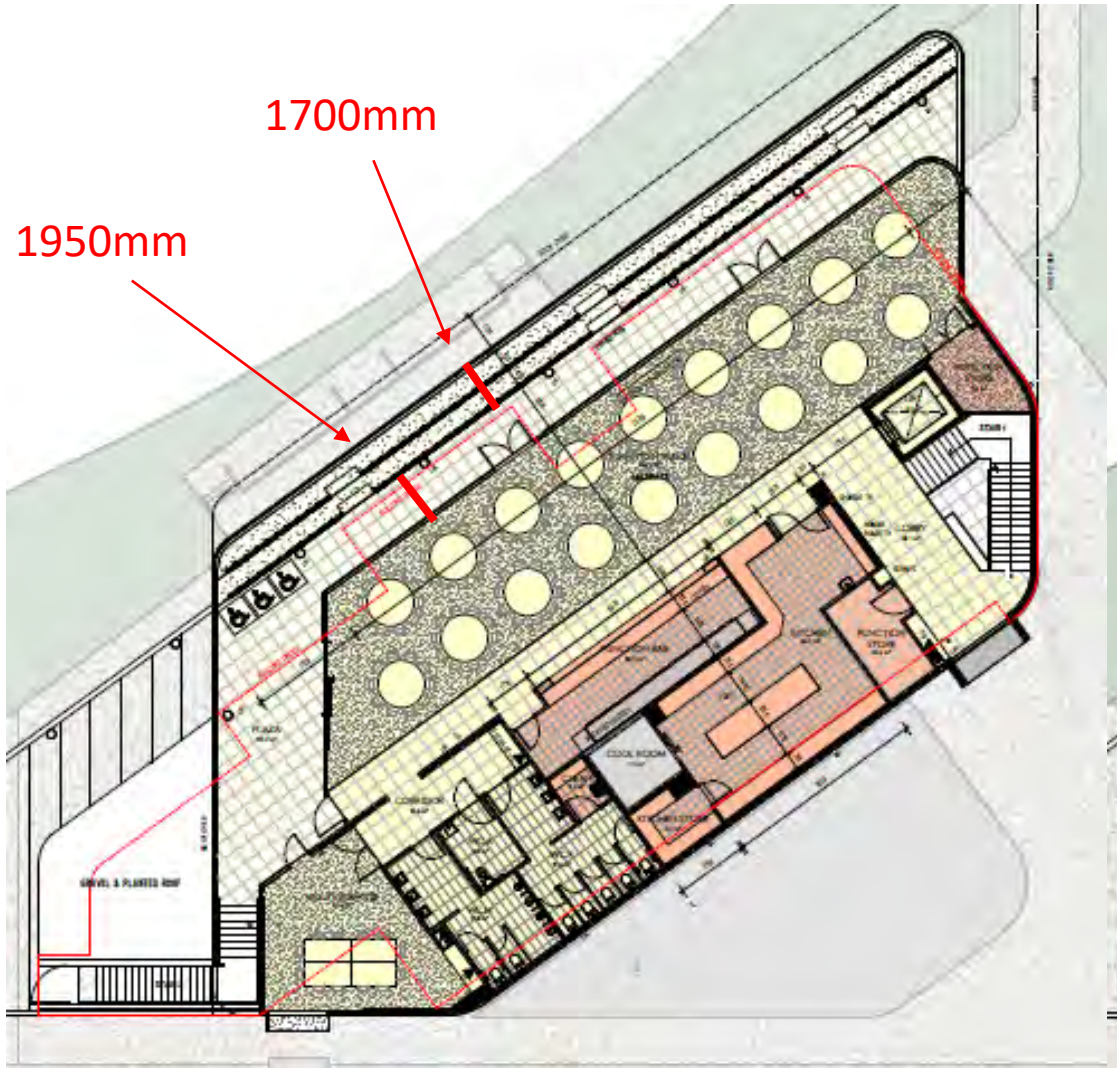
- DDA compliance;
- Fire safety egress.



Row of fixed seating shown to the front balcony however these could be loose furniture with no fixed seating if desired.

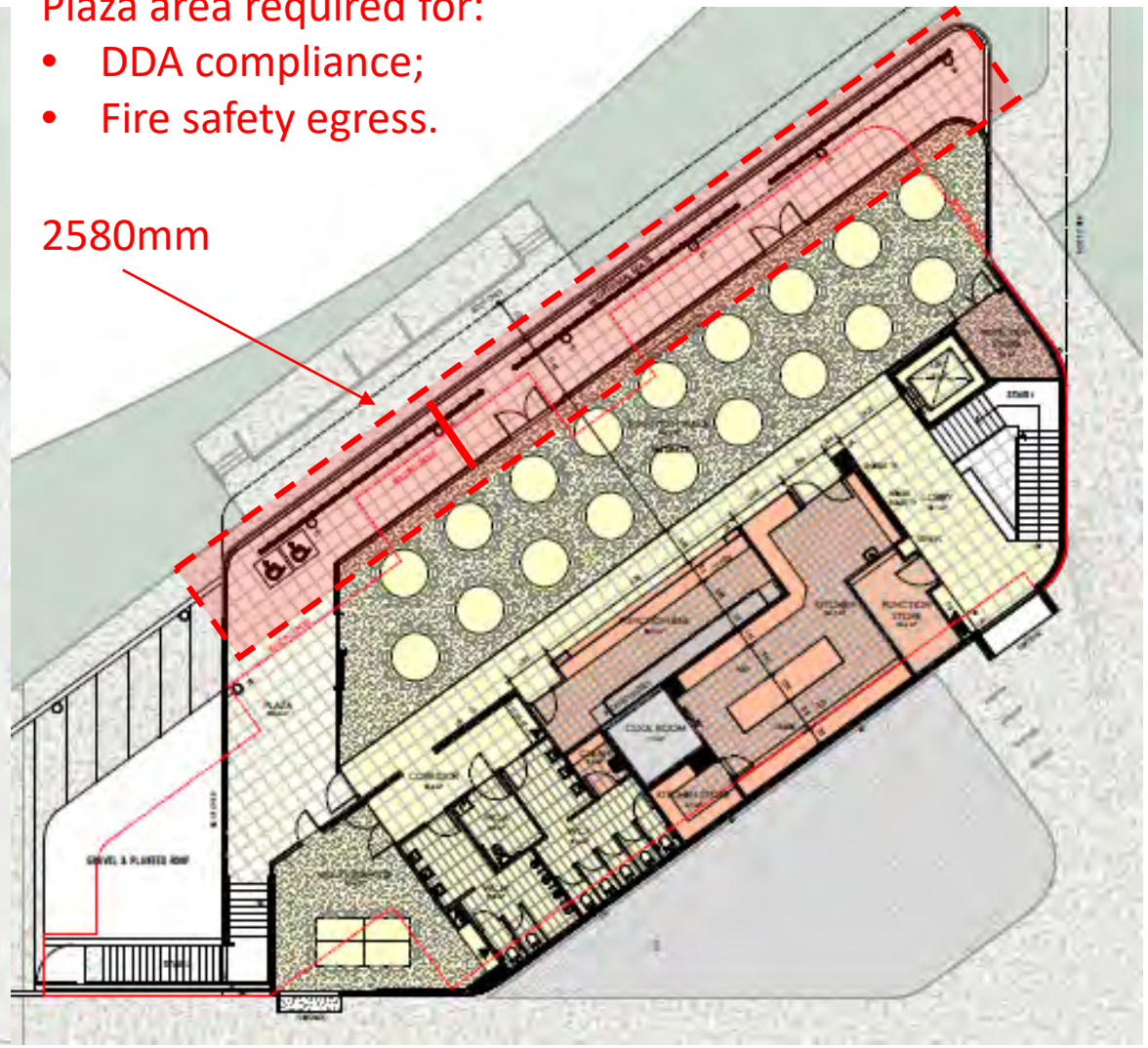
DDA compliant inclusive seating

More opportunity for compliance and inclusivity



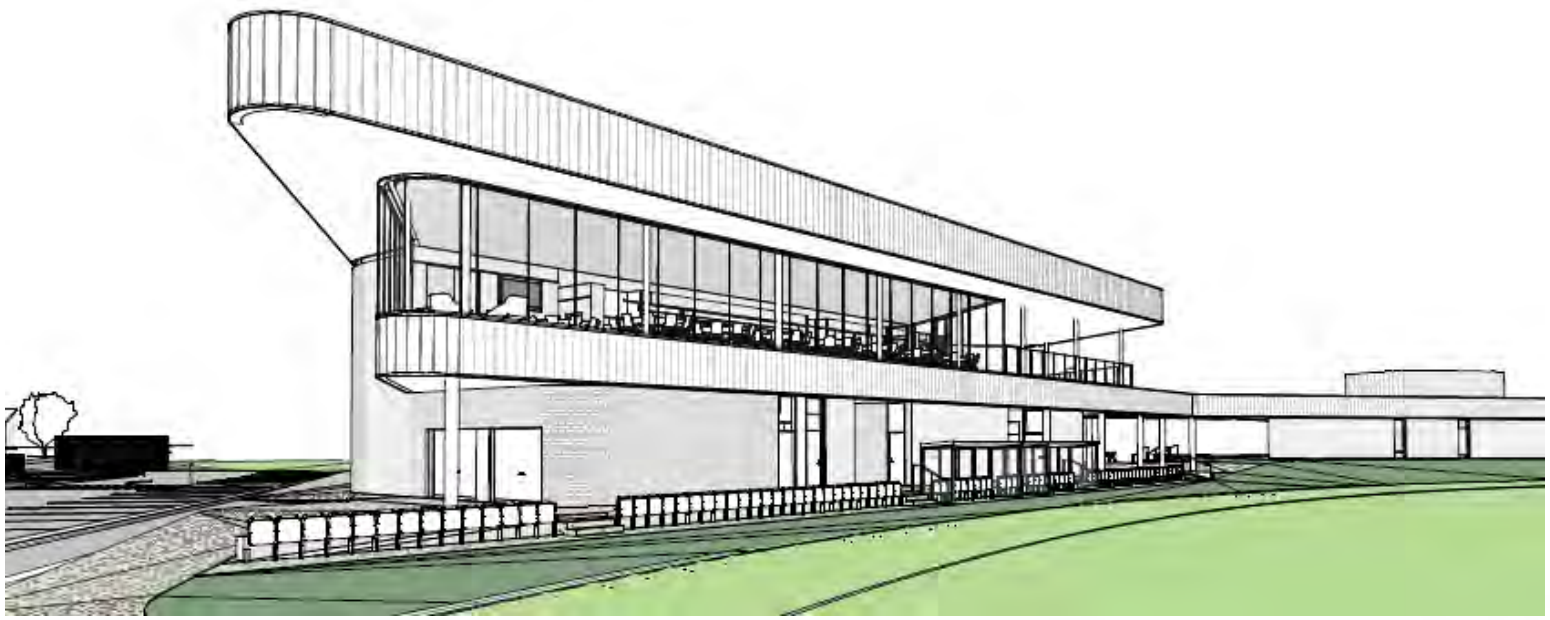
Plaza area required for:

- DDA compliance;
- Fire safety egress.



2580mm – 1250mm = 1330mm crossover / min 1200mm required

Outdoor tiered seating into the landscaping



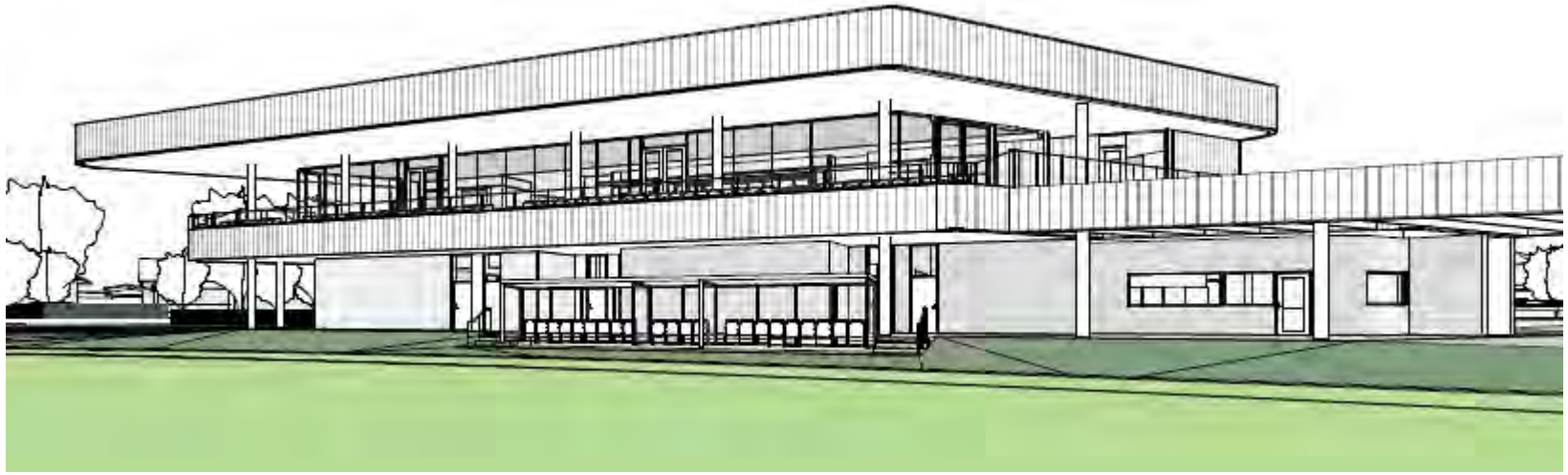
Option A



Outdoor tiered seating into the landscaping

Option B





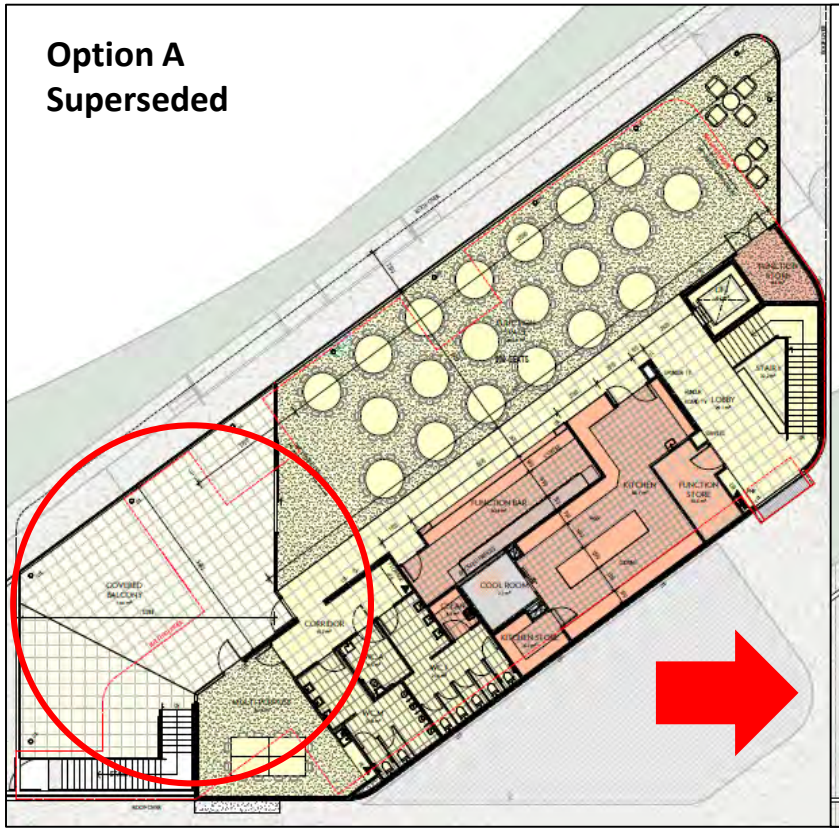






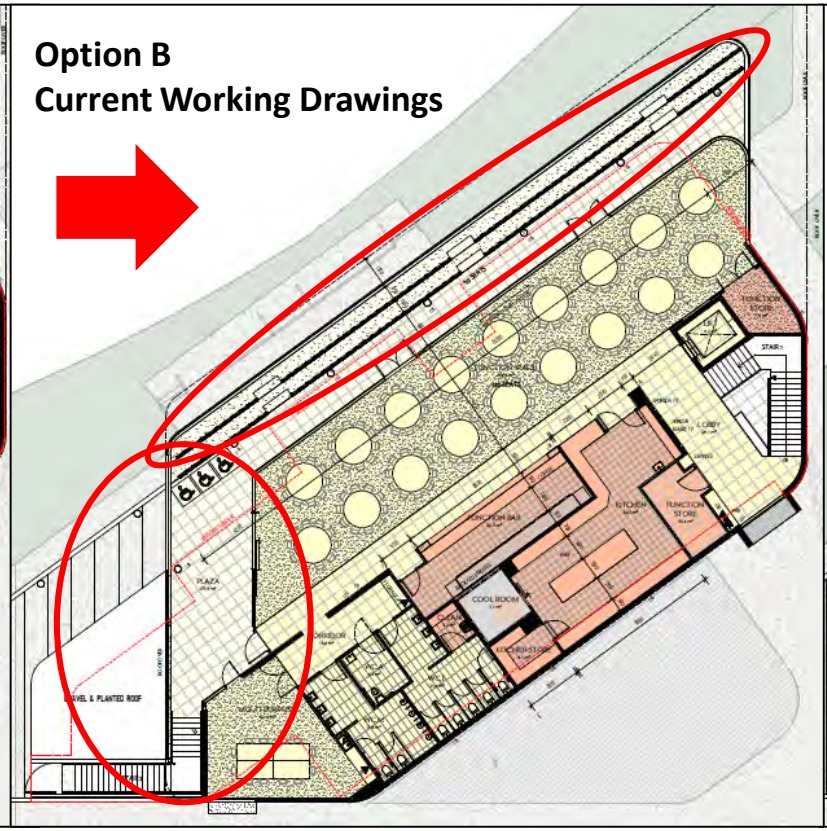


Option A
Superseded



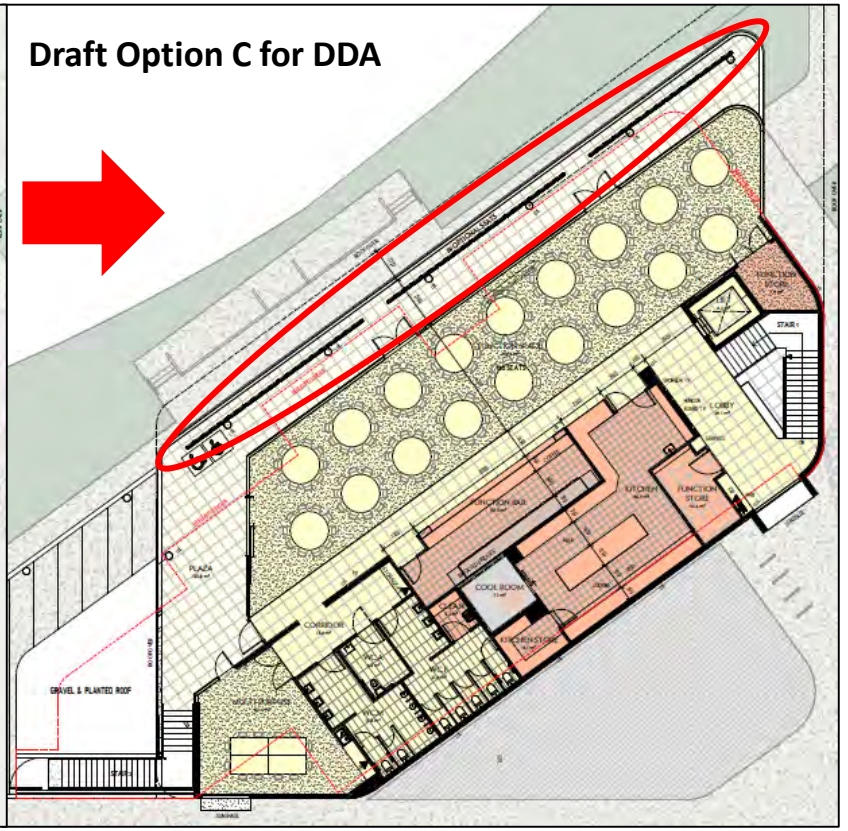
- Committee adoption 24 February 2022 **WOR44/20-21.**
- Council adoption 28 March 2022 **CNC263/20-21.**
- Design superseded by **CNC270/20-21.**
- Current RLB Cost Estimate = **$10.074m – VM to $9.66m**
- Large indoor function/community/club space – 280m2 – 200 seats.
- Large undercover outdoor area – 145m2.
- Promotes both community and tenant sports club use.
- Does not include undercover fixed seating for sporting spectators.
- Includes ground level fixed seating.

Option B
Current Working Drawings



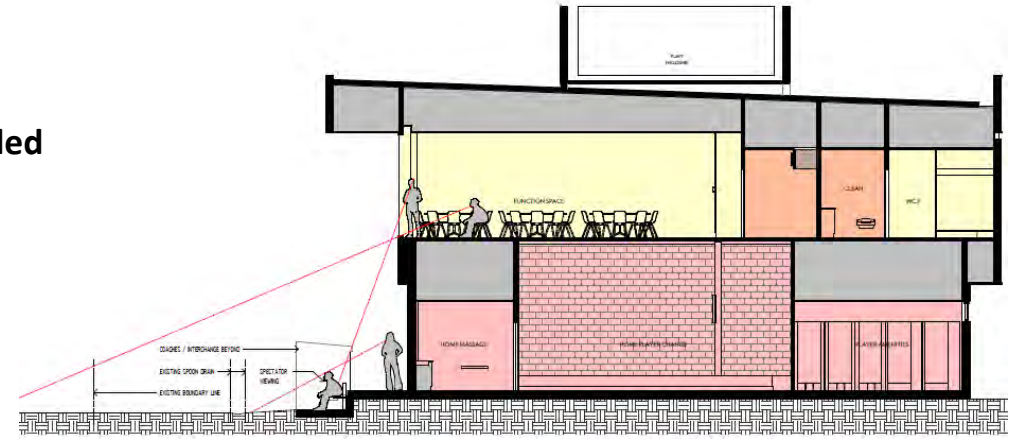
- Council adoption 19 April 2021 **CNC270/20-21.**
- Current RLB Cost Estimate = **$10.5m - VM to $10.1m**
- Reduces indoor function/community/club space – 234m2 – 180 seats.
- Reduces outdoor area and adds 2 x tiered rows of seats along southern façade – **110 fixed seats** for spectators
- Limits flexibility of indoor space.
- Reduces coverage over canteen.
- Promotes predominantly tenant sports club use due to reduced flexibility and fixed 'grandstand' seated.
- While legally compliant, not the *"best"* solution for DDA inclusive and compliant seating in tiered section.

Draft Option C for DDA



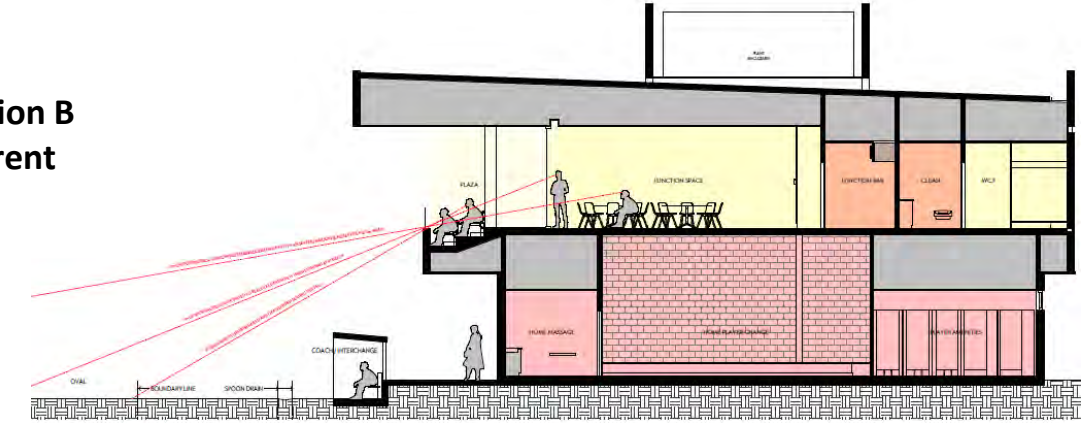
- Revised option following Informal Gathering 23 May 2022.
- Approximate Cost Estimate = **$9.950m**.
- Removes tiered seating replacing it with a single level balcony along the southern façade of the building, catering to a single row of **59 fixed seats** (optional).
- More inclusive and compliant DDA access and seating solution.
- Reduced indoor area retained – 234m2 – 180 seats.
- Limits flexibility of indoor space.
- Reduced coverage over canteen retained.

Option A
Superseded



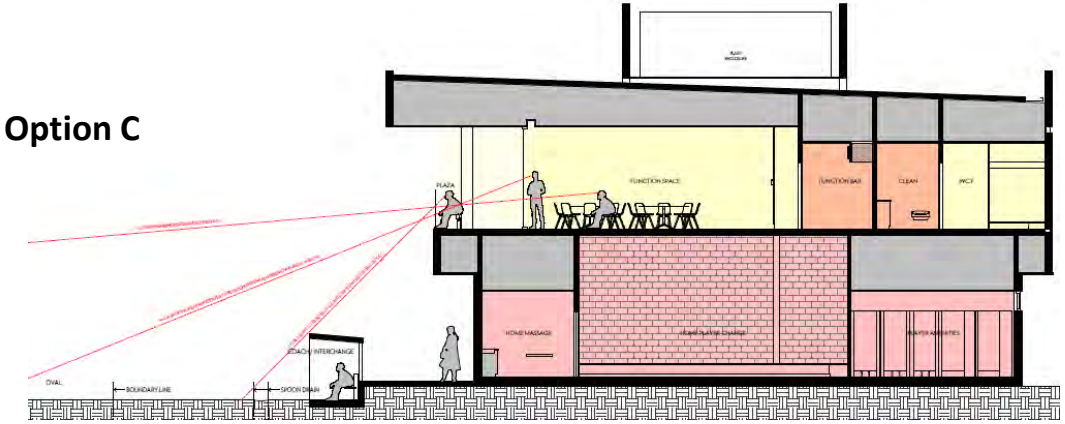
- Clear line-of-site of oval from indoor area.

Option B
Current



- Spectator viewing restricts line-of-sight from indoor area.

Draft Option C
DDA



- Spectator viewing restricts line-of-sight from indoor area.

SAFA Direction – Deed Variation

SAFA

12 May 2022 Administration lodged a submission with SAFA seeking to extend the Project Milestone date out by six months.

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

SAFA – 24 May 2022

- Expressed concern that the Town of Walkerville had not progressed beyond concept design development.

- Only 1 out of 3 Councils from of 50+ with LGIPP Grants that were greatly delayed due to having no fixed design.

- SAFA will not make a submission to the Treasurer until Council has advanced significantly.
  - “One shot at a variation”.

- Expressed concern about the Expiry Date of the Deed (1 January 2025).
  - This will need to be considered as part of any submission review.

Hi Scott,
Thanks for meeting with me yesterday, it was lovely to meet you.

A summary of our discussion –

- Council meeting next week to action the final design – this is to include the balcony which has not been endorsed by council.
- Community consultation requires 21 days.
- Council to tender and finalise a preferred contractor – engage with Office of the Industry Advocate at this stage (a letter is coming in the next week from OIA – so hopefully you will have a contact).
- When the Council has finalised a contractor and a new project timeline – CEO to write to SAFA providing its request to seek the Treasurer's approval to amend the Grant Deed. Include reasons for the change in project scope/details. Attach council approved plans and the project budget costings and the contractor's project timeline.
- Based on this letter we can work with you in formulating what the variation will be to the Councils Grant Deed with revised project details and performance milestones.
- SAFA will then provide a briefing/minute to the Treasurer requesting that he accept the proposed amendments – the approval (to vary the Grant deed) process can take between 2-3 weeks.
- Once SAFA receives the approval from the Treasurer – SAFA will instruct Crown to draft the Deed of Variation, with the Council's review of this draft.
- Council then executes the Deed of Variation (2 copies) and returns to SAFA to seek the Treasurer's execution.

Happy to help you through this process.
Kind regards,
Rosetta

Rosetta Moore

Contract Manager | Commercial Advisory
South Australian Government Financing Authority (SAFA)

SAFA

‘Condition Precedent’ to the Deed:

> *“The Grantee must provide evidence to the satisfaction of the Treasurer that the Grantee has sufficient Other Funding to complete the Project”.*

The Treasurer will not execute a revised Deed **without receiving evidence that Council can fund the full cost of the Project minus $4.0m.**

Building Industry – OR&S, SAFA

Hi Rosetta, hope you're well.

By way of update, we're on track and working through the process as previously discussed.

However, I seek you feedback on the current state of play of the industry.

Recent feedback from our Cost Manager indicates that all project build estimates are generally coming back 20%-30% higher following a Tender process. Based on your experience with these types of projects, would you consider this to be accurate based on the market at present?

Thanks in advance and regards,

Scott Reardon
Acting Chief Executive Officer

Hi Scott,
Thank you for your email. I hope all is going well.

I'm not expert on the industry and we only see it from a grant funding perspective. Currently we are reimbursing project expenditure that has already occurred for the majority have come in on budget – however this is based on contacts and prices negotiated some months ago. However, new project estimates seem to be around 20% higher however this is dependent on several factors in the market. I'm not an estimator so unable to give you a certain figure.

In my opinion it's not an unreasonable assumption.

Thanks,
Rosetta Moore

Contract Manager | Commercial Advisory
South Australian Government Financing Authority (SAFA)

Hi Kylie, hope you're well.

Reaching out for some general feedback. Based on your experience with the build industry and sector at the moment, would you speculate that on average, project build estimates are generally coming back in 20%-30% higher following Tender?

I'm currently considering additional contingencies for our Walkerville Oval project based on some preliminary feedback from our cost manager.

Wondering just how bad the issue is sector wide. Any feedback would be of great assistance.

Thanks in advance and regards,

Scott Reardon
Acting Chief Executive Officer

Hi Scott

Going well thanks.

Absolutely that is the case. Fairly well across the board as I understand and the number is about right. I'll get someone from my Infrastructure team to give you a buzz to share our experience.
Adam, can you action please?

Regards
Kylie Taylor

Kylie Taylor
Chief Executive
Office for Recreation, Sport and Racing

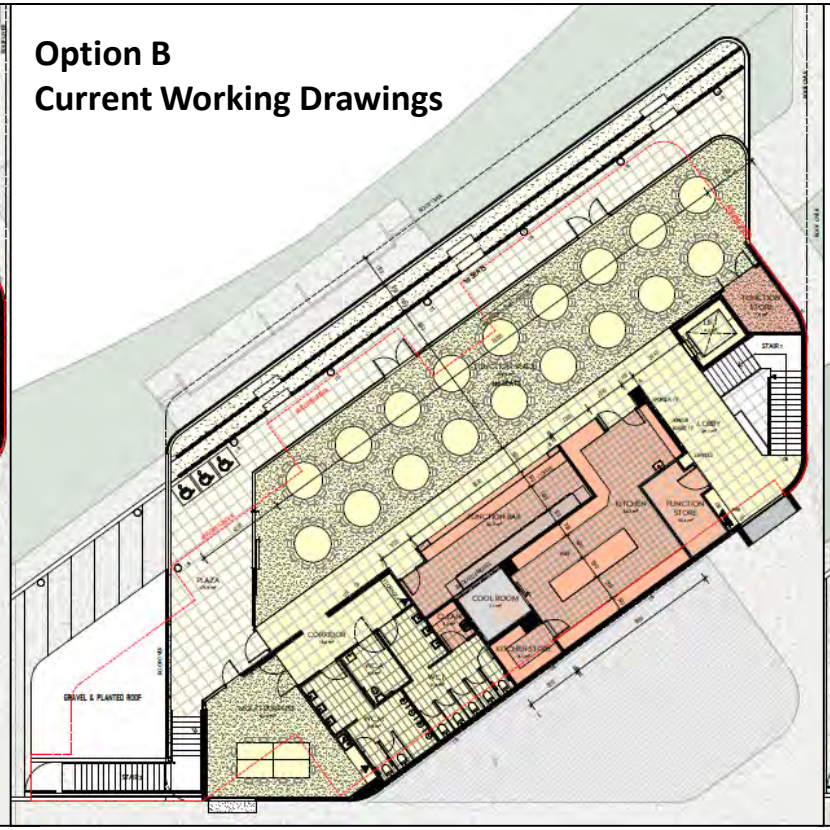
Revised Project Budget Forecasts

Option A
Superseded



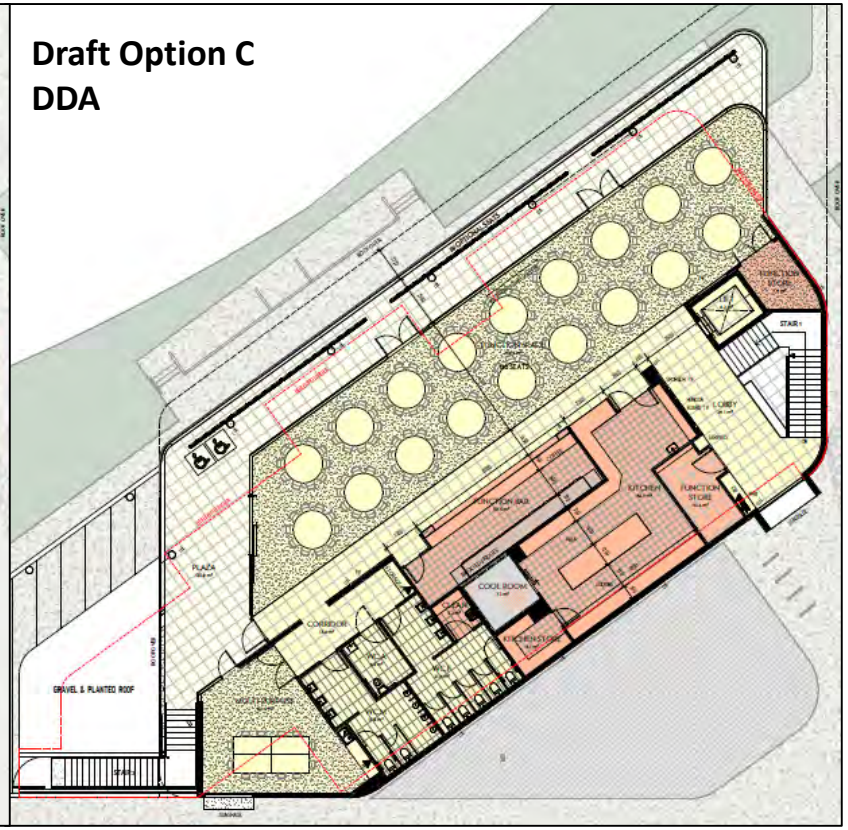
- Current RLB Cost Estimate = **$10.074m** – **VM** to **$9.66m**
- **$9.66m + 10% = $10,626,000**
- **$9.66m + 20% = $11,592,000**
- **$9.66m + 30% = $12,558,000**

Option B
Current Working Drawings



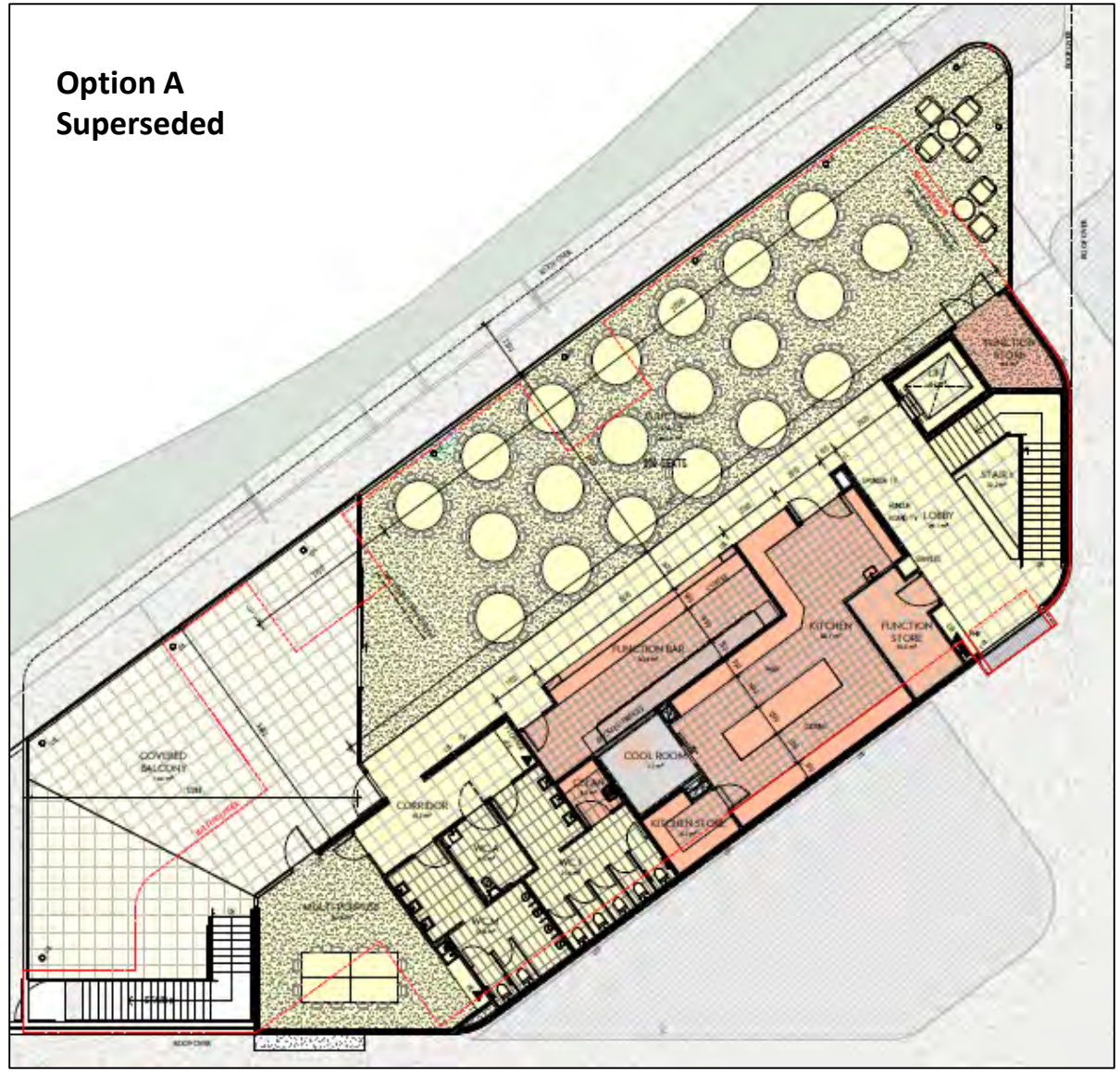
- Current RLB Cost Estimate = **$10.502m** - **VM** to **$10.1m**
- **$10.1m + 10% = $11,110,000**
- **$10.1m + 20% = $12,120,000**
- **$10.1m + 30% = $13,130,000**

Draft Option C
DDA

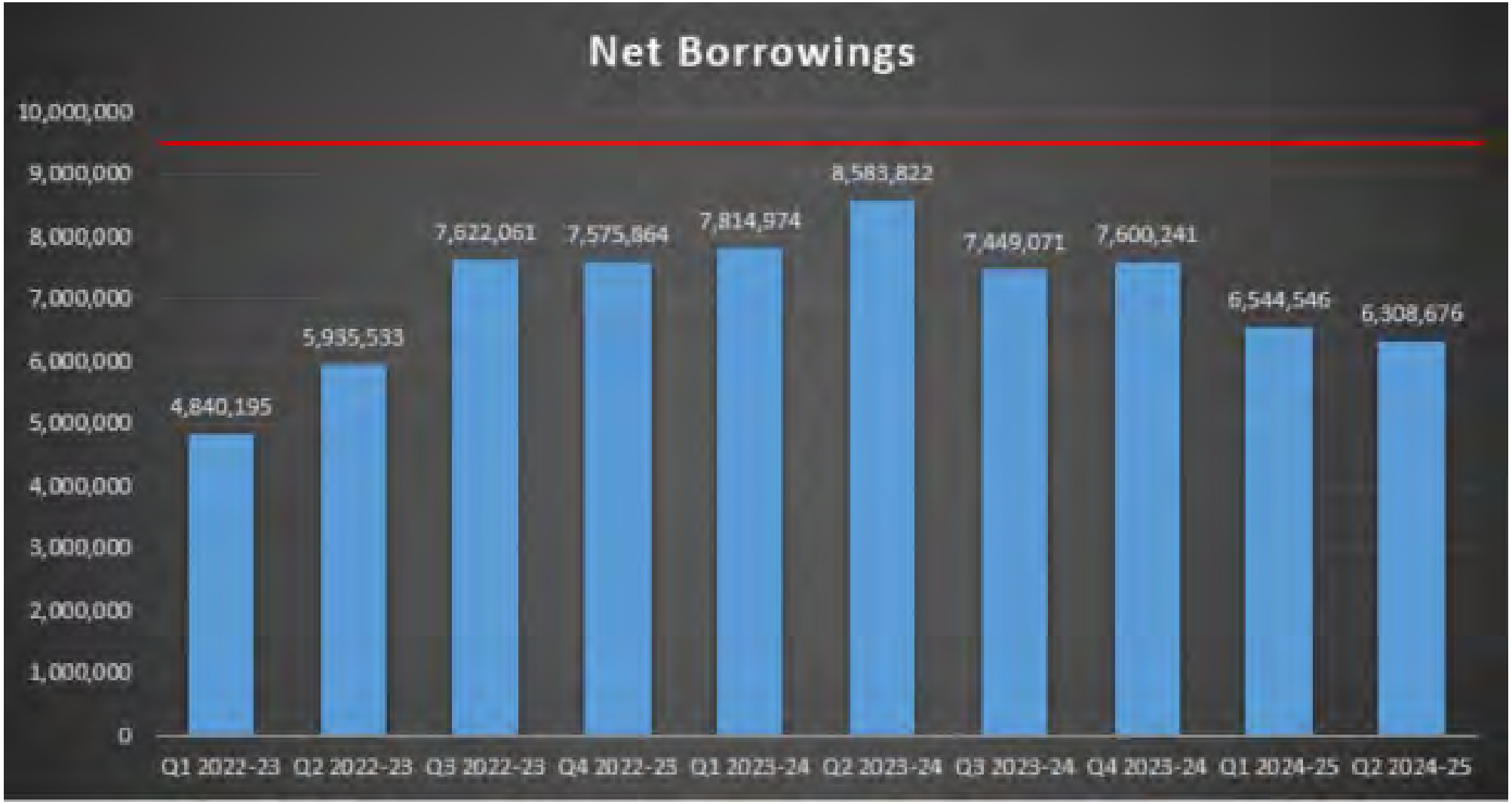


- *Approximate* Cost Estimate = **$9.950m**.
- **$9.950m + 10% = $10,945,000**
- **$9.950m + 20% = $11,940,000**
- **$9.950m + 30% = $12,935,000**

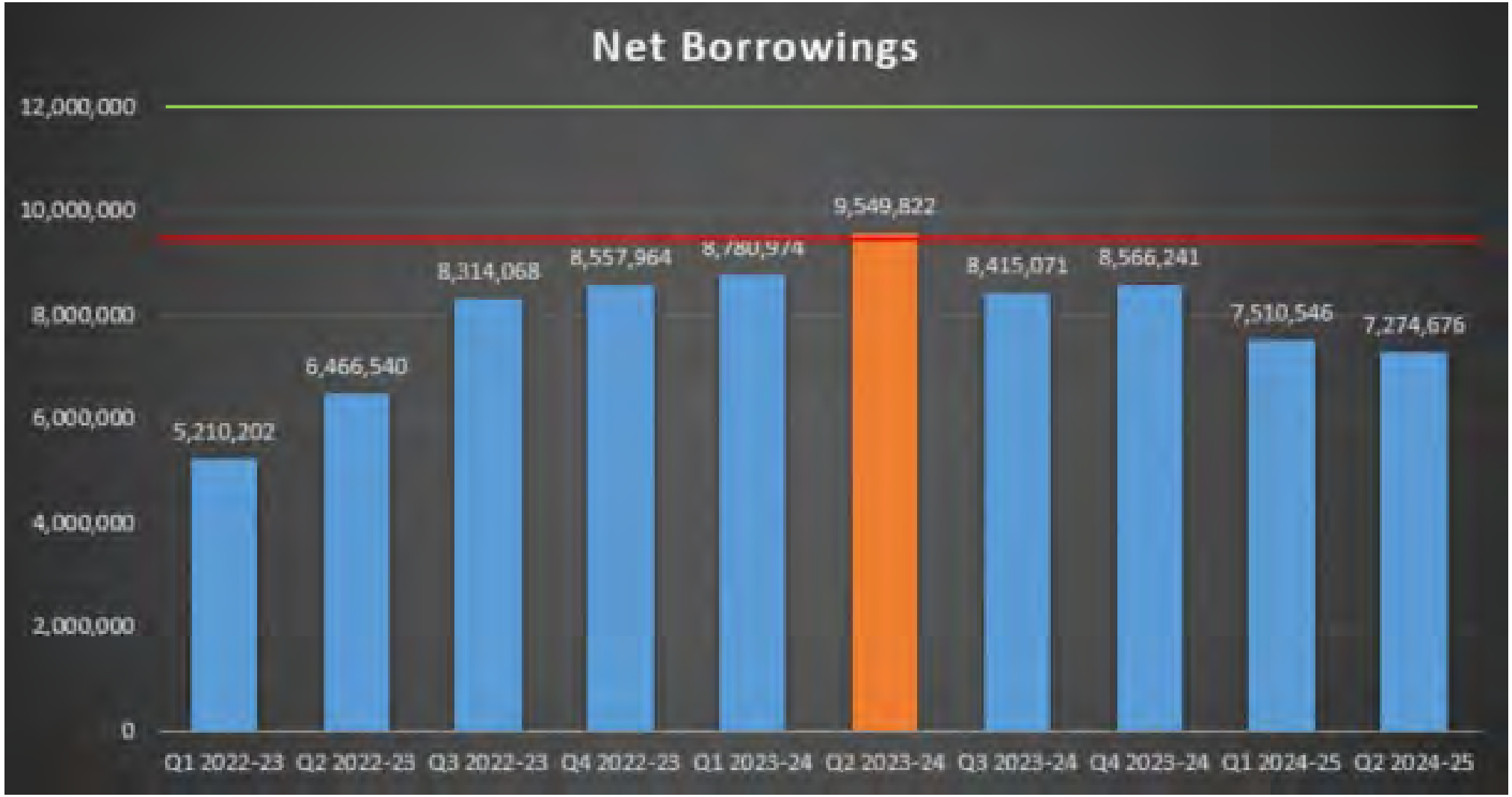
Option A
Superseded



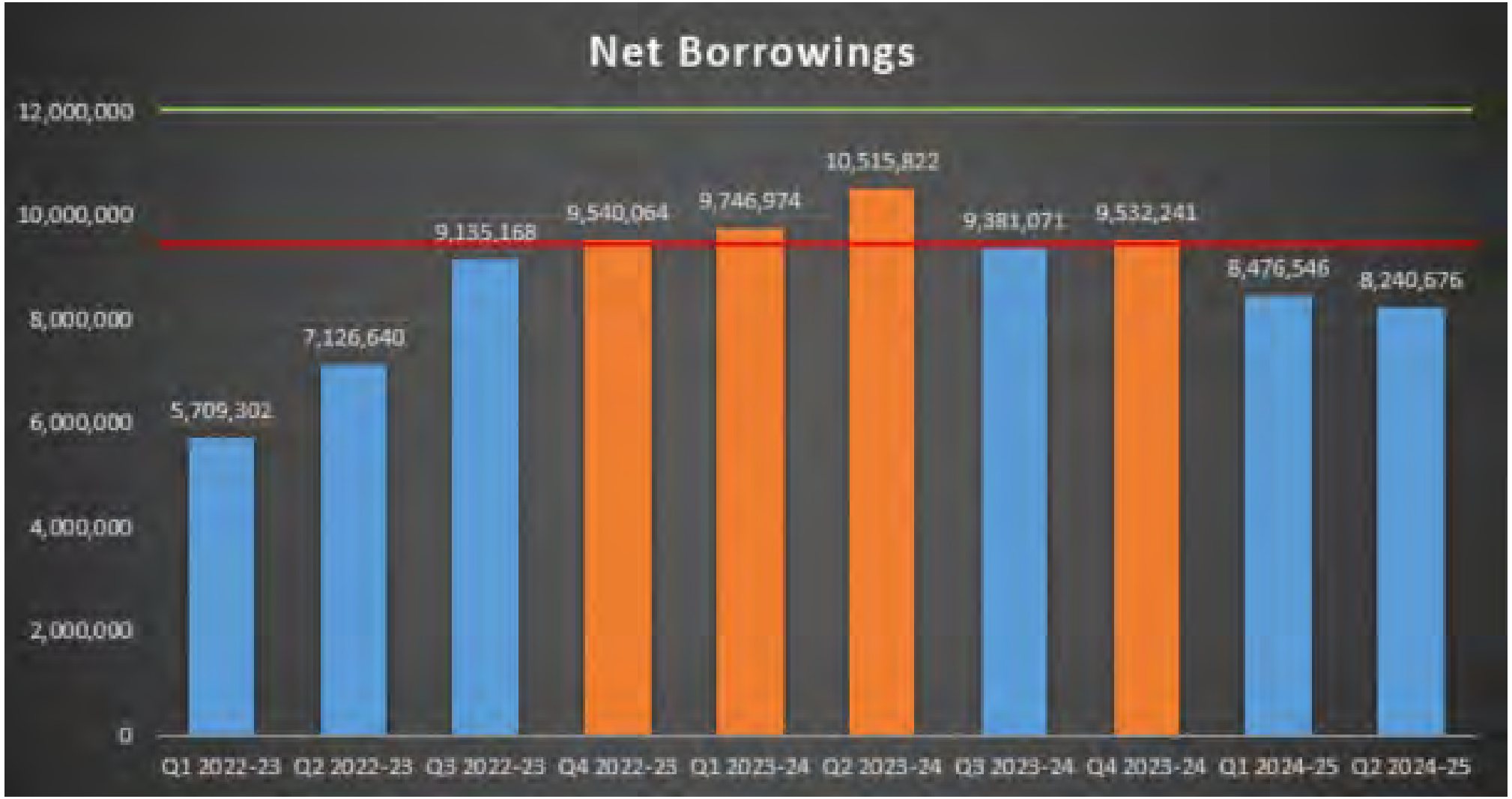
Option A (Superseded) - $9.66m Building Cost



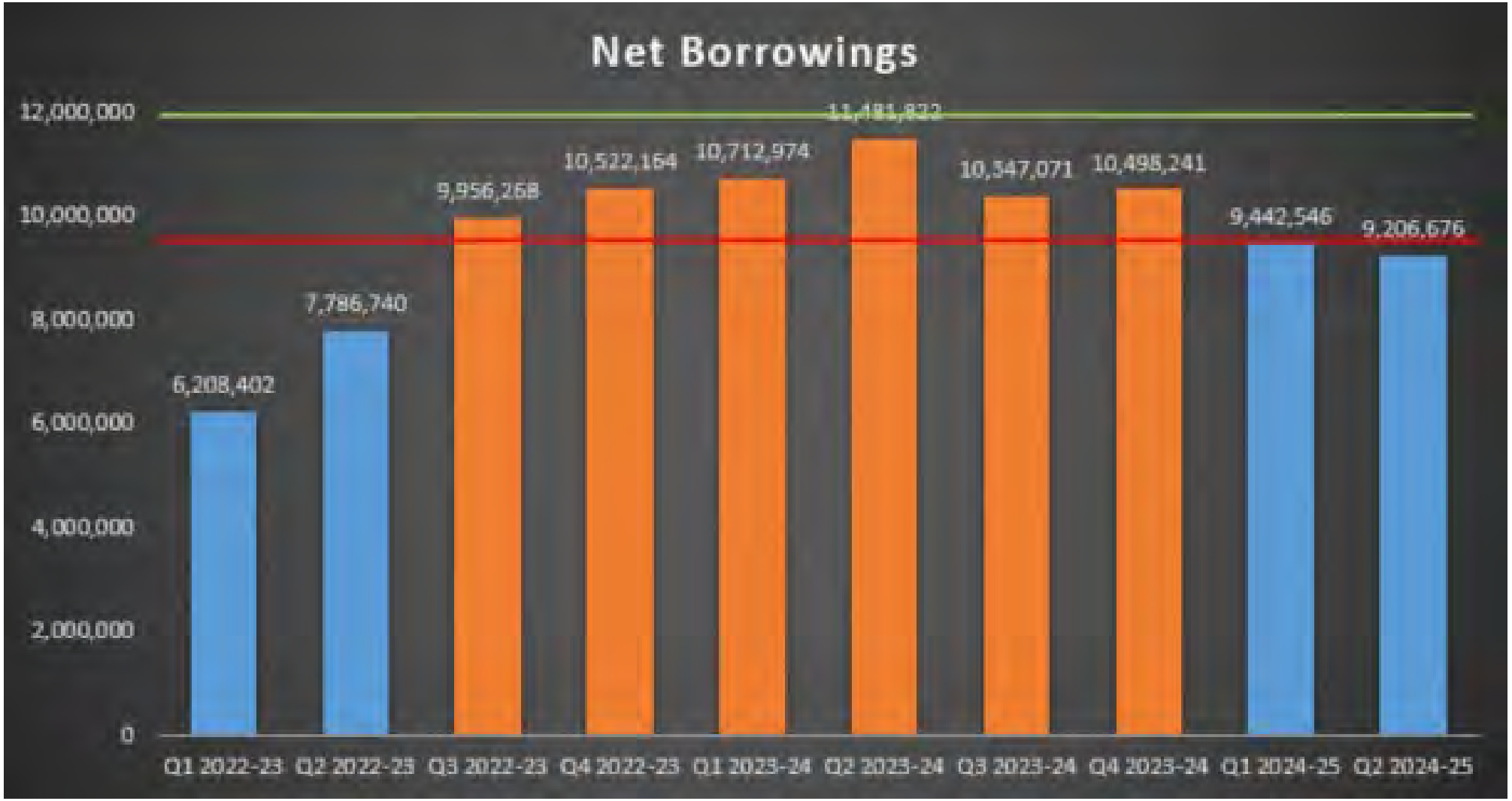
Option A (Superseded) - $9.66m + 10% ($2.415m) = $10.626m Building Cost



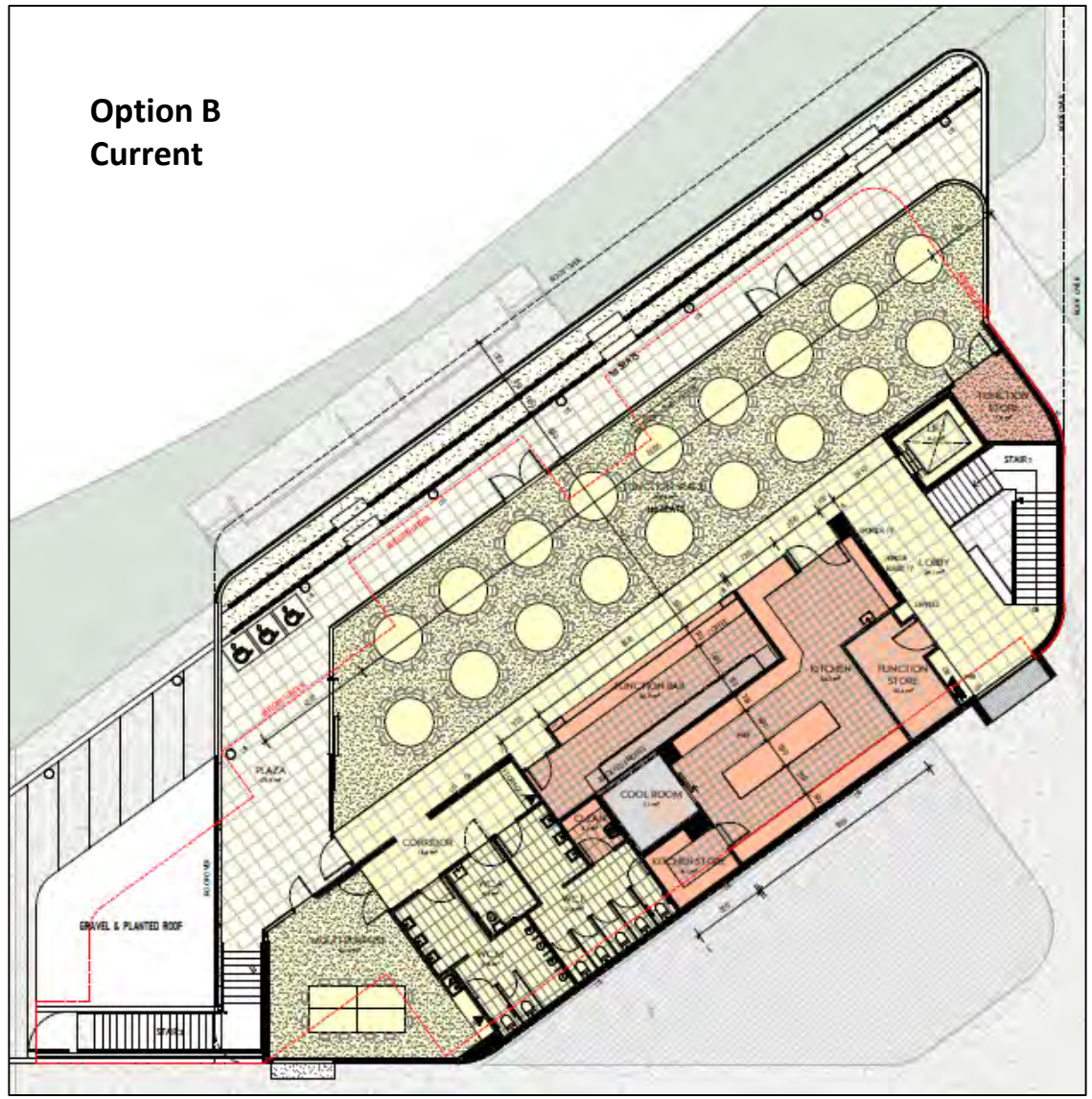
Option A (Superseded) - $9.66m + 20% ($1.932m) = $11.592m Building Cost



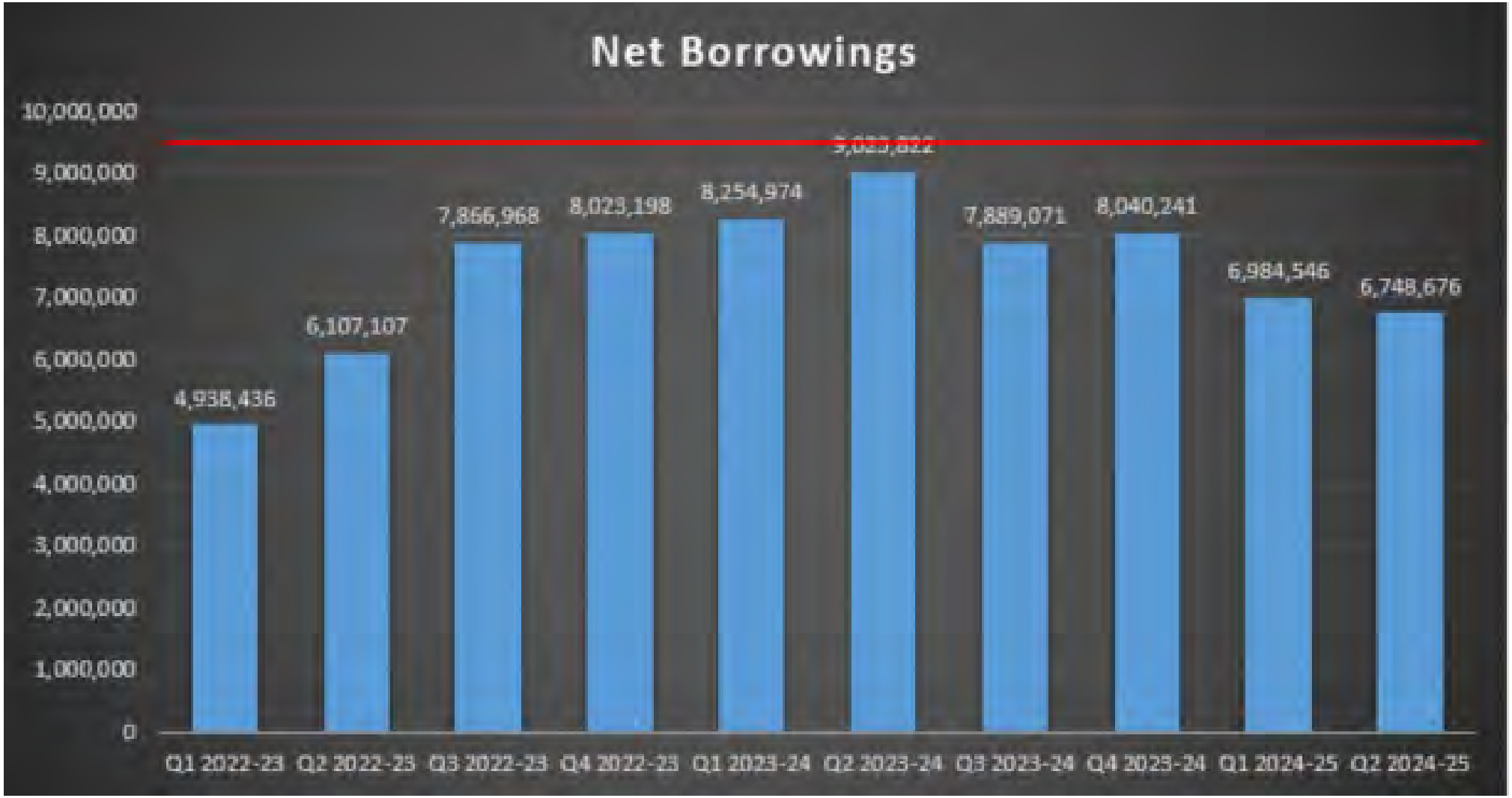
Option A (Superseded) - $9.66m + 30% ($2.898m) = $12.558m Building Cost



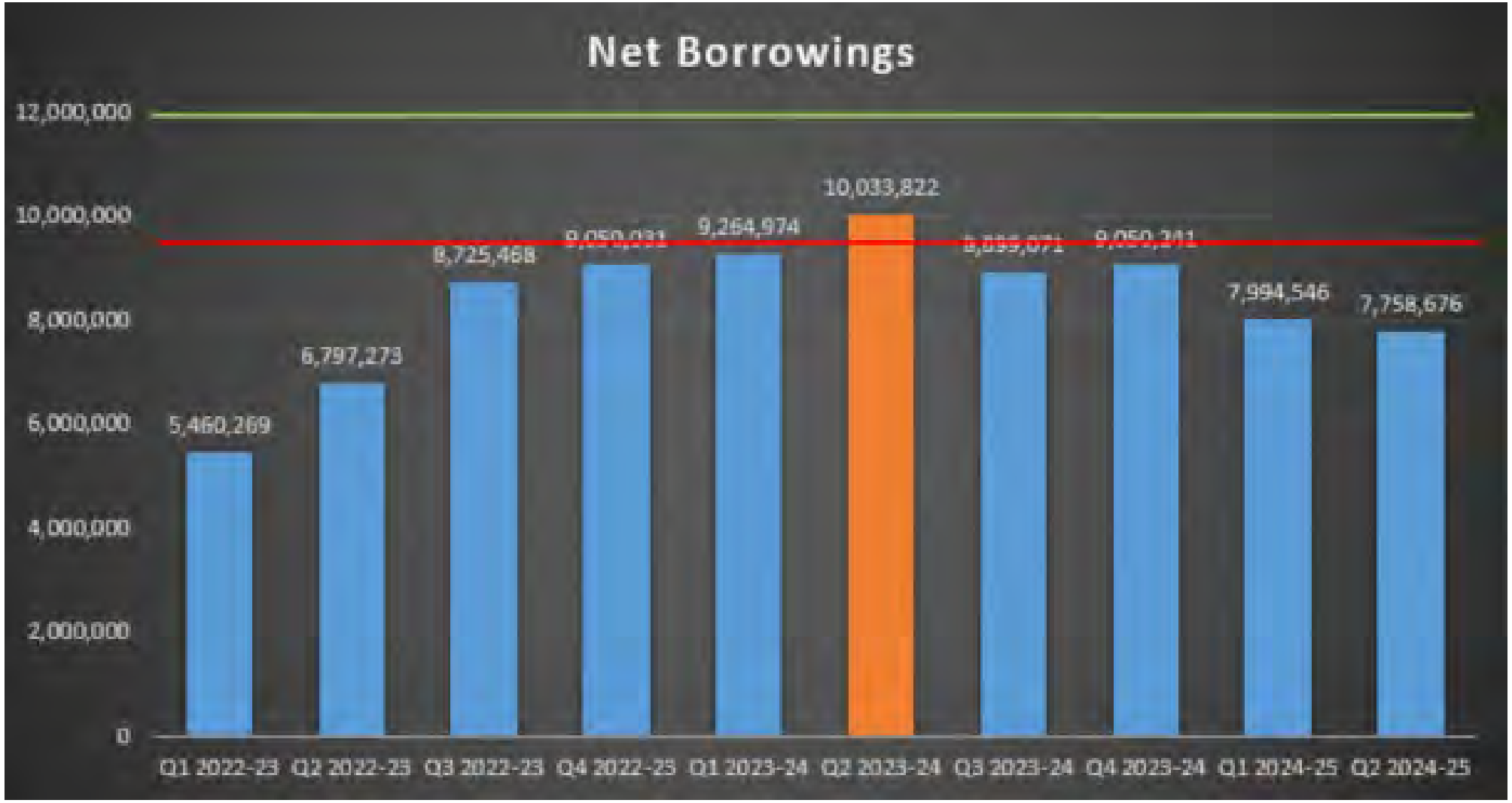
Option B
Current



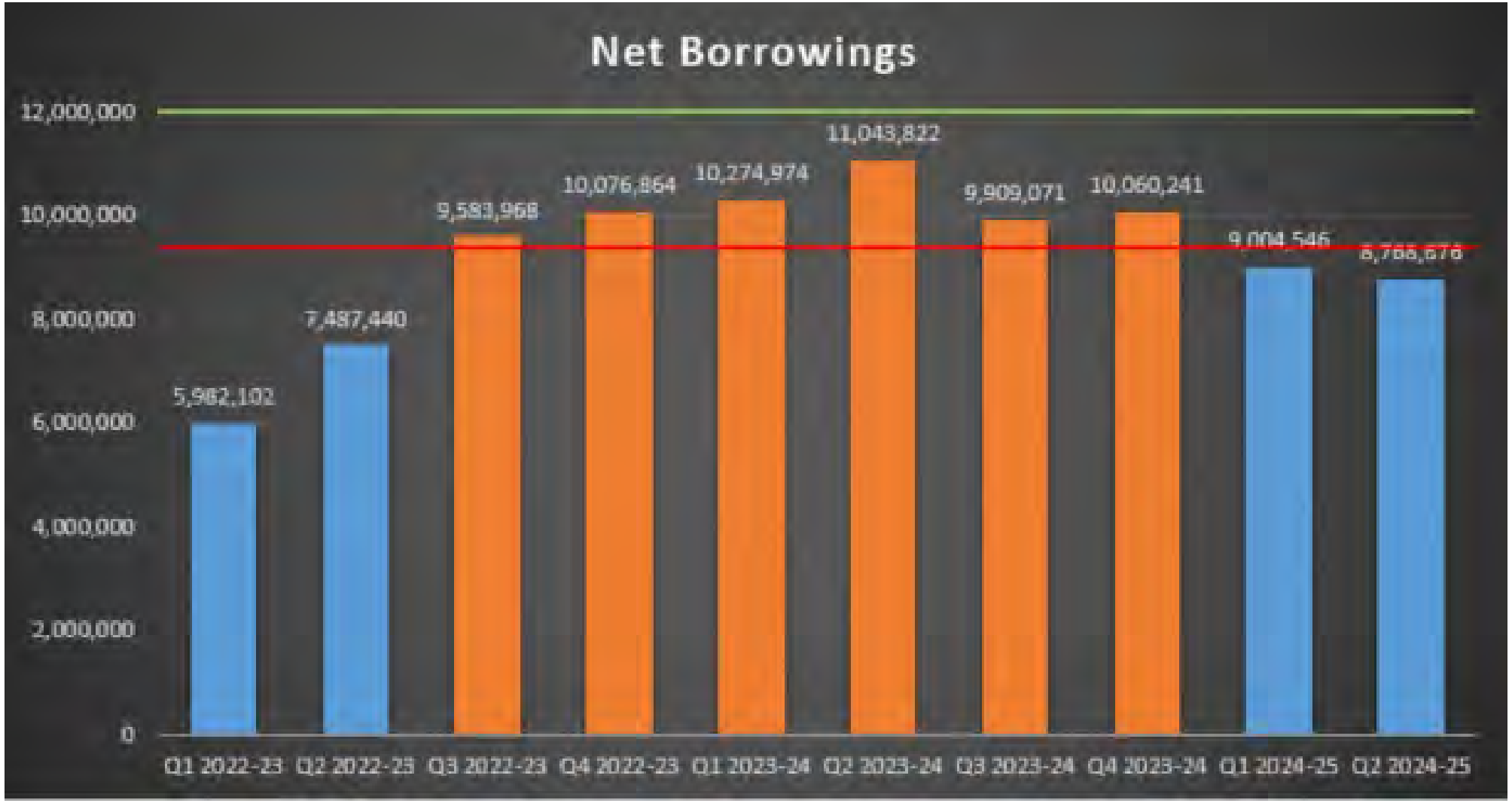
Option B (Current) - $10.1m Building Cost



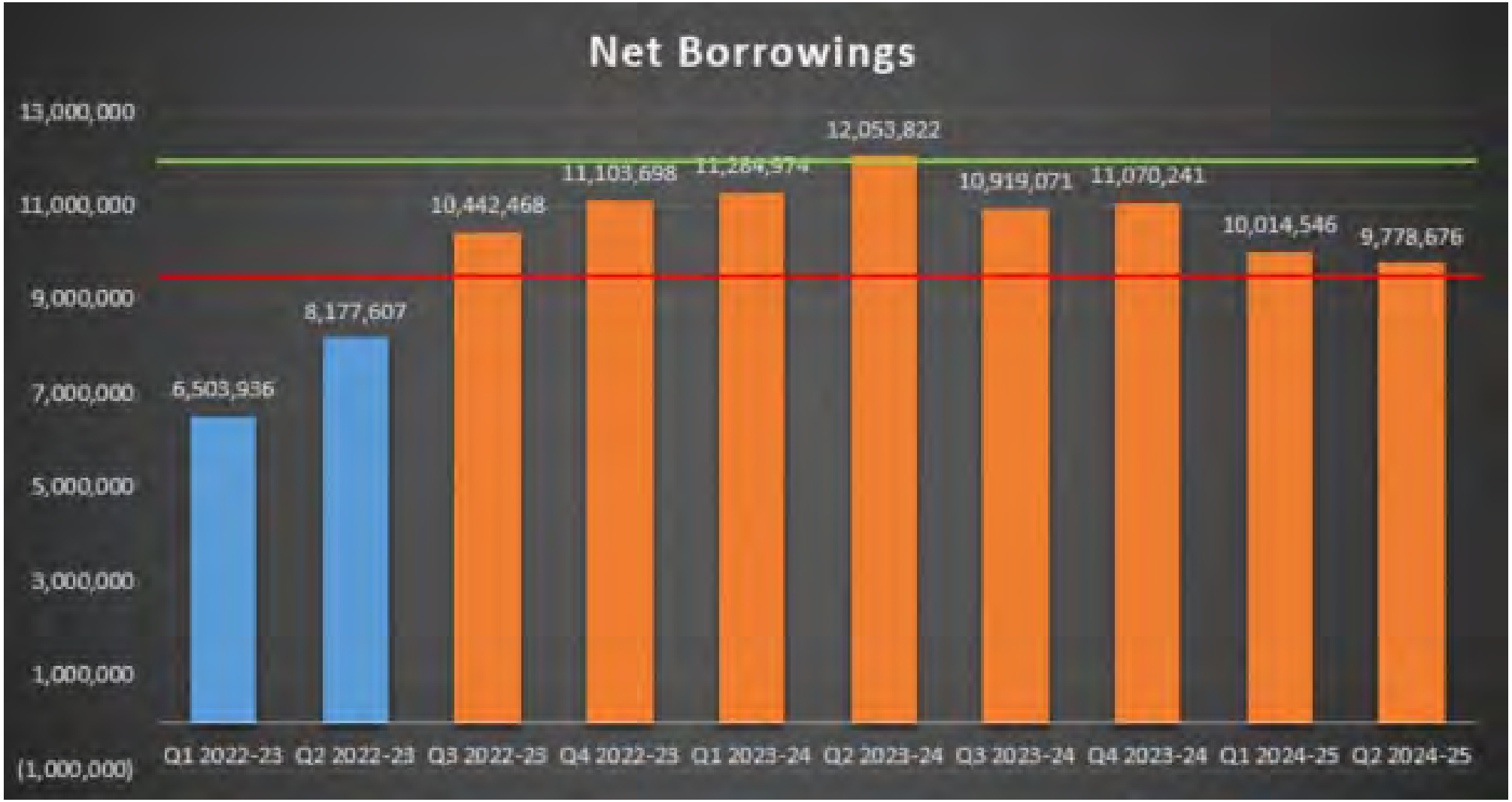
Option B (Current) - $10.1m + 10% ($1.010m) = $11.110m Building Cost



Option B (Current) - $10.1m + 20% ($2.020m) = $12.120m Building Cost



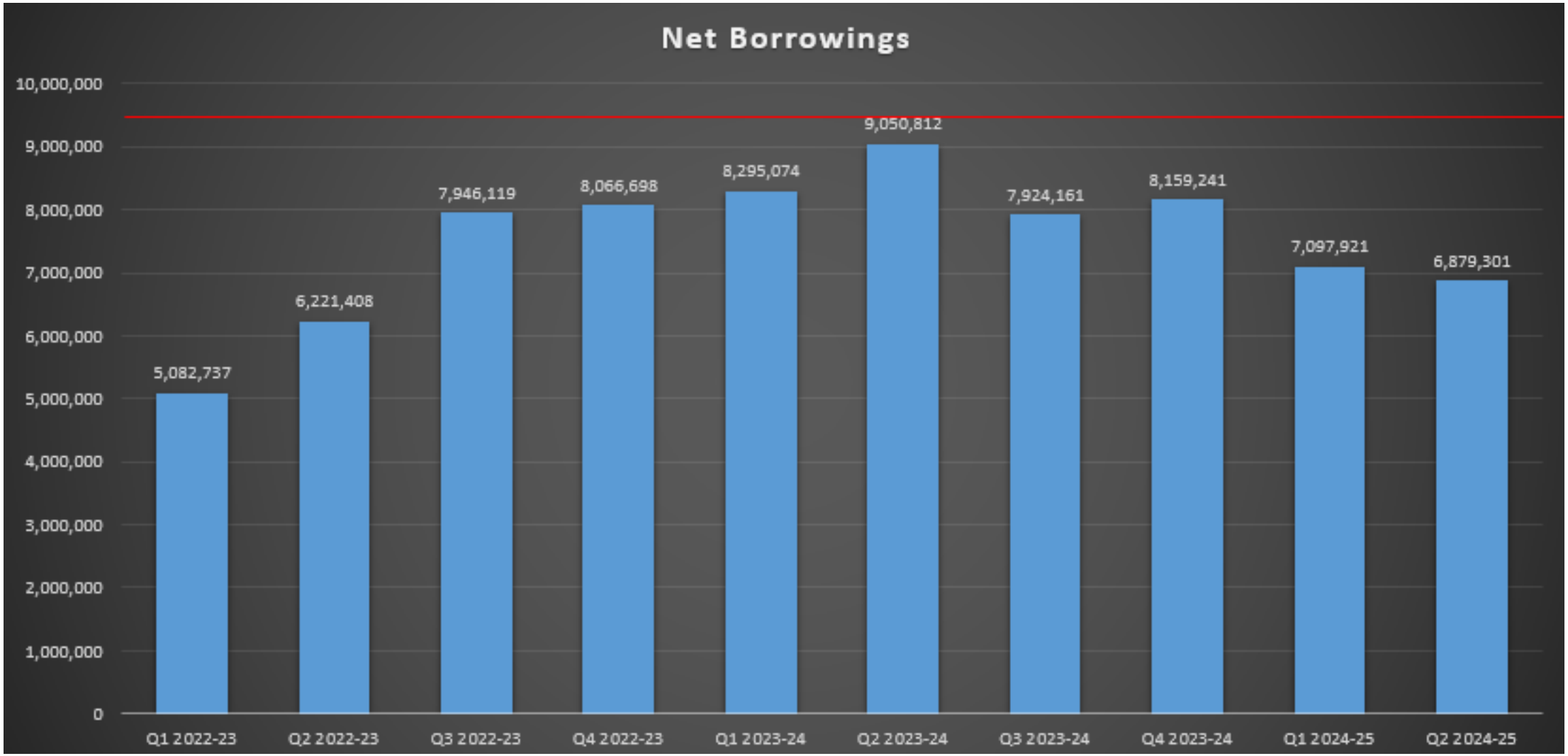
Option B (Current) - $10.1m + 30% ($3.030m) = $13.130m Building Cost



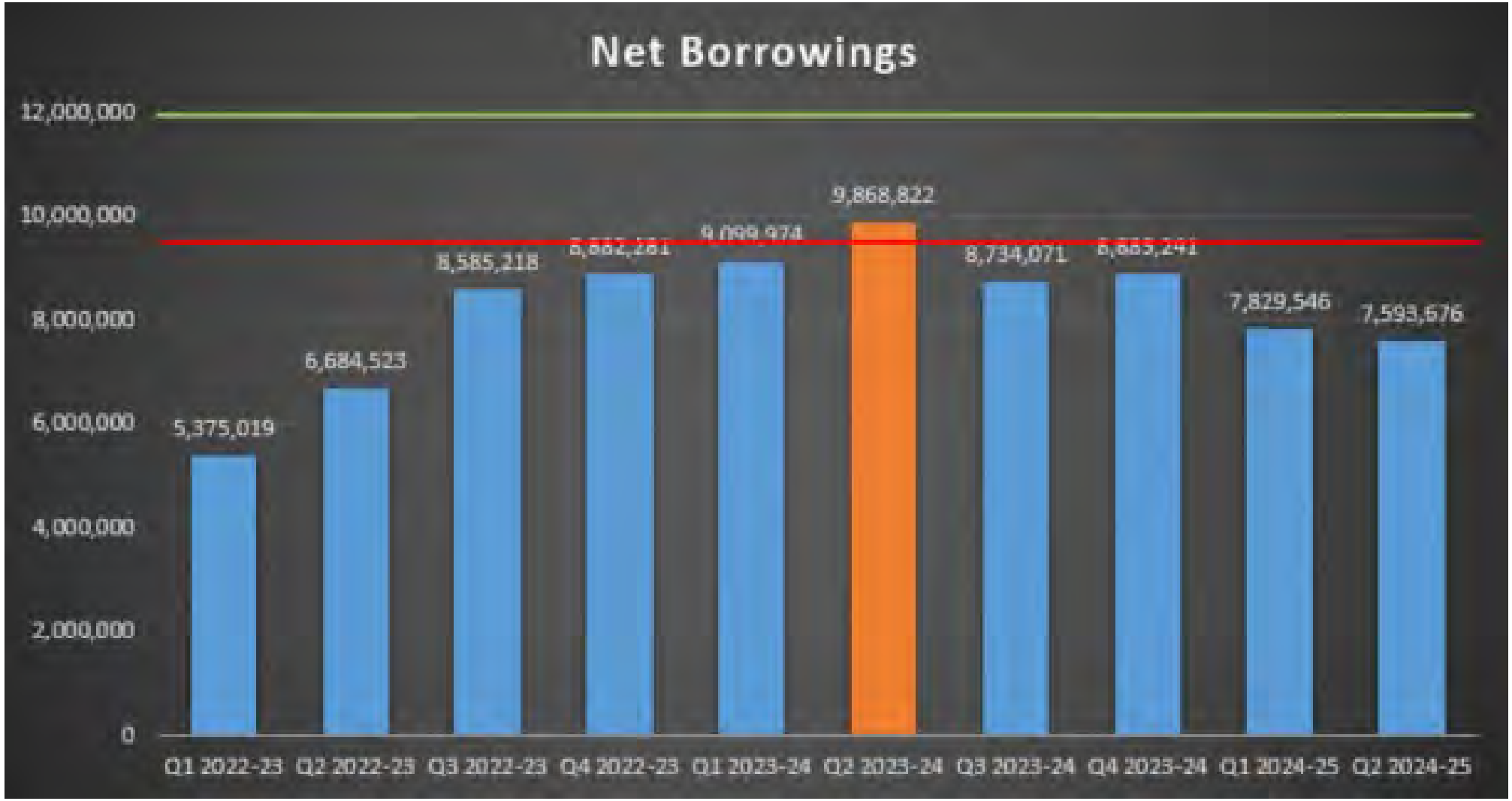
Draft Option C for DDA



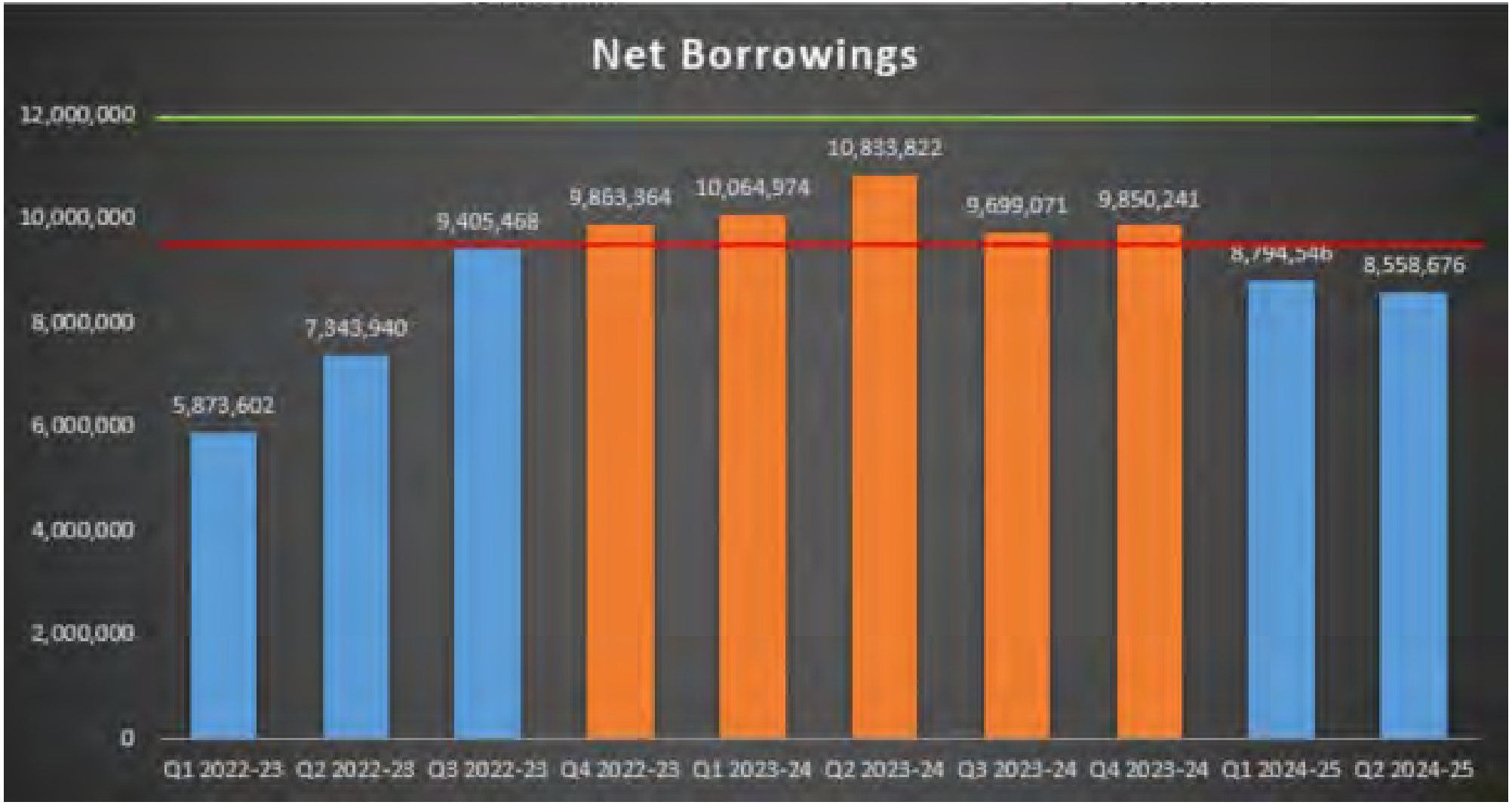
Option C (Variation) - $9.950m Building Cost



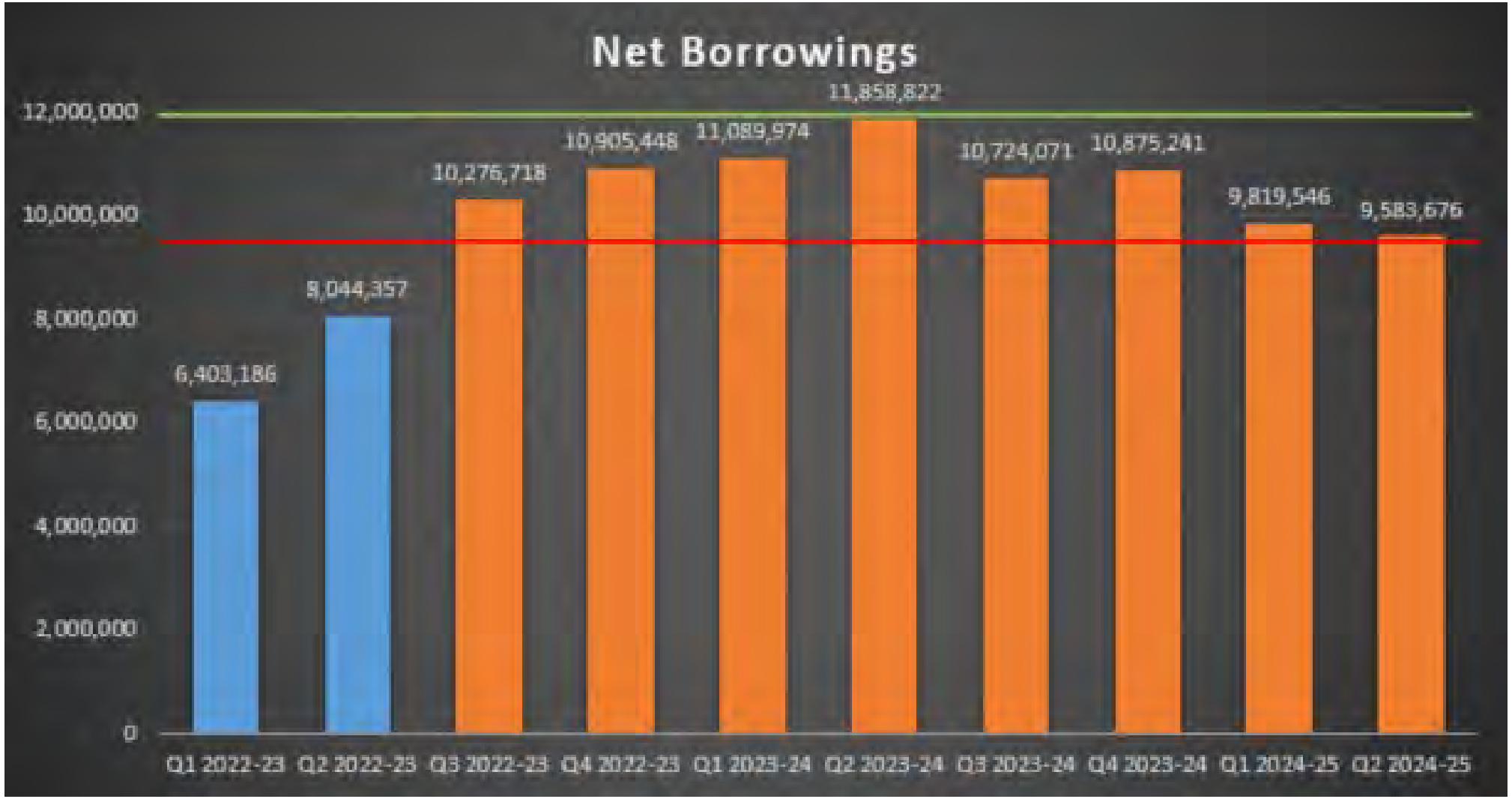
Option C (Variation) - $9.950m + 10% ($0.995m) = $10.945m Building Cost



Option C (Variation) - $9.950m + 20% ($1.990m) = $11.910m Building Cost



Option C (Variation) - $9.950m + 30% ($2.985m) = $12.935m Building Cost



Consultation - LGFA, BRM

LGFA

17 June 2022 - Informal Meeting Discussion.

Re: Possible Increase of the CAD Facility from $9.5m to $12.0m.

Attendees:

- Acting Chief Executive Officer, Scott Reardon
- Acting Manager Corporate Services, Vikki Purtle
- Chief Executive Officer, Davin Lambert
- Manager Lending & Treasury, Natasha Grigg

LGFA

- As it stands, the Town of Walkerville:
  - is a small Council with limited income;
  - **is not a growth Council**;

- $12.0m would at this present time take NFL >140%.

- Councils who borrow with a NFL >120% are typically growth Councils.

- **At this present time, LGFA sees $9.5m as an appropriate and sustainable limit for the Town of Walkerville based on the current LTFP and income.**

LGFA cont.

- An increase to the debt [from $9.5m to $12.0m] ***may*** be possible, **but** it **will not** be a standard or straight forward lend/process; in accordance with LGFA's lending policy.

- An application to increase the $9.5m CAD facility will be subject to an extensive and scrutinised application process.

- Final determination will be subject to the Board's absolute discretion – ***not guaranteed***

LGFA cont.

- Any approval will be subject to potential conditions and covenants being imposed that would require Council to:
  - reach specified payment milestones each year;
  - adhere to LTFP ratios as per the covenant;
    - Specifically operating surplus ratios and net financial liability ratios;
  - attend quarterly budget and LTFP tracking meetings with LGFA;
  - be subject to an annual review;
  - enter into inter-generational debt***

- The loan covenant:
  - may be breached if ratios are not achieved and Council may need to repay the entire loan early;
  - would limit Council's ability to undertake additional projects (whether of strategic benefit or not);
  - does not provide Town of Walkerville a buffer for any unforeseen events or funding requirements

LGFA cont.

- Council would need to clearly and sustainably demonstrate how they could pay off the debt, and it be reflected accurately in an adopted budget and long term financial plan.
  - Most obvious way would be to increase rates, but this may not be enough.

- The outgoing Council would be essentially locking in maximum debt if it proceeds with $12.0m;

- The incoming Council will therefore be ‘hamstrung’ and limited in their ability to achieve any new projects as they will need to adhere to any/all loan covenants.

LGFA cont.

- Interest rates rises and inflation are of a genuine factor and concern for Council's serviceability.

- We have concerns for the project as it relates to the building industry, costs, materials and labour.
  - LGFA advised that based on the current market **Council can expect estimated costs upon Tender to be in excess of 20% higher than quoted**.

- Council have missed the window of entering into a 'reasonable fixed price' construction contract.

- We have a concern about the debt of ERA Water, consider them a liability, and are watching their financial positon.
  - If ERA Water fails then the credit risk is approx. $5.0m impact to Walkerville.

BRM Advisory – Prudential Review.

- The industry is experiencing real increases.

- Harpers Field Community Building and Sporting Club (Golden Grove).
  - Cost Manager estimate - $12.0m
  - Contract appointed - $14.0m following competitive Tender.

- LGFA taking conservative approach toward lending.

BRM Advisory – Prudential Review cont.

- The Walkerville Oval project is in a precarious position due to delays.
  - Too many unresolved issues.
  - No final approved concept design.
  - No firm costings.
  - Industry cost blow outs.
  - LTFP restraints.
  - Council has no guarantee of being able to fund the project based on increases.

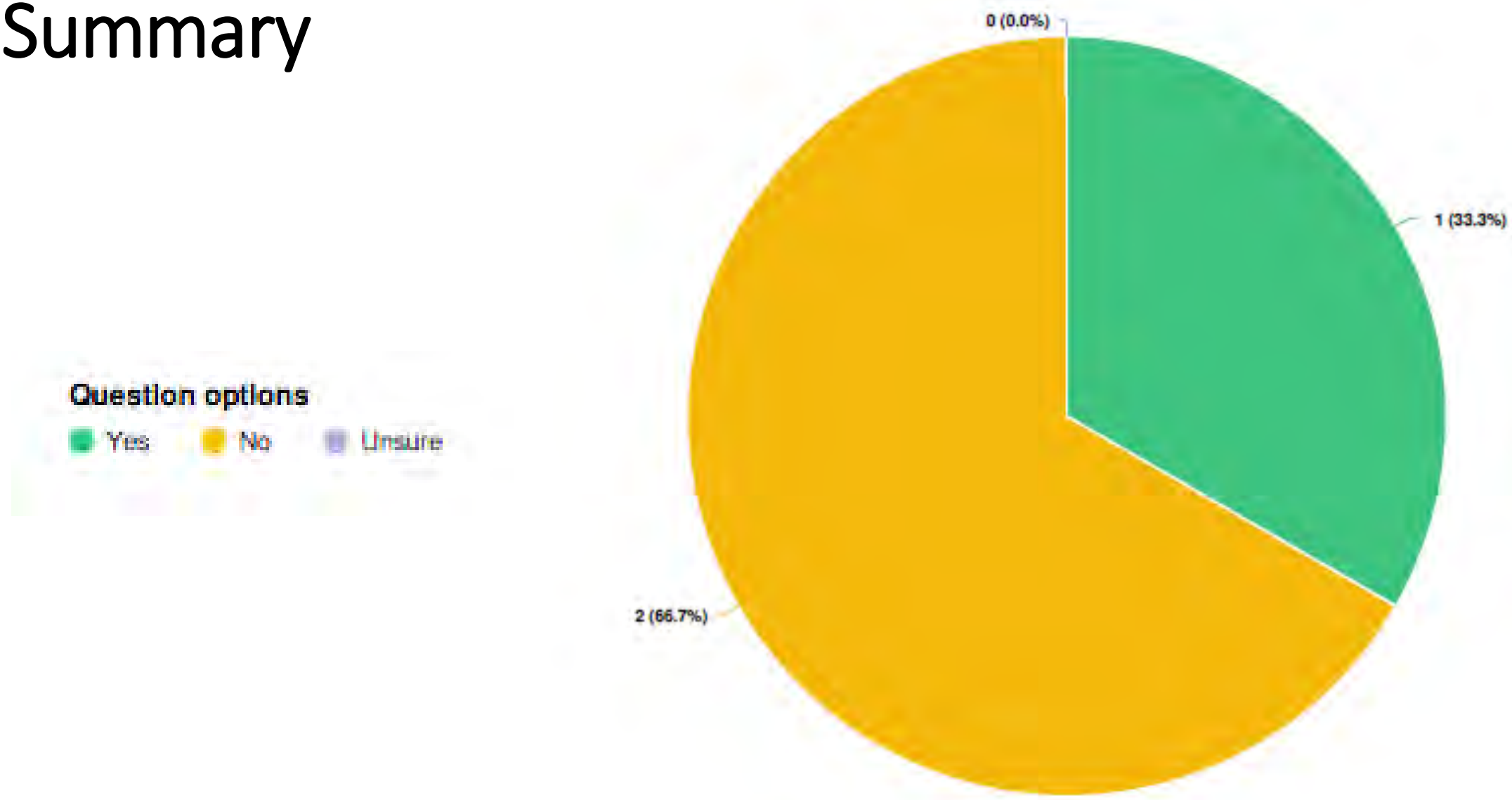
- Far too early to be considering additional Prudential analysis.
  - Any work done in the immediate future will outline significant risk.
  - Complete Tender process.

ABP&P Live Stats

ABP&P Live Stats

Q9 Following a long-term operational review of Council's future projects and budget, as part of the 2023/24 Annual Business Plan, Council is looking to raise the debt ceiling from $9.5 million to $12 million.This would enable Council the extra funding...

Summary



Caretaker

Caretaker

Council can continue to make decisions on matters unless a matter is a ***designated decision*** pursuant to s.91A(8)(c) of the *Local Government (Elections) Act 1999* (SA).

[Council may not] to enter into a contract, arrangement or understanding (other than a prescribed contract) the total value of which exceeds of $100,000.

Additionally, should the CEO determine that a matter has become an election matter, the CEO may take action to declare the matter a ***significant decision,*** and as such one that Council should defer.

Options

Council need to determine:

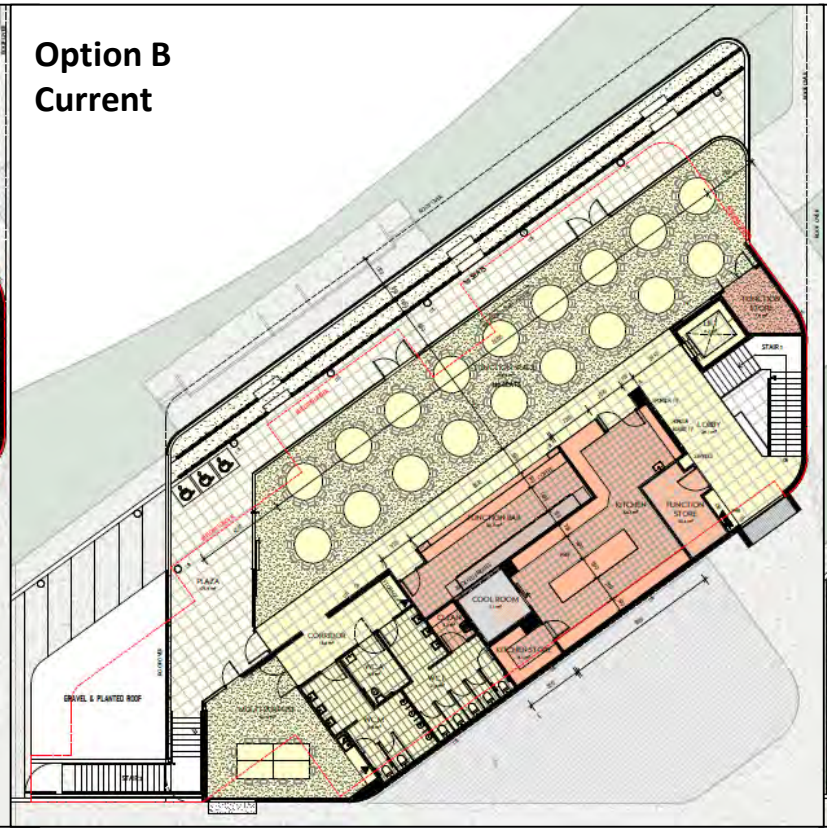
Which Option?

Option A
Superseded



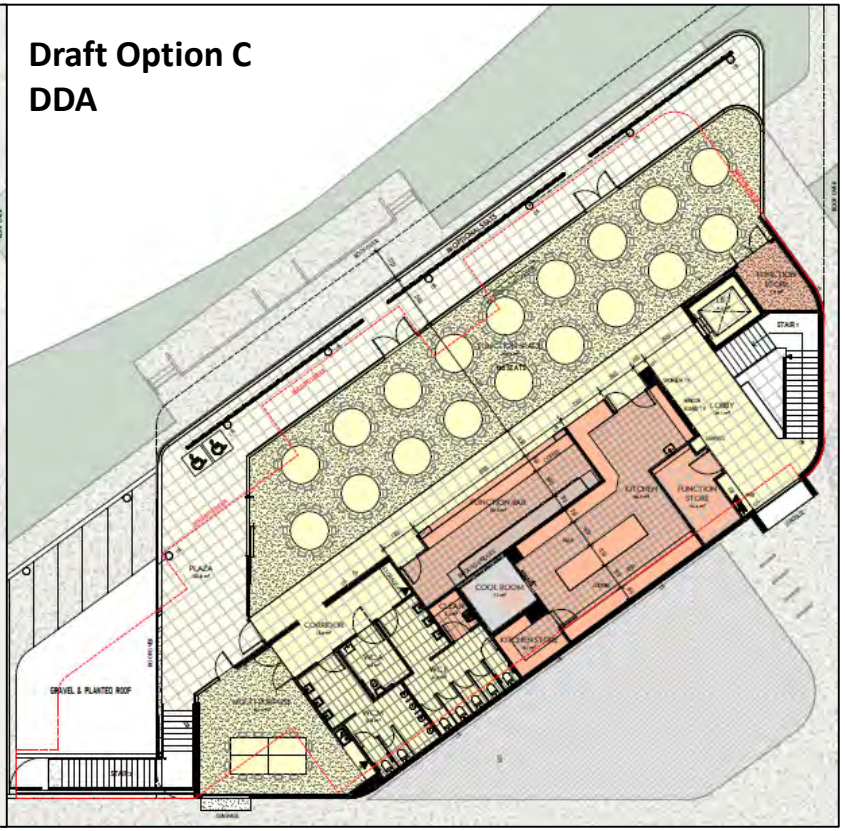
- Committee adoption 24 February 2021 **WOR33/20-21.**
- Council adoption 28 March 2022 **CNC263/20-21.**
- Design superseded by **CNC270/20-21.**
- Large **indoor** function/community/club space – 280m2 – **200 seats.**
- Large undercover outdoor area – **145m2**.
- Promotes both community and tenant sports club use.
- Does not include undercover fixed seating for sporting spectators.
- Includes ground level fixed seating.

Option B
Current



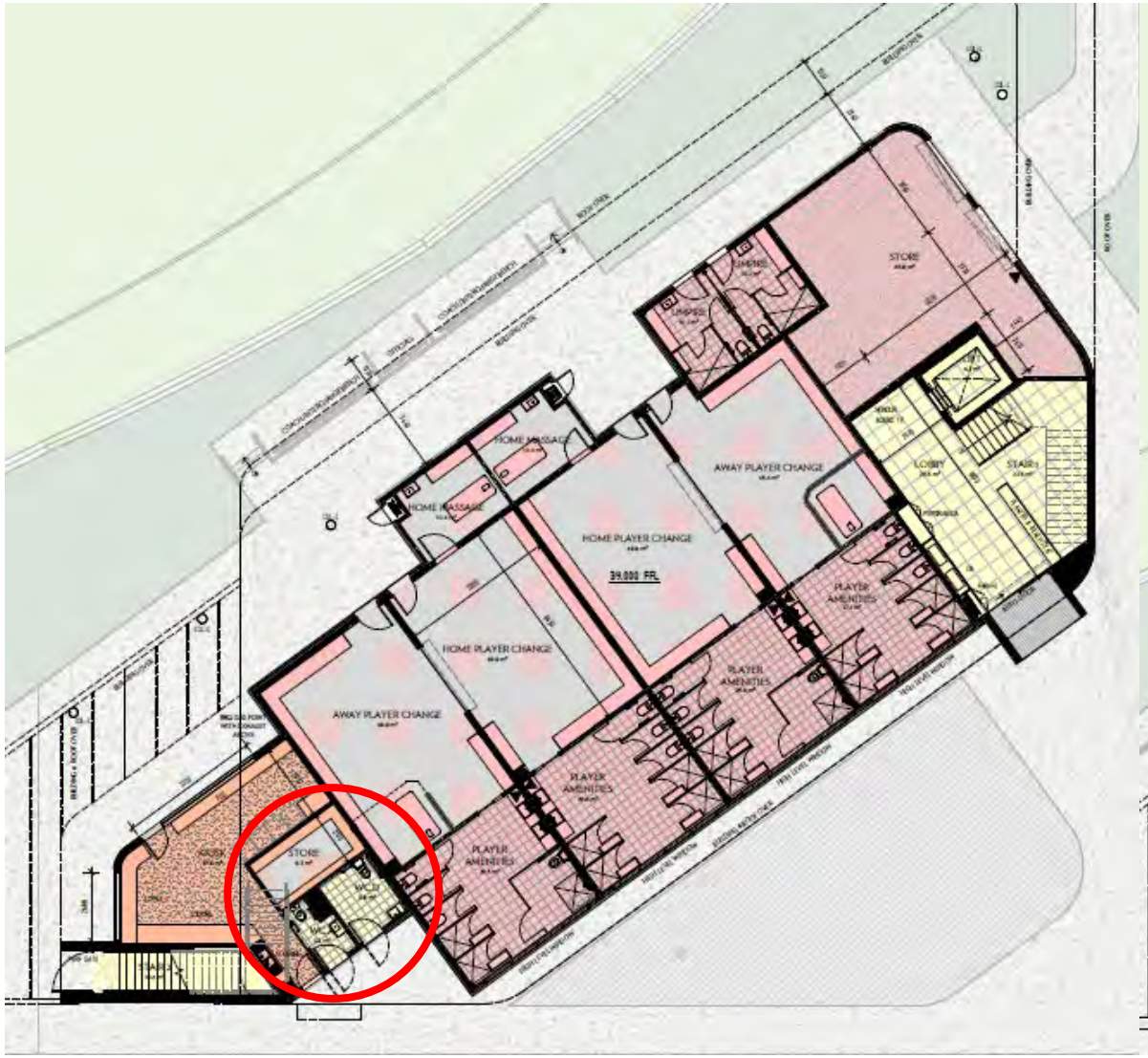
- Council adoption 19 April 2021 **CNC270/20-21.**
- Reduces indoor function/community/club space – 234m2 – 180 seats.
- Reduces outdoor area and adds 2 x tiered rows of seats along southern façade – **110 fixed seats for spectators**
- Limits flexibility of indoor space.
- Reduces coverage over canteen.
- Promotes predominantly tenant sports club use due to reduced flexibility and fixed 'grandstand' seated.
- While legally compliant, not the *"best"* solution for DDA inclusive and compliant seating in tiered section.

Draft Option C
DDA



- Revised option following Informal Gathering 23 May 2022.
- Removes tiered seating replacing it with a single level balcony along the southern façade of the building, catering to a single row of **59 fixed seats** (optional).
- More inclusive and compliant DDA access and seating solution.
- Reduced **indoor** area retained – 234m2 – **180 seats.**
- Limits flexibility of indoor space.
- Reduced coverage over canteen retained.

Public toilet amenities location

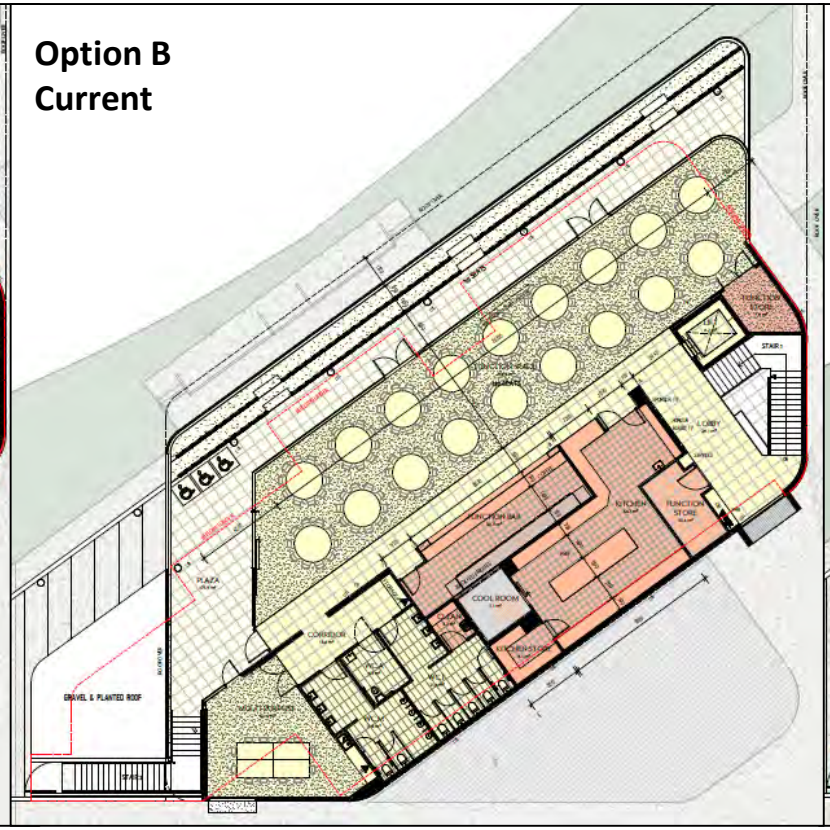




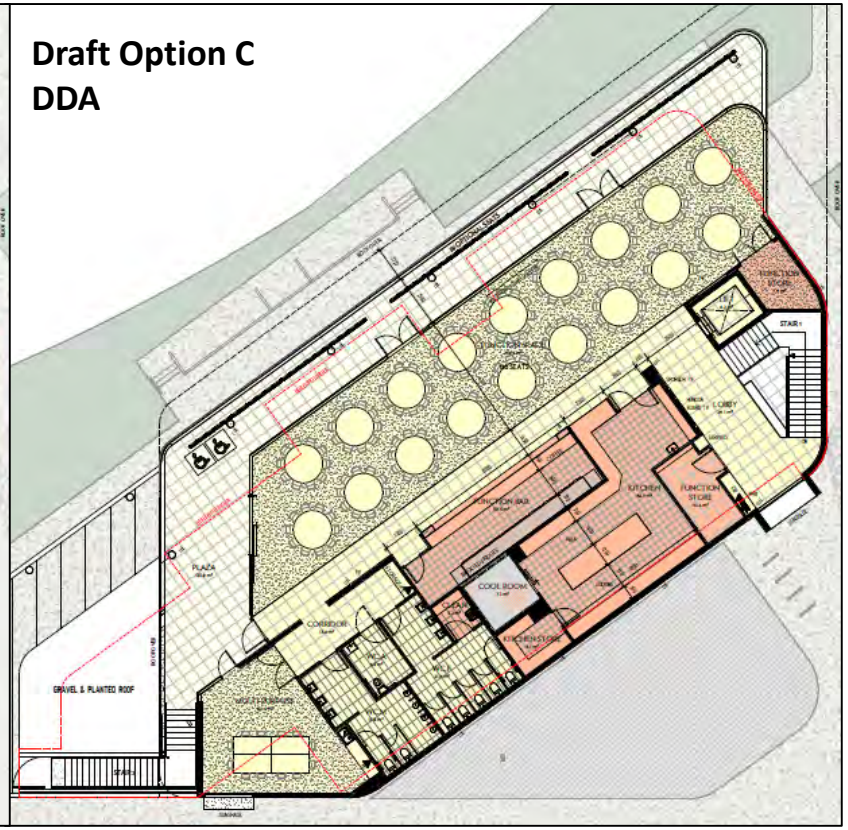
Option A
Superseded



Option B
Current



Draft Option C
DDA



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- *Approximate* Cost Estimate = **$9.950m**.
- **$9.950m + 10% = $10,945,000**
- **$9.950m + 20% = $11,940,000**
- **$9.950m + 30% = $12,935,000**

Council need to determine:

How will Council fund the Build?

Option 1:

- Proceed with an Approved Design and Apply to LGFA seeking to increase the debt with covenants
  - LGFA debt will be carried over [likely] 20 years under covenant.
- No Approved and Frozen Design, cannot proceed to Detailed Design.
- No Detailed Design, cannot proceed to Tender.
  - Tender findings??? – Unknown
    - Industry Advice indicates 20%-30% increase.
- Without completed Tender and costings, cannot proceed to Prudential.
  - Prudential Review findings??? - Unknown
- Conditions Precent???

Option 2:

- Descale the Project – Warwick Street Building
  - Building will then be like-for-like – why spending $XXm?
  - Will result in significant further delays
  - Will not be able to Value Manage $2.0m
    - $15,000 estimate to delete linking arbour - not pursued part of original vision for the site.
    - $21,000 to reduce overhang of roof to south - not pursued due to added complexity to the roof and 3D form.

Options 3:

- Stage the Project
  - Proceed with Smith Street building immediately.
  - Will result in less funding and probable loss of some funding.
  - No need to increase borrowings.
  - Next Council to determine the future design of the Warwick Street building.
    - To be built subject to future self funding.
  - Will have an impact on existing contractor contracts.

Balance Sheet

Town of Walkerville LTFP

Error and Alert Checks

$'000		Jun-23 Bud	Jun-24 Fcst	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst	Jun-32 Fcst
Current Assets											
Cash and Cash Equivalents		29	67	34	62	59	15	16	65	79	81
Trade and Other Receivables	calcs	443	458	475	487	499	511	525	538	551	564
Total Current Assets		**472**	**525**	**510**	**549**	**559**	**526**	**540**	**603**	**630**	**645**
Non-Current Assets											
Equity Accounted Investments in Council Businesses	calcs	1,717	1,687	1,659	1,608	1,570	1,268	966	646	325	4
Infrastructure, Property, Plant & Equipment	calcs	133,680	137,125	139,129	141,607	146,650	151,457	153,339	155,103	156,858	158,617
Other Non-Current Assets	calcs	-	-	-	-	-	-	-	-	-	-
Total Non-Current Assets		**135,397**	**138,812**	**140,788**	**143,215**	**148,220**	**152,725**	**154,305**	**155,749**	**157,183**	**158,621**
Total Assets		**135,869**	**139,337**	**141,297**	**143,765**	**148,779**	**153,251**	**154,845**	**156,352**	**157,813**	**159,266**
Current Liabilities											
Trade & Other Payables	calcs	1,508	1,483	1,261	1,371	1,858	1,838	1,343	1,347	1,372	1,395
Borrowings	calcs	-	-	-	-	-	-	-	-	-	-
Provisions	calcs	628	652	674	691	709	726	744	763	782	802
Other Current Liabilities	calcs	-	-	-	-	-	-	-	-	-	-
Total Current Liabilities		**2,136**	**2,135**	**1,936**	**2,062**	**2,566**	**2,564**	**2,087**	**2,110**	**2,154**	**2,197**
Non-Current Liabilities											
Borrowings	calcs	6,174	6,956	6,363	5,916	7,597	9,298	8,552	7,160	5,612	3,963
Provisions	calcs	80	83	86	88	90	92	95	97	100	102
Liability - Equity Accounted Council Businesses	calcs	266	266	266	266	266	266	266	266	266	266
Total Non-Current Liabilities		**6,520**	**7,305**	**6,714**	**6,270**	**7,953**	**9,657**	**8,913**	**7,523**	**5,978**	**4,331**
Total Liabilities		**8,656**	**9,440**	**8,650**	**8,332**	**10,519**	**12,221**	**11,000**	**9,633**	**8,131**	**6,528**
Net Assets		**127,213**	**129,897**	**132,647**	**135,433**	**138,260**	**141,030**	**143,845**	**146,719**	**149,682**	**152,738**

Forecast Asset Movement Schedule

Town of Walkerville LTFP

Error and Alert Checks

Smith Street Building

Warwick Street Building

$'000		Jun-23 Bud	Jun-24 Fcst	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst	Jun-32 Fcst
Actual/Budget Period Flag		-	-	-	-	-	-	-	-	-	-
Model Forecast Period Flag	-	1	1	1	1	1	1	1	1	1	1
New Project-related Capital Expenditure											
	Sensitivity										
Buildings & Other Structures	0%	2,000	1,900	-	-	3,000	3,000	-	-	-	-
Historical Collection	0%	-	-	-	-	-	-	-	-	-	-
Land	0%	-	-	-	-	-	-	-	-	-	-
Open Space	0%	-	-	-	-	-	-	-	-	-	-
Plant and Equipment	0%	-	-	-	-	-	-	-	-	-	-
Stormwater	0%	-	-	-	-	-	-	-	-	-	-
Furniture and Fittings	0%	-	-	-	-	-	-	-	-	-	-
Transport Infrastructure	0%	-	-	-	-	-	-	-	-	-	-
Total		**2,000**	**1,900**	**-**	**-**	**3,000**	**3,000**	**-**	**-**	**-**	**-**
Total Capital Expenditure											
Buildings & Other Structures		2,179	1,964	323	550	3,069	3,069	69	69	69	69
Historical Collection		-	-	-	-	-	-	-	-	-	-
Land		-	-	-	-	-	-	-	-	-	-
Open Space		340	197	304	186	168	196	298	201	204	206
Plant and Equipment		215	230	240	265	365	115	115	116	116	116
Stormwater		106	84	84	84	186	186	186	186	186	186
Furniture and Fittings		52	52	52	52	52	52	52	52	52	52
Transport Infrastructure		703	772	850	1,200	1,098	1,099	1,050	1,026	1,012	1,012
Total		**3,595**	**3,299**	**1,853**	**2,337**	**4,938**	**4,717**	**1,770**	**1,650**	**1,639**	**1,641**

Options 4:

- Abandon the Project
  - Community Implications.
  - Political Implications.

	Council's Target Range	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
No Redevelopment											
Operating Surplus Ratio	0 - 15%	1.60%	2.39%	2.76%	2.73%	2.92%	2.64%	2.80%	2.79%	2.92%	3.05%
Net Financial Liabilities Ratio	0 - 120%	54.29%	44.71%	36.31%	31.96%	24.18%	13.00%	2.26%	-9.24%	-20.69%	-31.98%
Asset Renewal Funding Ratio	90 - 110%	77.9%	60.9%	81.5%	116.3%	96.2%	72.9%	93.1%	84.9%	84.4%	84.5%
Redevelopment Split $3.6m and $6m											
(no funding)											
Operating Surplus Ratio	0 - 15%	1.39%	1.54%	1.51%	1.45%	1.38%	0.20%	-0.14%	0.03%	0.43%	0.84%
Net Financial Liabilities Ratio	0 - 120%	71.85%	75.47%	66.58%	62.10%	77.54%	88.83%	77.51%	65.28%	52.91%	40.48%
Asset Renewal Funding Ratio	90 - 110%	77.9%	60.9%	81.5%	116.3%	96.2%	72.9%	93.1%	84.9%	84.4%	84.5%
Redevelopment at $9.5m per current LTFP											
(with $4m funding)											
Operating Surplus Ratio	0 - 15%	0.56%	0.16%	0.04%	0.02%	0.25%	0.01%	0.39%	0.64%	1.03%	1.44%
Net Financial Liabilities Ratio	0 - 120%	87.00%	91.85%	82.73%	78.18%	70.19%	58.81%	47.71%	35.62%	23.38%	11.08%
Asset Renewal Funding Ratio	90 - 110%	77.9%	60.9%	81.5%	116.3%	96.2%	72.9%	93.1%	84.9%	84.4%	84.5%

Next Steps

Next Steps

- Thursday 7 July 2022
  - Ordinary Meeting of the Audit Committee
    - S.90 Presentation - Walkerville Oval Redevelopment

- Monday 15 July 2022
  - Ordinary Meeting of Council – Walkerville Oval Redevelopment Decision Report
    - Design Option for Consultation
    - Consultation 25 July 2022 – 16 August 2022 (22 days)
    - Audit Committee Recommendations

- Monday 29 August 2022
  - Special Meeting of Council – Walkerville Oval Redevelopment Decision Report
    - Consultation Findings
    - FINAL Design Sign Off

Next Steps

- Tuesday 30 August 2022 – Development Application Lodged

- Thursday 1 September 2022 – Tender Released
  - 8 Week Tender 1 September 2022 – 27 October 2022

- Monday 12 September 2022
  - Ordinary Meeting of CAP – Tree Damaging Activity Decision Report

- Monday 31 October 2022
  - Special Meeting of CAP – Walkerville Oval Redevelopment Decision Report

- Monday 28 November 2022 - *First Council [Elect] Meeting*
  - Ordinary Meeting of Council – Walkerville Oval Redevelopment Contractor Appointment



Town of Walkerville Oval Redevelopment Project

Prepared for Town Of Walkerville

Prepared by Action Market Research

1 September 2022



Introduction

Action Market Research (AMR) was engaged by the Town of Walkerville to assist the Council in undertaking a consultation with ratepayers and the community to capture their views on the revised design for the Warwick Street (sports club) building, as part of the Walkerville Oval redevelopment.

Following previous engagement, some community members expressed the desire for a grandstand or balcony for spectator viewing. Consequently, Councillors have decided to keep the Smith Street (bowling club) design, but revise the Warwick Street building. At the July 2022 Council meeting, Elected Members endorsed the proposal with a balcony and two-tiered seating. Council now seeks the community's views on the revised design and increased project costings.

The previous design – which had no balcony but included a larger floor space for community use – was costed at approximately $9.66m. The current option, which includes the balcony, is costed at approximately $10.1m.

Action Market Research is a full service research company based in Adelaide, and have operated since 2007. We are an ISO20252 accredited research company, we are members of the Australian Data and Insights Association (ADIA). Luke Sexton and Dr Nicola Pitt both hold Qualified Professional Researcher (QPR) status from the Research Society. This means we adhere to the highest standards of quality and ethics, and utilise the most recent and up to date practices when undertaking our research activities.

Consultation Methodology Summary

The Town of Walkerville undertook a consultation with its community between 9am 27 July and 5pm 24 August 2022, with respondents able to participate in the consultation via:

- An online survey accessed via a QR code; or
- A hardcopy survey.

A postcard flyer was distributed to all ratepayers, inclusive of:
- An introduction/overview to the consultation
- A link to the Council website for more information
- A QR code to register to participate

In addition, the survey was promoted by the Council newsletter, and promoted via the Council website.

A total of 289 respondents completed the survey, with:

- 280 online survey returns;
- 10 hardcopy survey returns received (1 discounted due to mandatory questions not answered);
- 2 separate letters were written to Council via personal email/correspondence.

The eligible hardcopy survey returns were data entered by Action Market Research into the online survey platform, and a single data file in Excel format has been provided for analysis purposes inclusive of all responses. The 2 separate letters have been included for reference at the end of this report.



Snapshot – Postcard / Hardcopy Pack, more images provided on next slide.

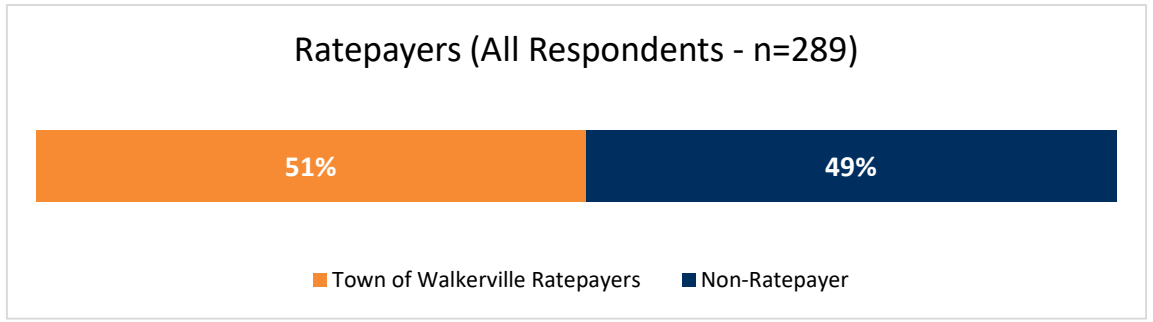
Consultation Methodology Review

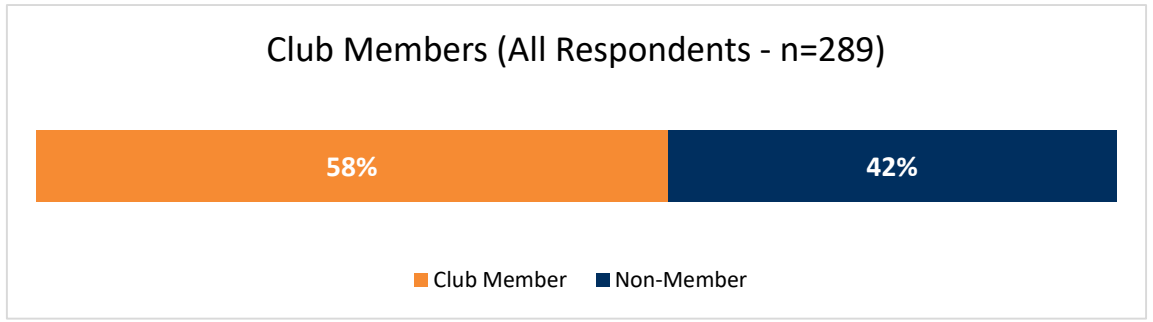
The methodology undertaken for this consultation has achieved a strong response from the Town of Walkerville community. There are positive factors driving this, and also some elements we need to be cautious of.

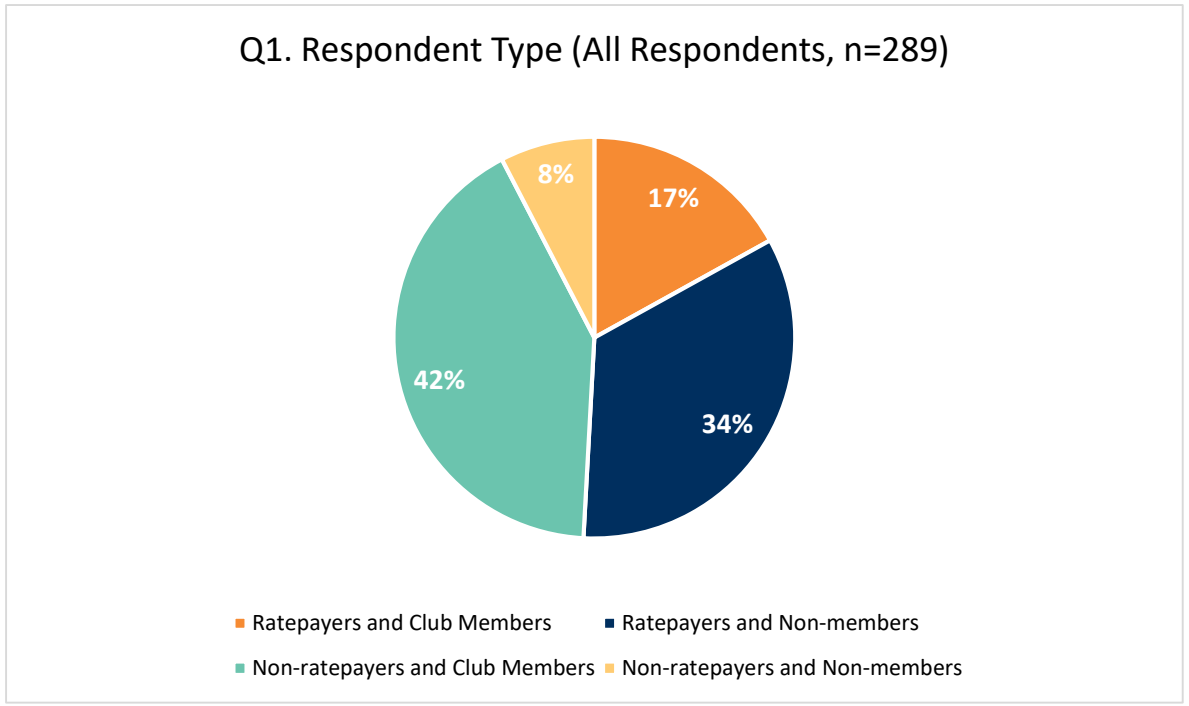
Positive Factors Driving Strong Response

1. The topic is 'of interest' to the community
2. The survey is very short, simple and easy to complete
3. Council has made it easy for the respondent to complete (QR code to scan, hardcopy available if preferred)
4. The survey has a high level of legitimacy, promoted strongly by Council using letterhead and using appropriate channels
5. Importantly, in this consultation, we added a few extra validation steps, including registering for a unique token (using one of the 2 x QR codes – either entering the survey via postcard QR or poster QR), asking for information about ratepayers and whether or not they received information about the survey / what type of info was received, and asking if the ratepayer had multiple properties (online survey only) to validate duplicates in the event of multiple survey completes via a single IP addresses, and finally checking for duplicates via the opt in registration for a unique token. As a result of these extra steps, only 2 survey responses were deemed duplicate survey entries and these were removed from the total survey results.

Survey Results – Respondent Type





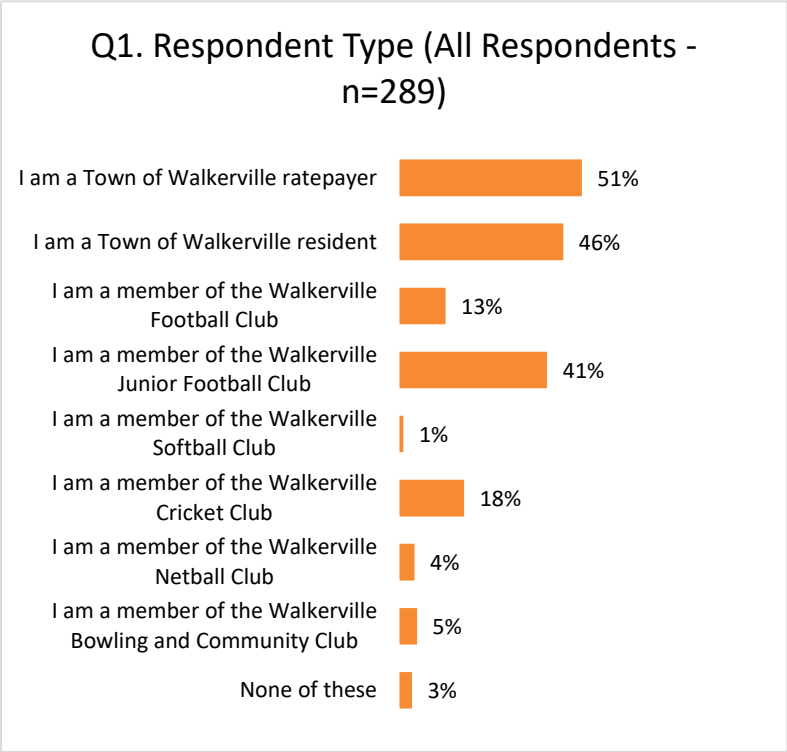


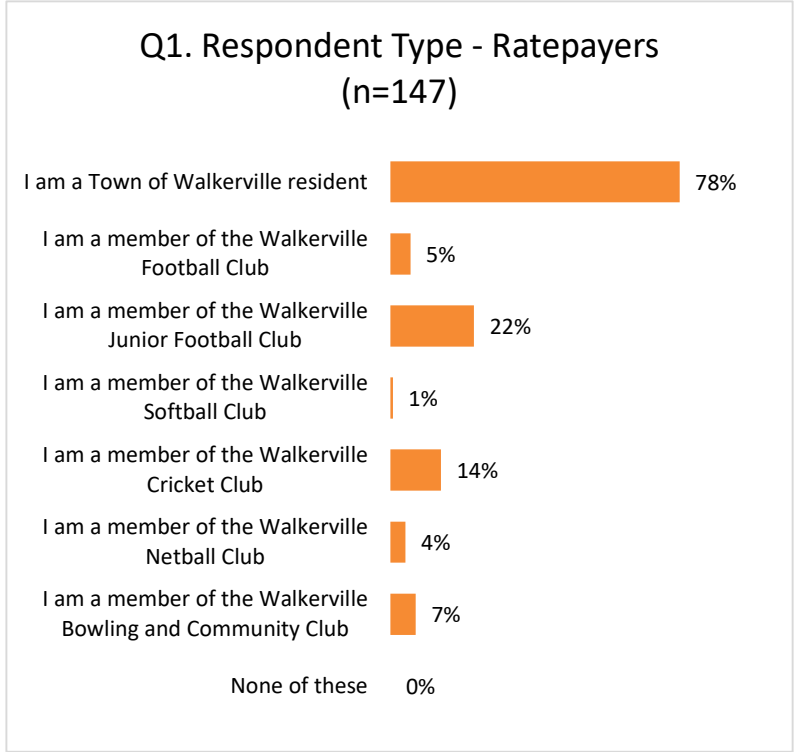
Of the total number of participants, 51% were Ratepayers while 49% were not.

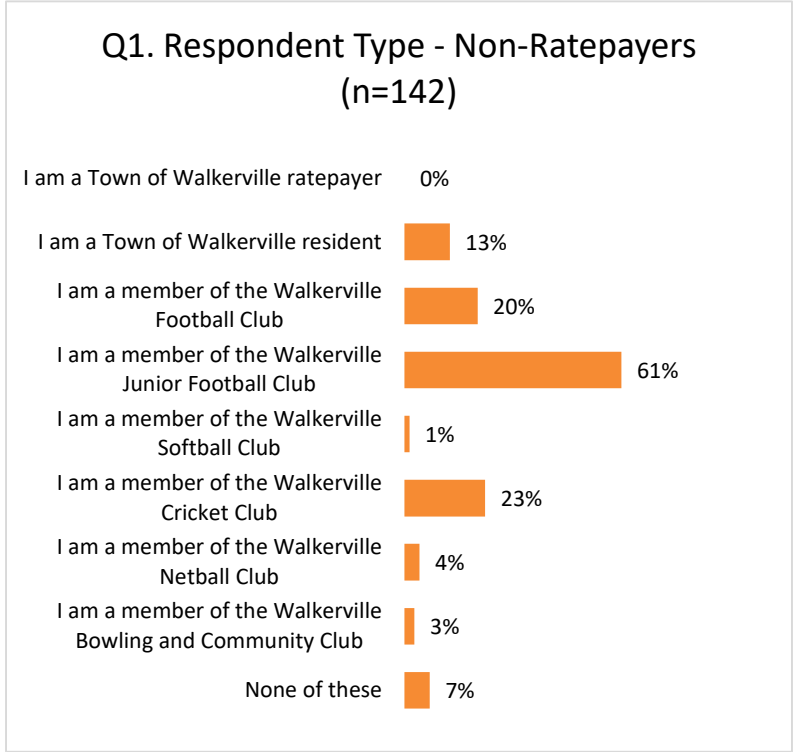
More than half of all participants (58%) were a member of a club (such as the Walkerville Football Club, the Walkerville Junior Football Club, the Walkerville Softball Club, the Walkerville Softball Club, the Walkerville Cricket Club, the Walkerville Netball Club, the Walkerville Bowling Community Club).

When looking at Ratepayers v Club Membership, 17% of participants were Ratepayers and Club Members, 34% were Ratepayers and Non-members, 42% were Non-ratepayers and Club Members and 8% were Non-ratepayers and Non-members.

Survey Results – Respondent Type Cont'd



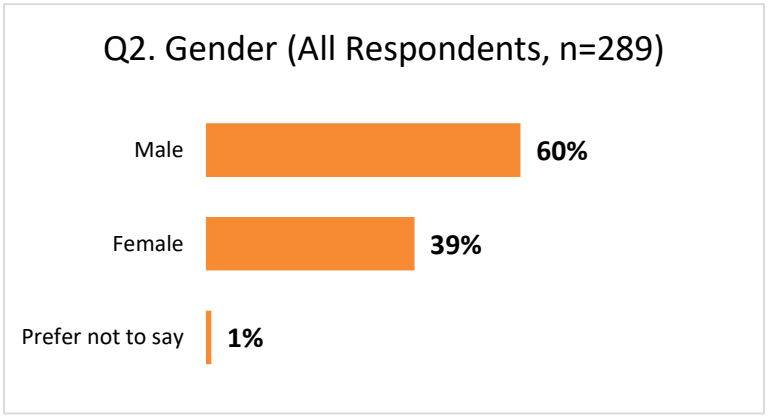


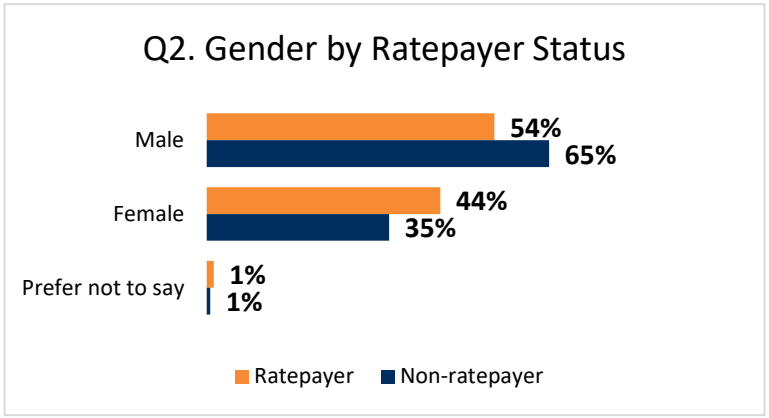


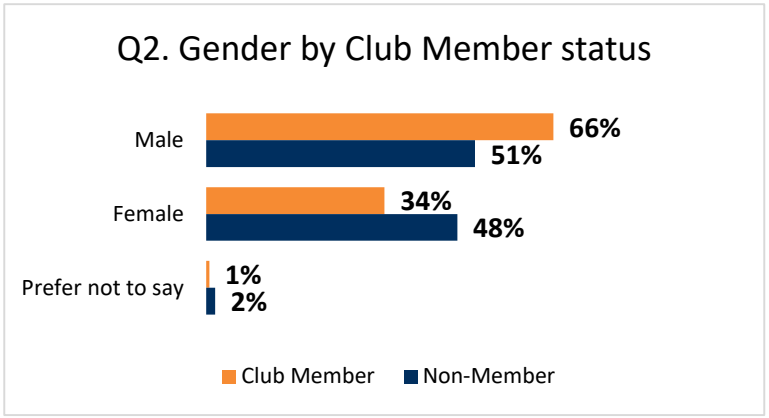
The charts above show the representation of respondents memberships' by all respondents, Ratepayers, Non-ratepayers.

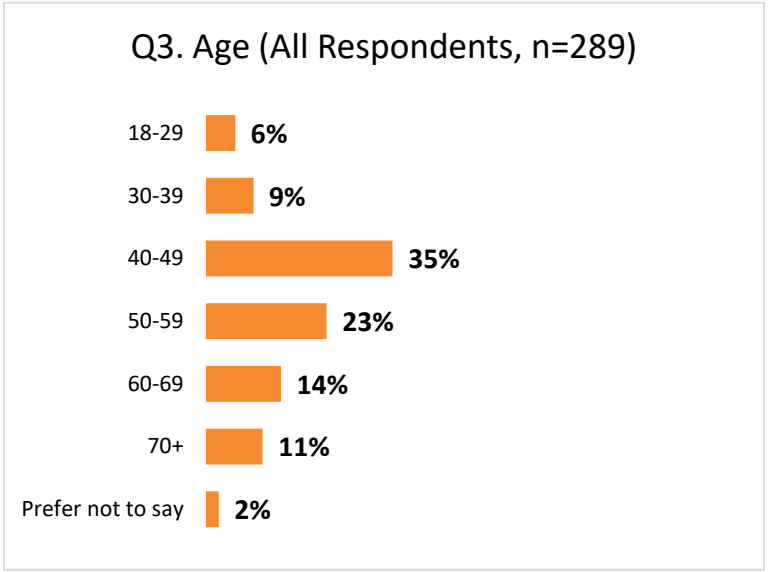
In the results following, charts are presented by total, Ratepayers v Non-ratepayers and Club Members vs Non-members where relevant to do so.

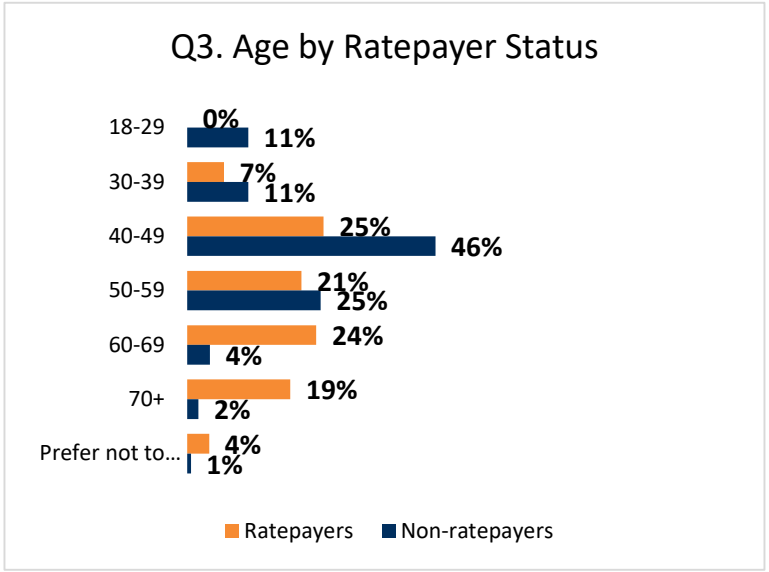
Survey Results – Gender and Age

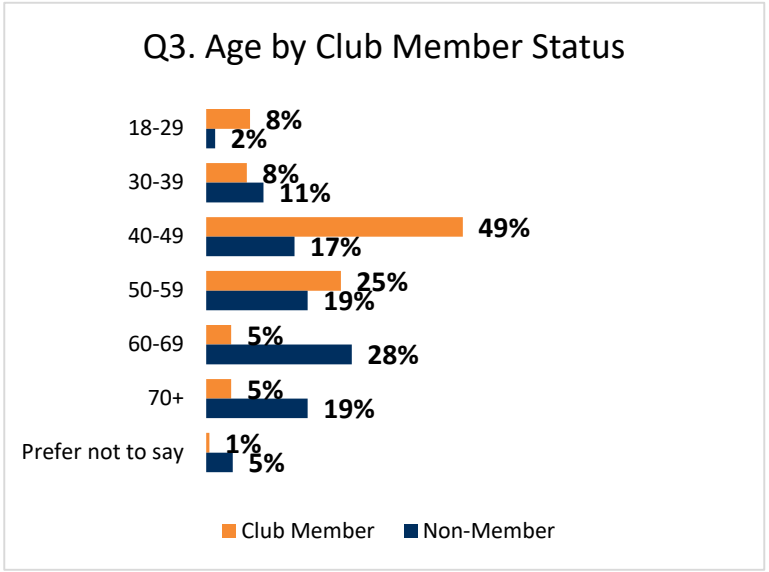






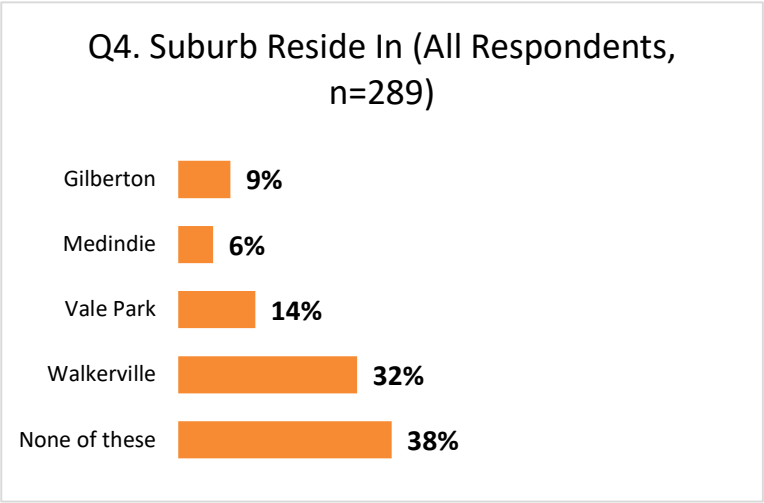


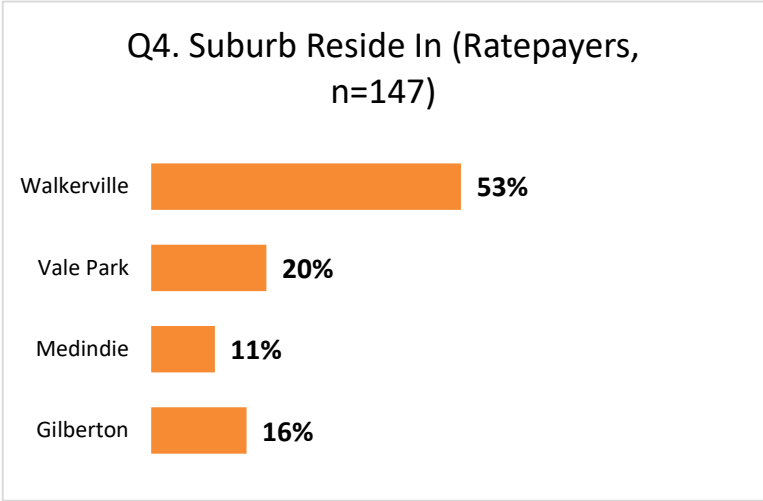


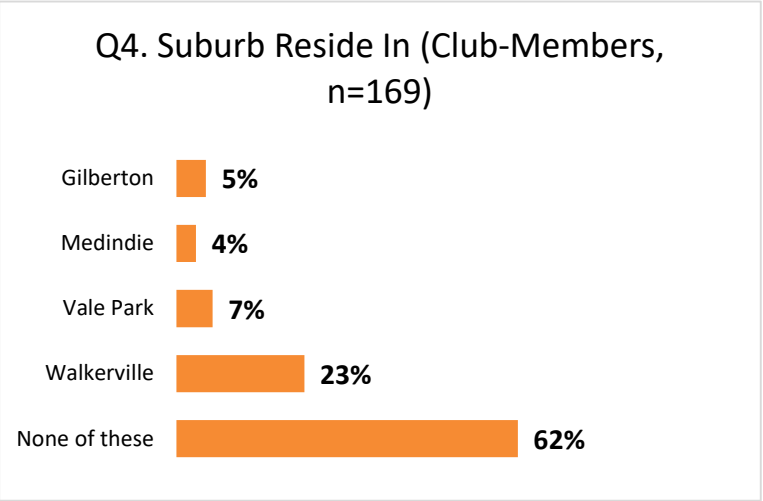


There was a slightly higher representation of male participants versus female participants (60% to 39%), with the majority of participants (58%) falling somewhere in a 40-59s age range. There were slightly higher numbers of male Non-ratepayer participants, and slightly higher numbers of female Non-member participants. Non-ratepayers and Club Members had more 40-49s participants.

Survey Results – Suburb Location

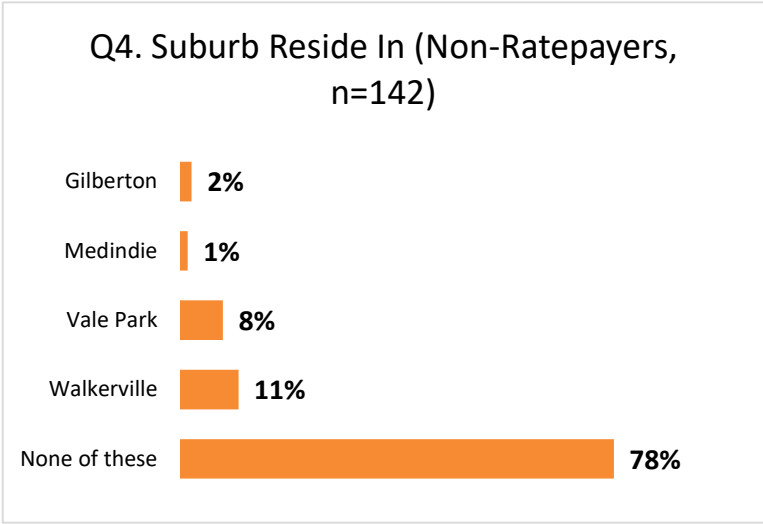


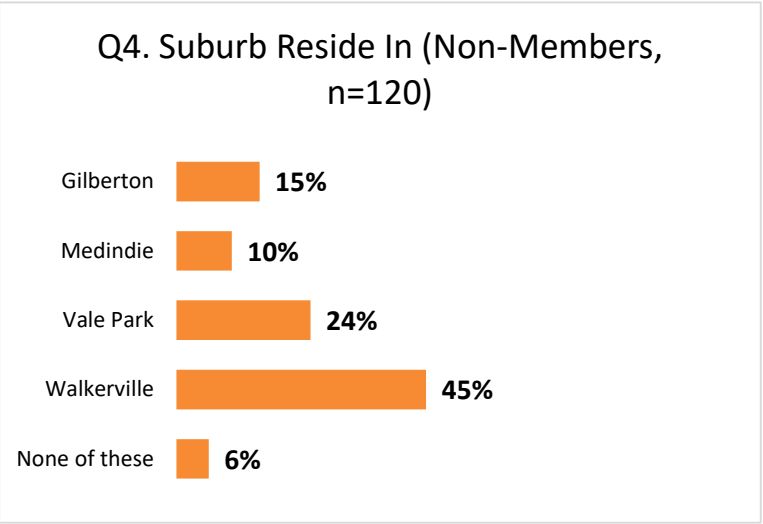




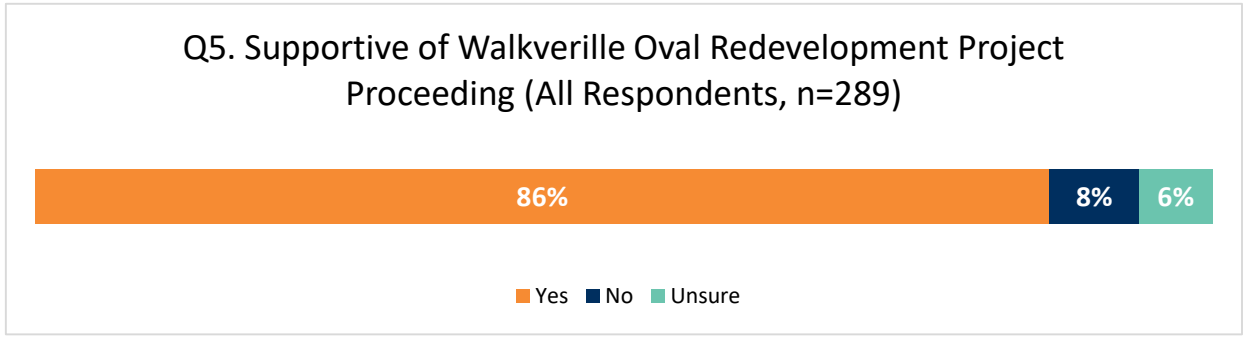
Of the respondents who participated in the survey, most (62%) lived in one of the Town of Walkerville's listed suburbs, with the majority of residents coming from Walkerville (32%).

38% of participants did not reside in one of the four listed suburbs. This result reflects the higher number of Club-Members who mentioned they did not live in one of the suburbs (62%) but still form part of the community who are impacted by the Oval Redevelopment.

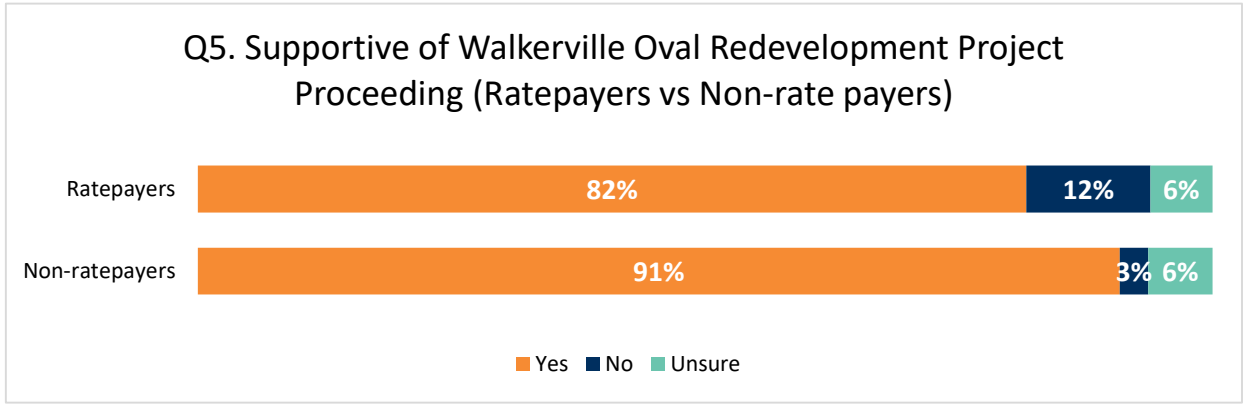




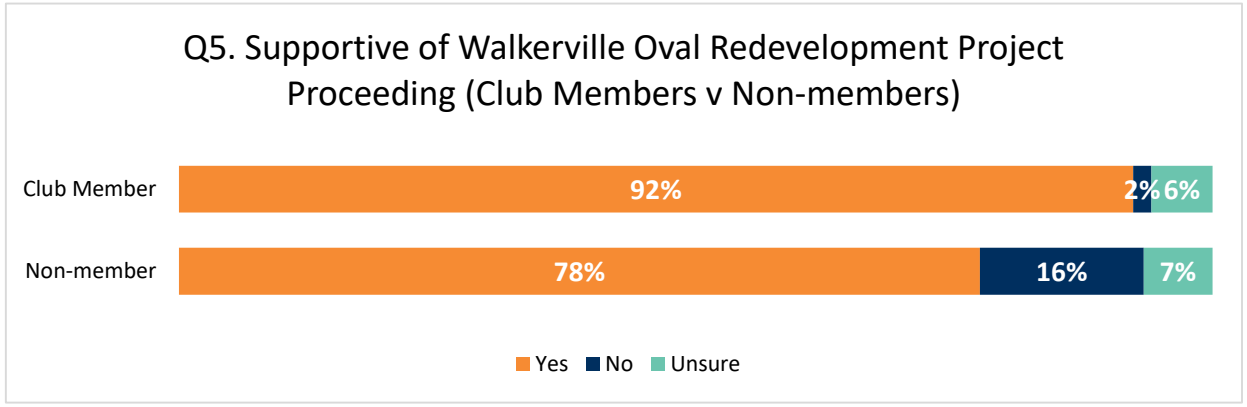
Survey Results – Overall Support for Oval Redevelopment



Overall, 86% of all respondents are supportive of the Walkerville Oval redevelopment project proceeding, which is an increase on the 75% of respondents who said they wanted an upgrade to take place during the last consultation.

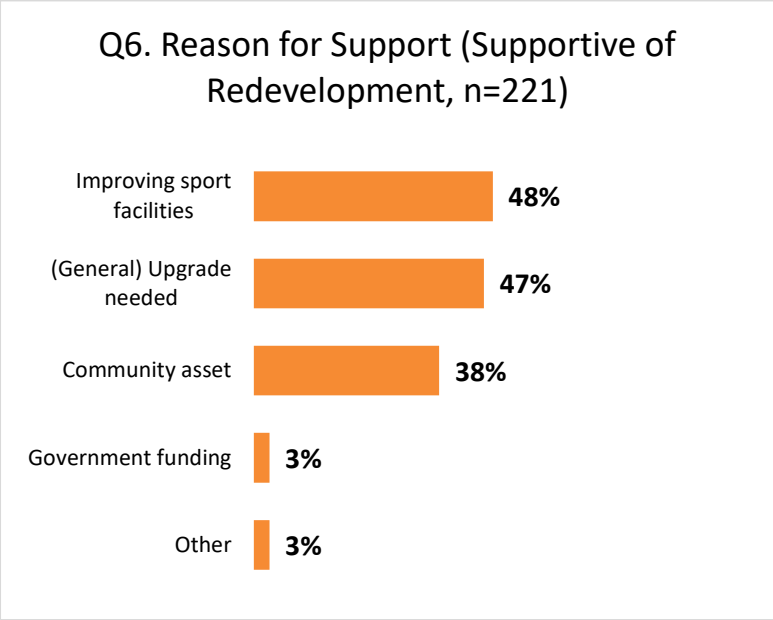


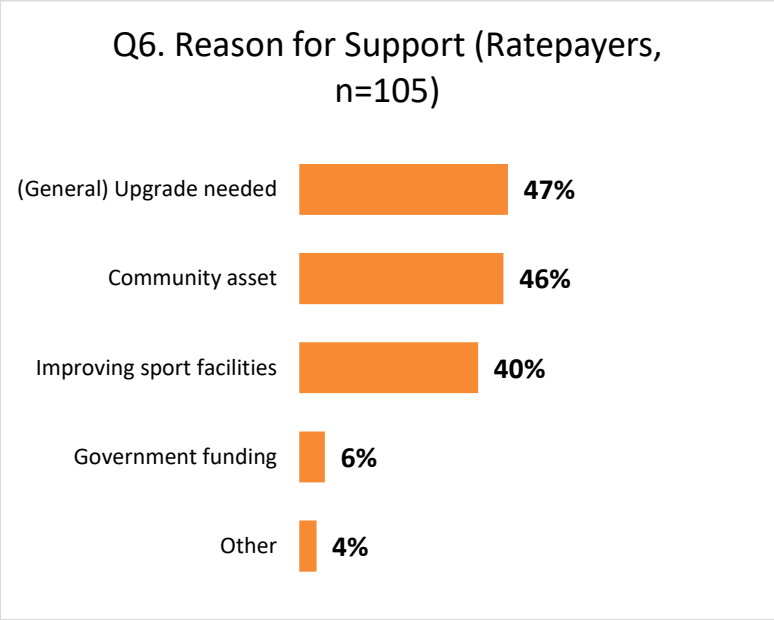
When looking at this by Ratepayers v Non-ratepayers, the result is slightly lower than the overall result but still very high, with 82% of Ratepayers supportive of the Walkerville Oval redevelopment project proceeding (compared with 91% of Non-ratepayers supporting the project proceeding).

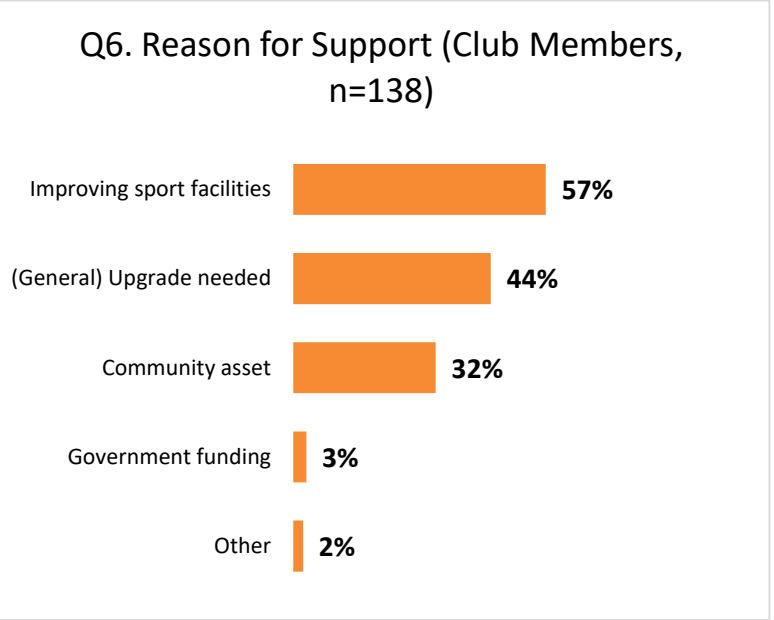


Club Members are most supportive of Walkerville Oval redevelopment, with 92% wanting to the project to proceed (compared with 78% of Non-members).

Survey Results – Reasons for Support of Oval Redevelopment







Key coded reasons for support include improving the sport facilities, because an upgrade is needed, and because it is seen as a community asset.

When looking at this by Ratepayers, because the upgrade is needed is the number one reason for supporting the project proceeding, while Club Members are most supportive of the project proceeding because of the sports facility improvement aspect.

Sample comments are on the next page.

Sample Comments - Yes Support

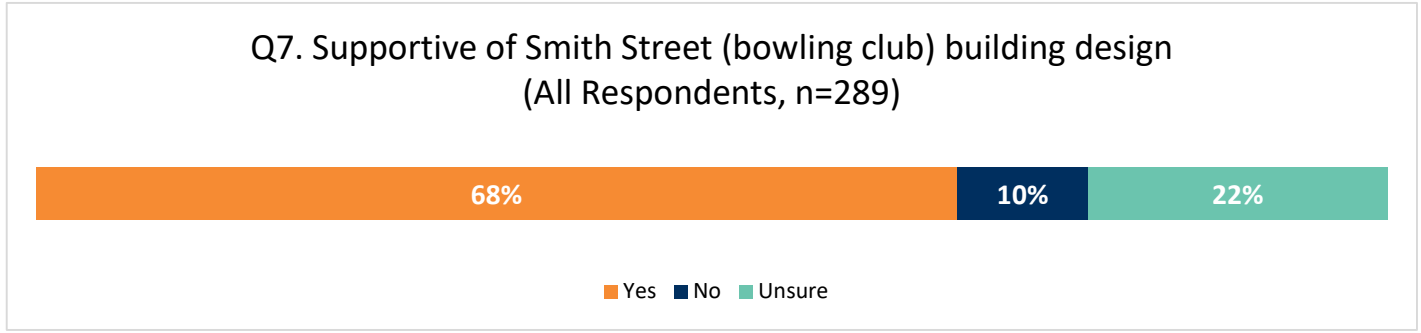
- ***An upgrade is necessary*** *and will improve the amenity as well as providing appropriate facilities for the sporting and social communities.*
- *As a general principle* ***Councils should maintain and update community facilities as required****.*
- ***Because it's way past it's current use by date*** *and when you look at either sports clubs and the number of junior players registered to play at Walkerville and the revenue that generates and the foot traffic coming into the suburb, it's almost embarrassing in comparison to other clubs facilities.*
- ***Facilities are starting to age and they don't cater appropriately for female sport.*** *Sporting clubs are the nucleus of many council areas and when you look at the number of people that engage the precinct in question due to their affiliation to the various sporting clubs;* ***this development is well overdue****.*
- ***It needs to be updated and modernised to support the needs of the men, women and children who represent our area****. It needs to be a place where individuals and particularly family's want to come to physically and financially support their teams and suburb.*
- *It would be great for the grounds to be lifted.* ***Many sporting ovals have been redeveloped over the years and it's a welcome to see Walkerville have its turn.***
- ***The upgrading and renovation of Walkerville Oval will help improve the cultural, sports and recreational value of the Walkerville community****, and will help increase the influence of the Walkerville community in South Australia.*
- *The current oval is outdate and not very functional,* ***the community could be served much better.***
- ***Update is required to ensure the facilities cater for female sport and disability access.***
- *There is a need for a community exercise hub.*
- *The oval and club rooms are used for many sports with the junior football club being a major contributor.* ***The current facilities are in need of upgrade to support future junior and senior sports for the community.***

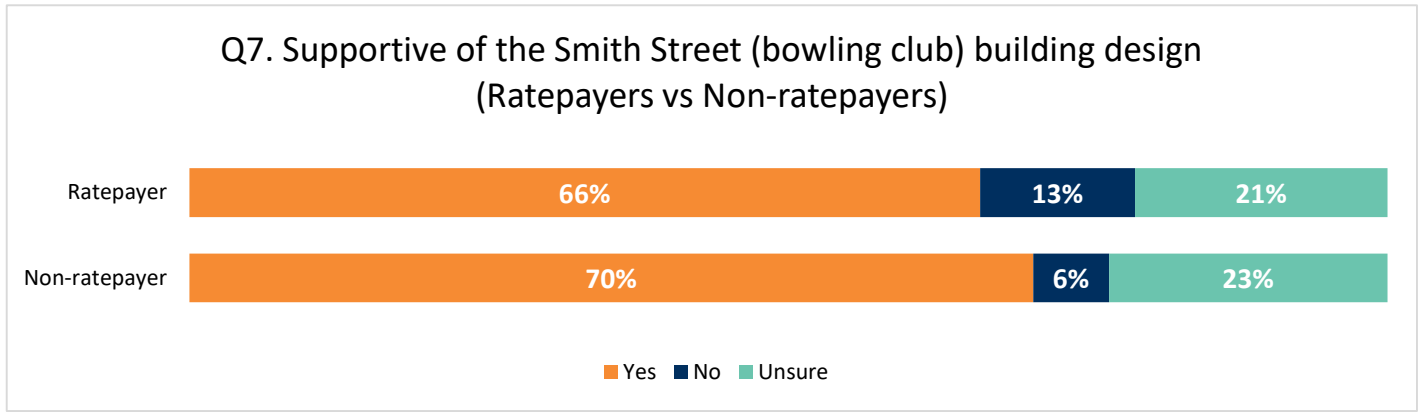
Survey Snapshot – What Participants Saw

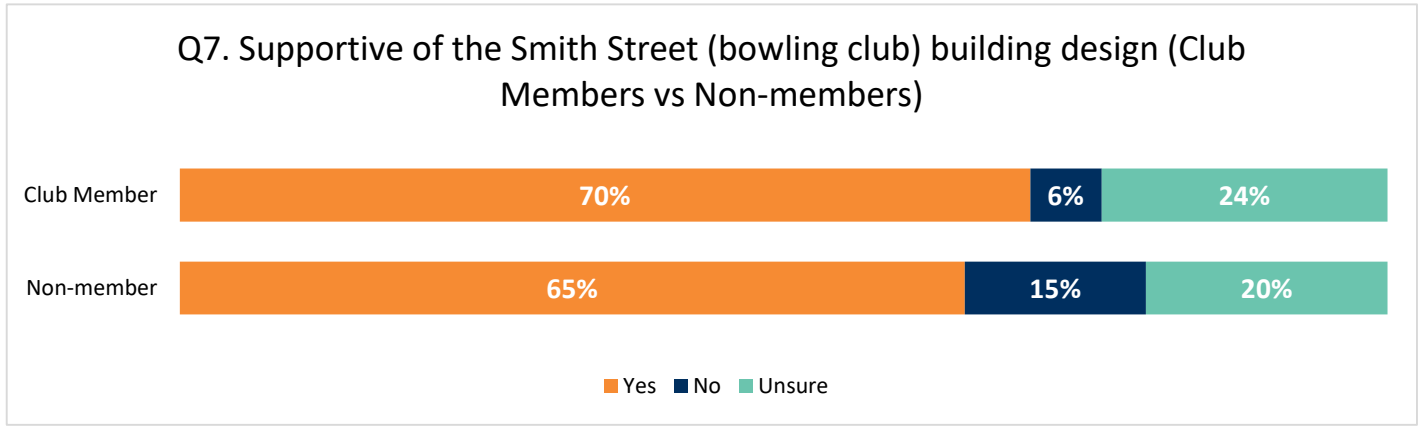


Walkerville Bowling Club Floor Plan

Survey Results – Smith Street (bowling club)









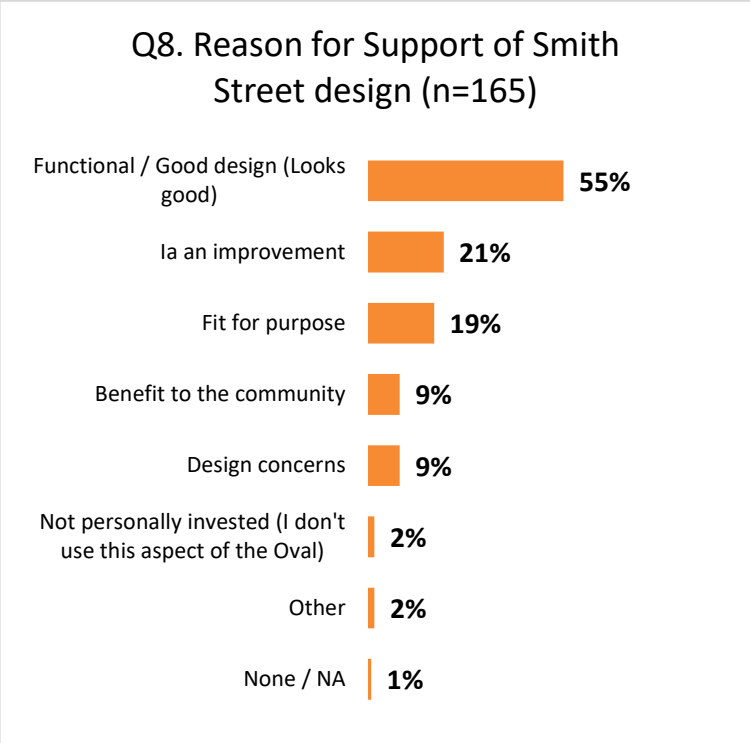
Walkerville Oval - wide view of redevelopment (revised Warwick Street building, Smith Street building design remains unchanged) - $10.1m.

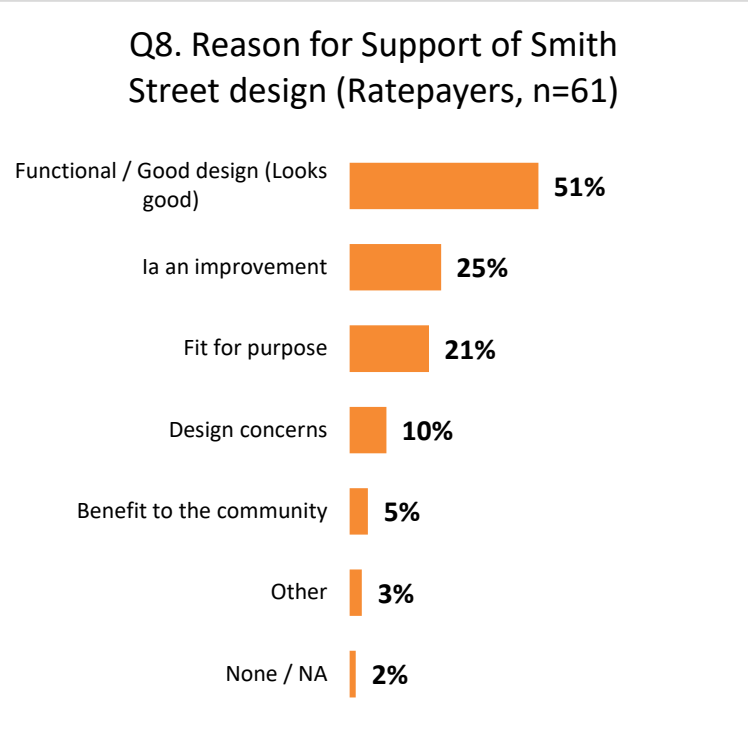
Two-thirds of all respondents (68%) are supportive of the Smith Street (bowling club) design.

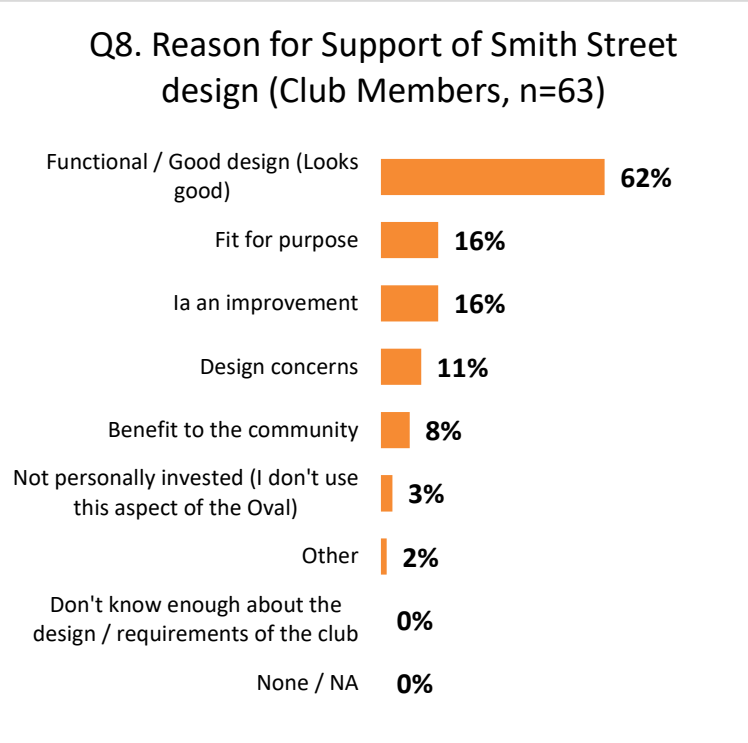
This is slightly lower for Ratepayers (66%) and slightly higher for Non-ratepayers (70%).

Conversely, this is slightly higher for Club Members (70%) and slightly lower for Non-members (65%).

Survey Results – Reasons for Support of Smith Street (bowling club)







Key reasons for support of the Smith Street (bowling club) include because of its good/function design, because it is an improvement and because it is fit for purpose.

The top three reasons are similar across Ratepayers and Club Members.

Sample comments are on the next page.

Sample Comments – Yes Support

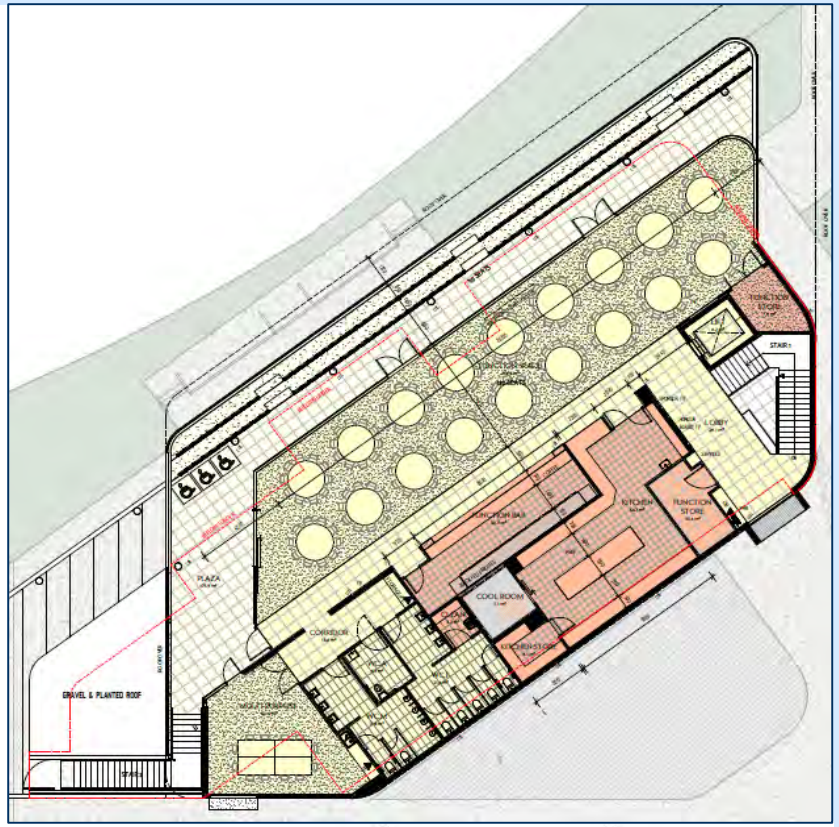
- *Being a member of the bowling club,* ***nearly all members are happy with the current proposal.***
- ***Blends perfectly.*** *Enough shading on hot days. Landscaping appears also good.*
- *Design is* ***functional*** *and* ***attractive.***
- ***It is modern and well designed and should attract keen interest from ratepayers****, both for sporting and recreational events.*
- *Design* ***suits the requirements of members of the bowling and community club****.*
- *Presumably it can be used by other community groups, not just the Bowling Club.* ***Toilet facilities and restaurant area appear to be modern and accessible for all ages and abilities.***
- ***It enhances the area.***
- ***Looks much better than current facilities*** *and provide an improved facility where the community can meet and socialise.*
- *The existing bowling club is great, we have had several functions there, but is tired and* ***would benefit from an overhaul.***
- ***The more attractive it becomes the better for Walkerville council residents.***
- *This provides an updated facility, particularly the use of outdoor space at the Northern End which is not available currently. It also provides better off street carparking for the bowling and sports clubs.*
- *Due an upgrade,* ***looks better for the community.***

Survey Snapshot – What Participants Saw

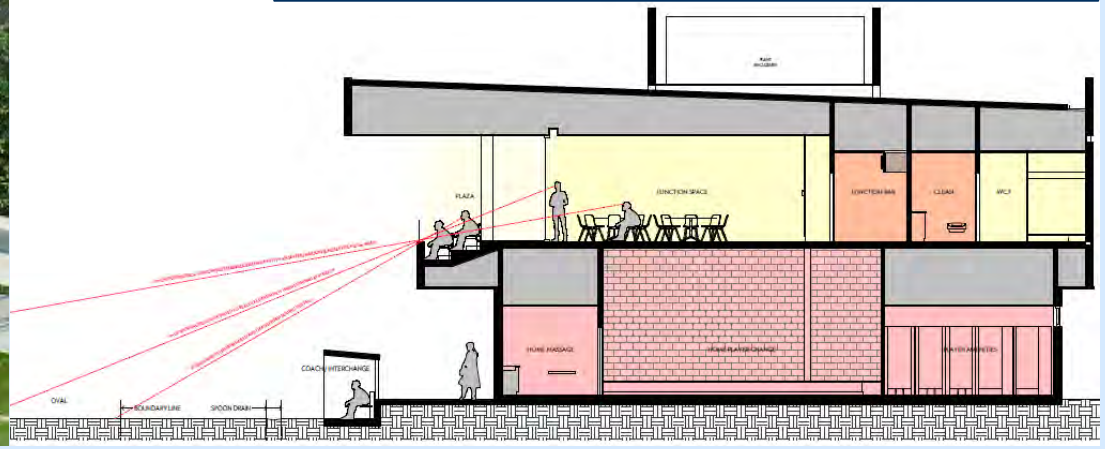
Cost:
$10.1m

General specs:

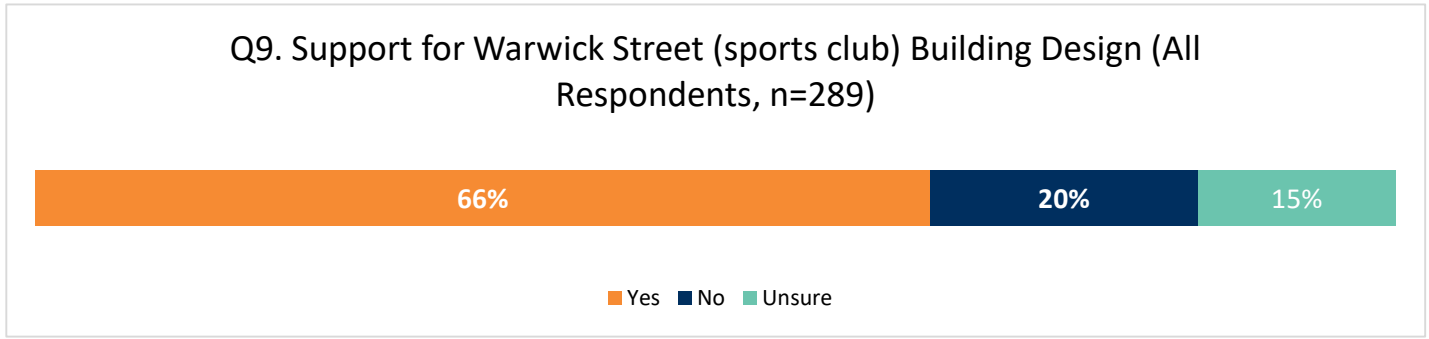
- Includes 234sqm of indoor area (approximately 180 people seated or 220 standing);
- Undercover balcony seating for spectator viewing of approximately 110 fixed seats;
- Clear line-of-site for spectator viewing, restricted views from indoor area;
- Disability access compliant, however has set locations for wheelchairs, meaning it is not completely inclusive. Additional locations can be built into the seating configuration.

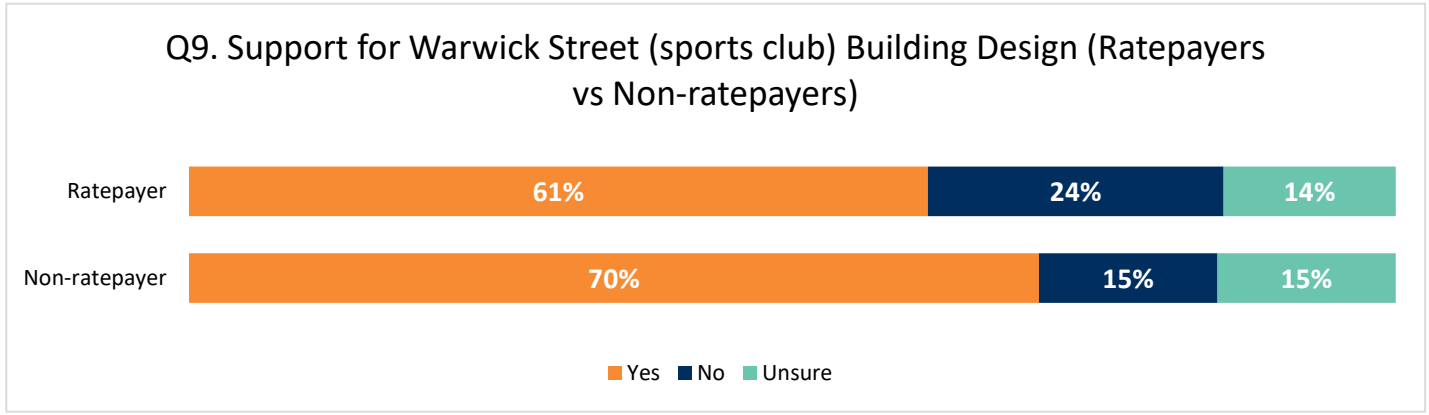


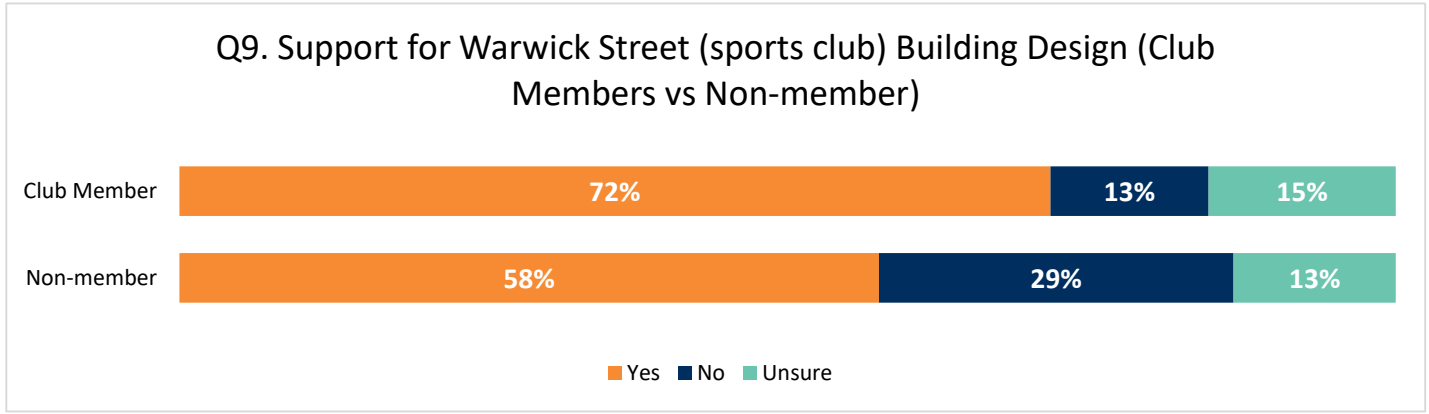




Survey Results – Warwick Street (sports club)









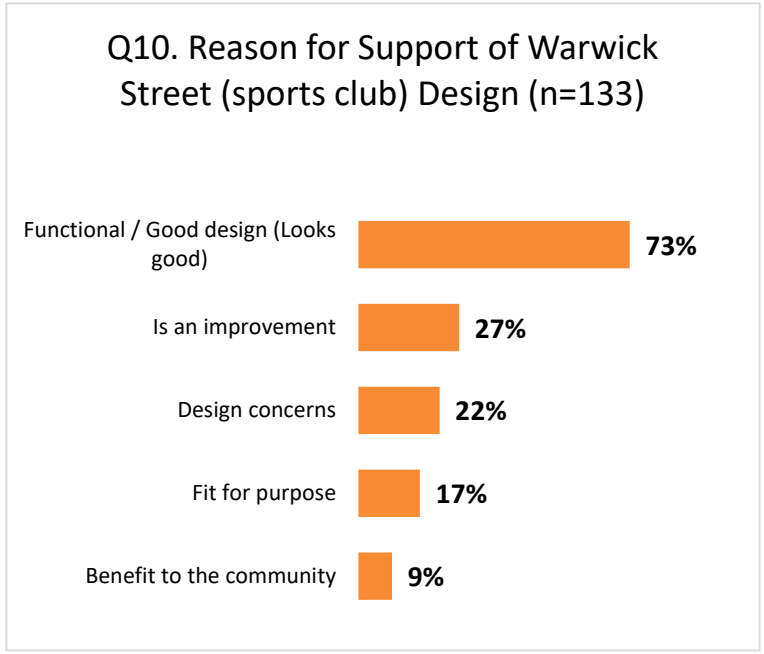
Walkerville Oval - revised Warwick Street (sports club) design.

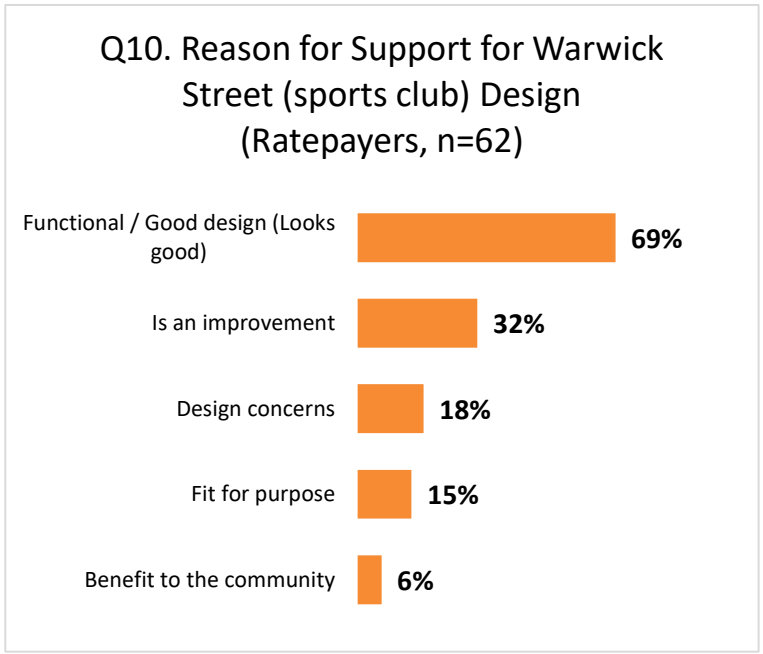
When asked about the Warwick Street (sports club) design, the majority of respondents (66%) are supportive of the balcony with two-tiered seating for sports viewing.

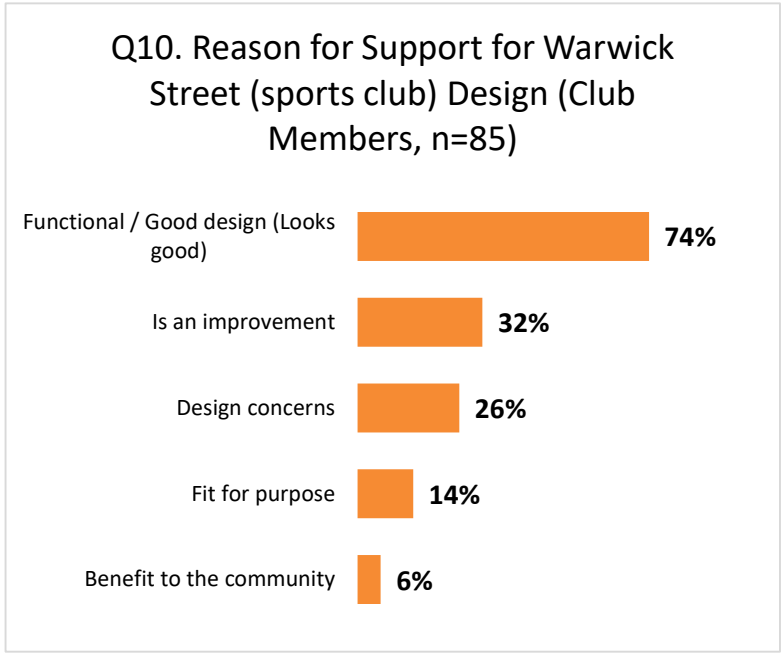
This is slightly lower for Ratepayers (61%) and slightly higher for Non-ratepayers (70%).

Conversely, this is higher for Club Members (72%) and lower for Non-members (58%).

Survey Results – Reasons for Support of Warwick Street (sports club)







Key reasons for support of the Warwick Street (sports club) design include because of its good/function design, because it is an improvement. However, there were 22% of respondents who, despite being supportive, mentioned they had some concerns around the design.

The top three reasons are similar across Ratepayers and Club Members.

Sample comments are on the next page.

Sample Comments – Yes Support

- ***Am all for undercover and weatherproof seating for patrons**. Am happy with the wheelchair compliance.*
- ***Because we now have outdoor seating!!!** A sports club must have it.*
- *At least there is now an **outdoor viewing area.***
- ***Caters for undercover outdoor elevated seating** (grand stand replacement), which is important for cricket and football viewing, especially with the current design providing at level access to amenities. This is a good design change.*
- ***Great facilities for dining and watching the game**. The lift is a great addition to bring grandparents with mobility issues to watch and access facilities.*
- *I am happy with the new design **particularly the outdoor balcony seating**.*
- *I'm **pleased to see the inclusion of covered grandstand seating**. This is so important and I like the inclusion of a downstairs kiosk. I don't know the needs of the club but as a spectator, these are things that are so important to see.*
- ***Looks fantastic, and is a much needed change to the club.***
- ***Outdoor seated area looks great** and I think is needed at a facility like this.*
- ***The inclusion of a balcony with seating for spectators outside makes sense** and will enhance the experience for players and spectators alike.*
- *Seems appropriate for players and spectators and **useful space for other types of functions**. Aesthetically pleasing, modern design.*
- ***Significant improvement of facilities and appearance**.*
- *Has the potential to provide local residents with a **good community club type facility**.*

Sample Comments – Design Concerns

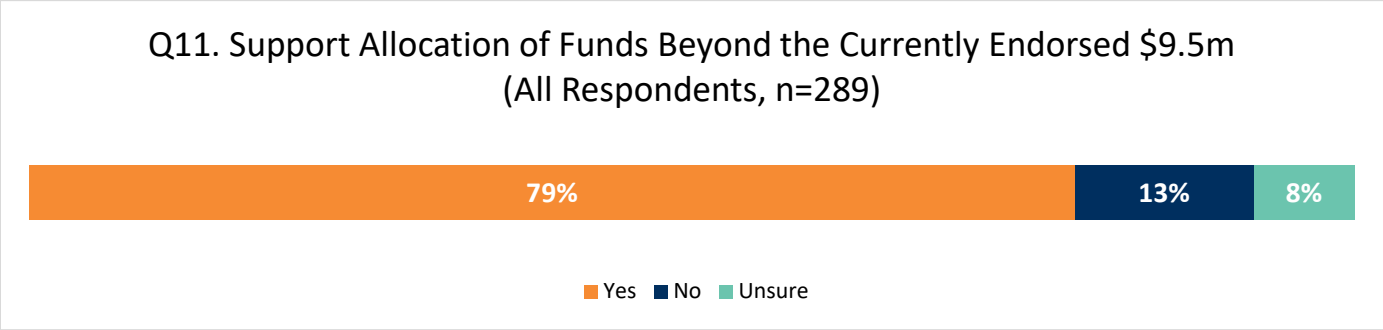
- ***It's a poor design*** *with issues that will haunt the new building and any tenants that use it but as there seems little desire to have an inclusive discussion over these issues the Council may as well get on with it and let it be known those that delivered the project and those whose input was excluded.*
- *Overall I like the design but from the Walkerville Junior Football Club perspective* ***the storage room seems a little small****. We need somewhere to store, footballs, tackle bags, benches, flags, goals posts, cones, team gear, etc. Storage has always been an issue for us.*
- ***Provided it has proper undercover outdoor seating*** *to enable you to watch sport without being rained on.*
- ***Would prefer easier external access to viewing area****, but concept of viewing area is a lot better than first design concept.*
- *Would still like to see club history featured on walls of the club rooms. This not only serves as celebrating success of the past, current players and the club but provides drive for current and future players wanting to succeed in there chosen sport and to be apart of successful sporting clubs.*
- ***Yes but I believe the space could be better utilised*** *if only one premises was built with dual access, each having their own meal/bar space.*
- ***Hopefully the new proposal will be acceptable to the WFC*** *thus allowing the project to commence.*
- *I feel it's an amazing design but* ***worry about the lack of outdoor seating*** *and the fact you have to go upstairs/lift to be able to sit and watch.*
- *In support of development done right. Looks ok.* ***Having restricted views from inside is a concern****, football is played in winter (most people use to site for this at present). Would like to know what type of seating and if it is suitable.* ***Looks narrow****. Describes undercover seating, but is this really the case that you will be protected in winter from the elements?*
- ***It has its strengths and weaknesses****. One strength is increased grandstand seating.* ***One weakness is poor visibility of sporting events from inside****.*
- *I think that provision should be made for a mound or hill for external viewing of all sports.*

Survey Snapshot – What Participants Saw

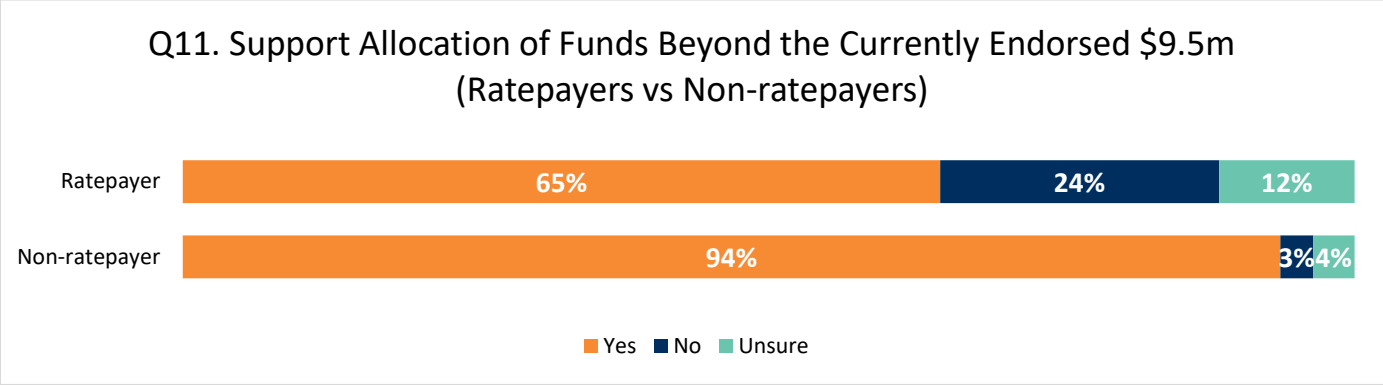
The revised Walkerville Oval redevelopment option increases the estimated build cost to approximately $10.1m (please note this is an indicative cost that may increase dependent on the formal tender process, which cannot be completed until the consultation process has concluded).

The original project budget was $8m (including a $4m contribution from the State Government) and in March 2022, Council resolved to increase the project budget to $9.5m as a result of design changes. In April 2022, Elected Members supported a motion to revise the Warwick Street (sports club) building to include a two-tiered balcony, as a result of feedback from some community members. This resulted in a revised estimated building cost of $10.1m.

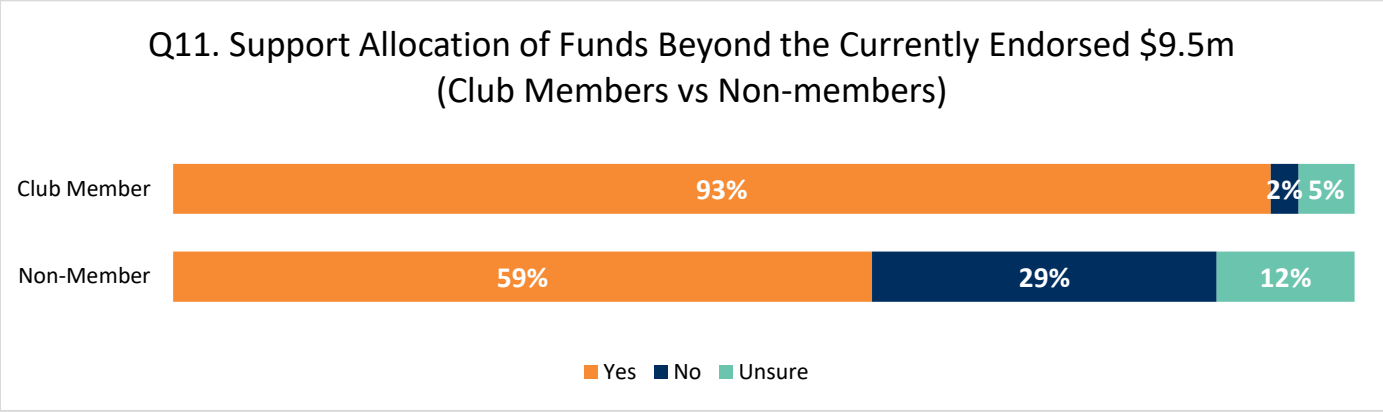
Survey Results – Support for Allocation of Funds beyond $9.5m



When asked if they were supportive of the allocation of funds beyond the currently endorsed $9.5m, 79% of all respondents were supportive of this.

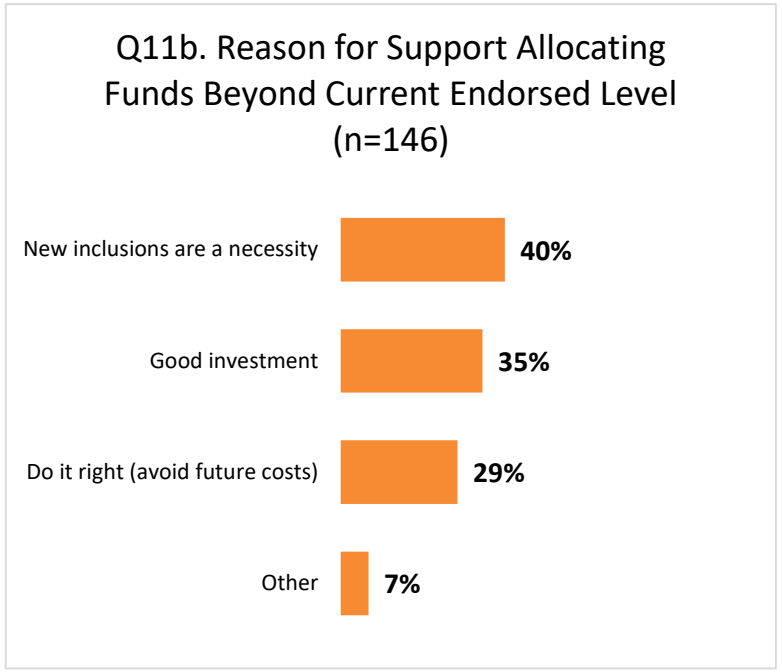


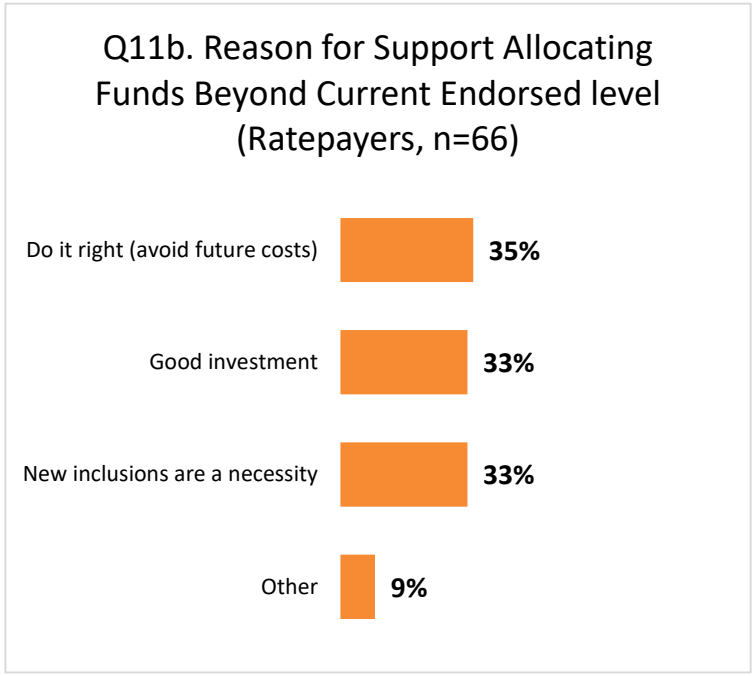
This was lower for Ratepayers (65%) and higher for Non-ratepayers (94%).

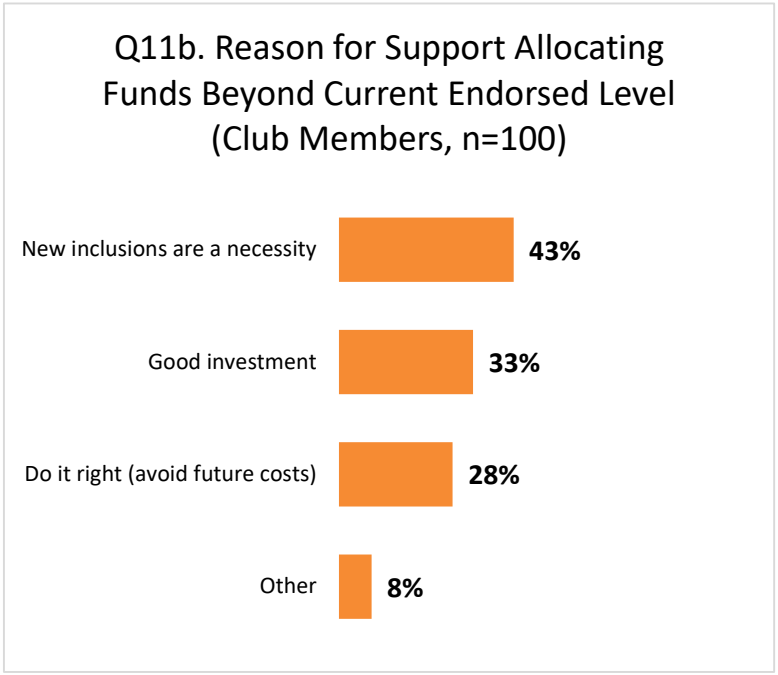


This was higher for Club Members (93%) and lower for Non-members (59%).

Survey Results – Reasons for Support Allocation funds







Key reasons for support of the allocation funds beyond the currently endorsed $9.5m include because the new inclusions are necessary, because it is a good investment, and because participants want it to be done right the first time to avoid future costs.

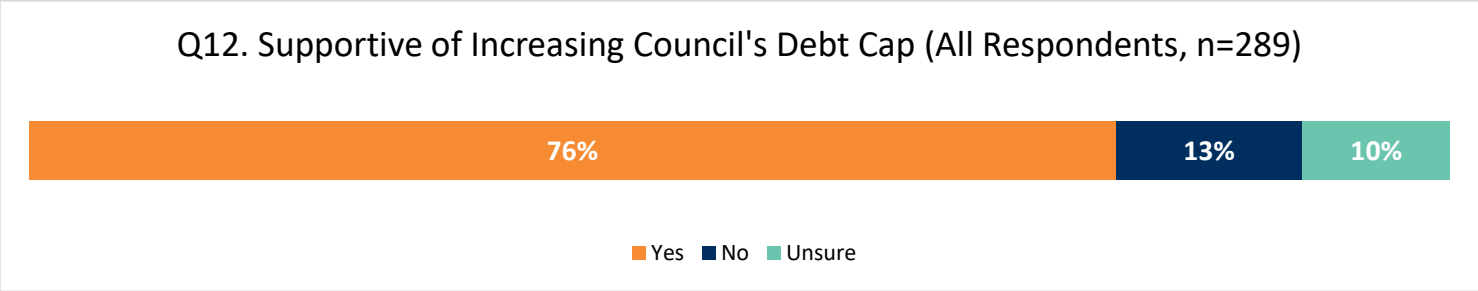
This last reason is highest for Ratepayers, while Club Members mostly believe the ne w inclusions are a necessity.

Sample comments are on the next page.

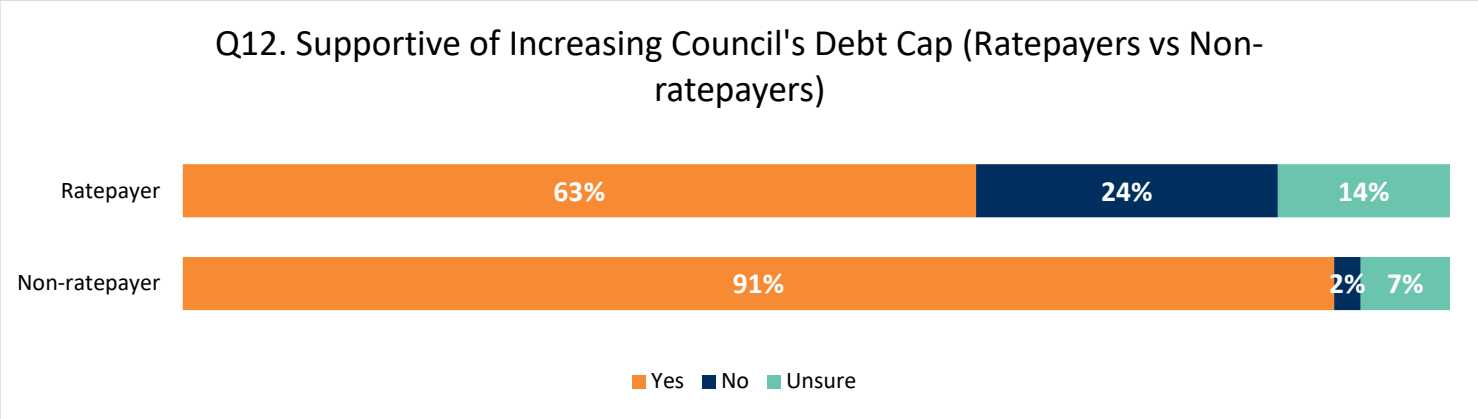
Sample Comments

- ***A good investment for the future.***
- ***Additional cost as expected due to building costs*** *having increased over the years.*
- *Community sports hubs and facilities are an important part of community and a* ***worthwhile investment****.*
- *Given the massive increase in rates revenue the council is gaining through dramatically increasing property values* ***this is a worthwhile allocation of that additional revenue.***
- ***I believe the extra spend is worth it.*** *So many clubs use this facility and having somewhere to watch your children play is very important. It will bring a lot of joy to so many families.*
- ***It is an investment in the future of the youth and young adults in your council area.*** *Football, netball, softball, cricket all utilise this clubroom. Obtain membership numbers from these clubs. Huge numbers. It is vital council invest and get this right.*
- ***It is fair that costs have increased in the industry*** *and therefore understandable that this amount is required to get a good usable design constructed.*
- ***Money well allocated and a good investment to support the community for many years to come.***
- ***An under cover area for spectators to sit and watch sport or any other activities is essential when rebuilding a new Sports Centre.***
- *If you go ahead* ***you need to spend the extra money to have a facility which is fit for purpose*** *i.e., spectator viewing.*
- ***It needs to be done.***
- *If you're going to do it,* ***DO IT PROPERLY!***

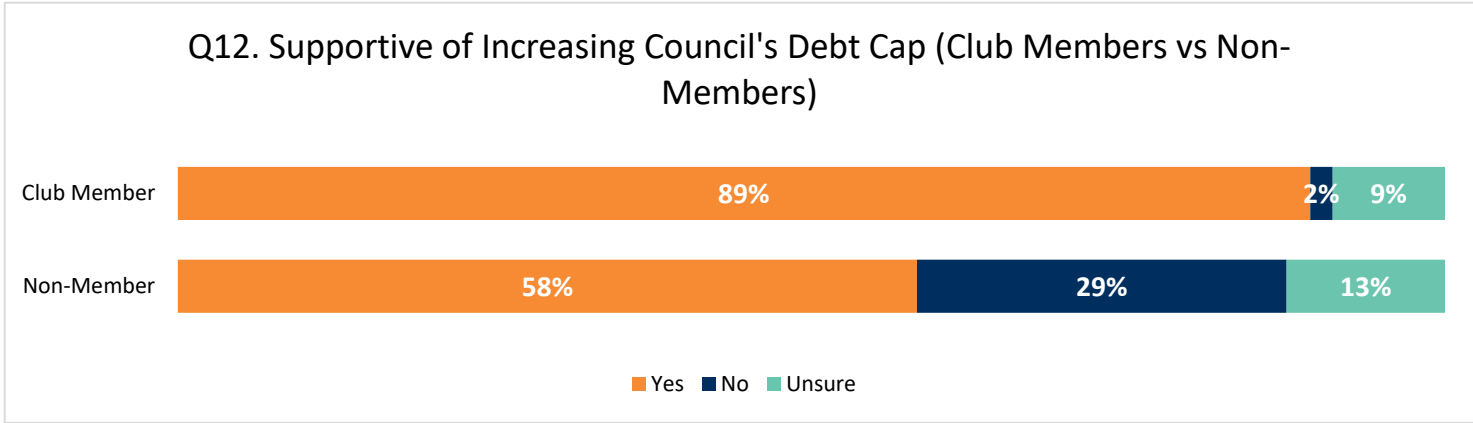
Survey Results – Support for Increasing Council Debt Cap



When asked about being supportive of increasing Council's debt cap to approximately $10.5m, as a result of current estimated building costs and inflation, and to ensure the completion of the Walkerville Oval Redevelopment, 76% of participants supported this.

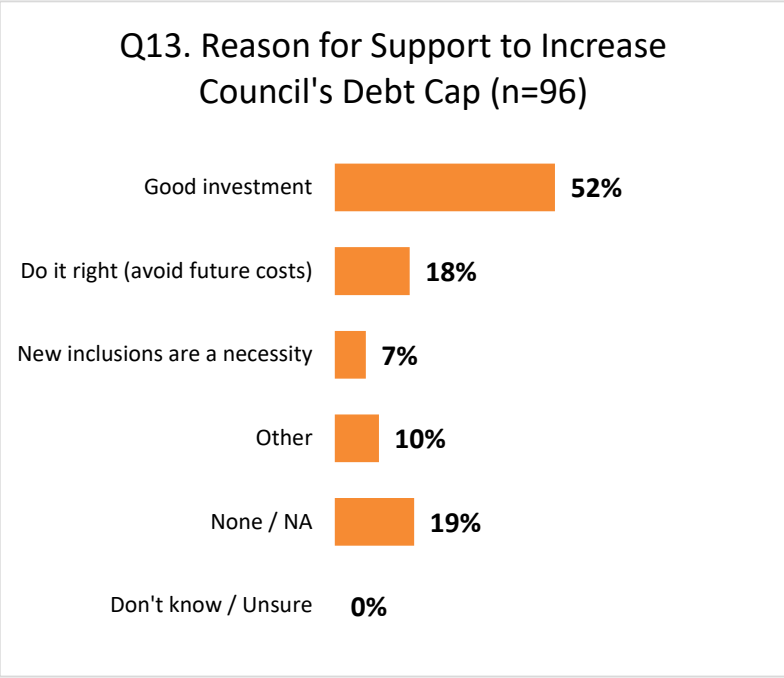


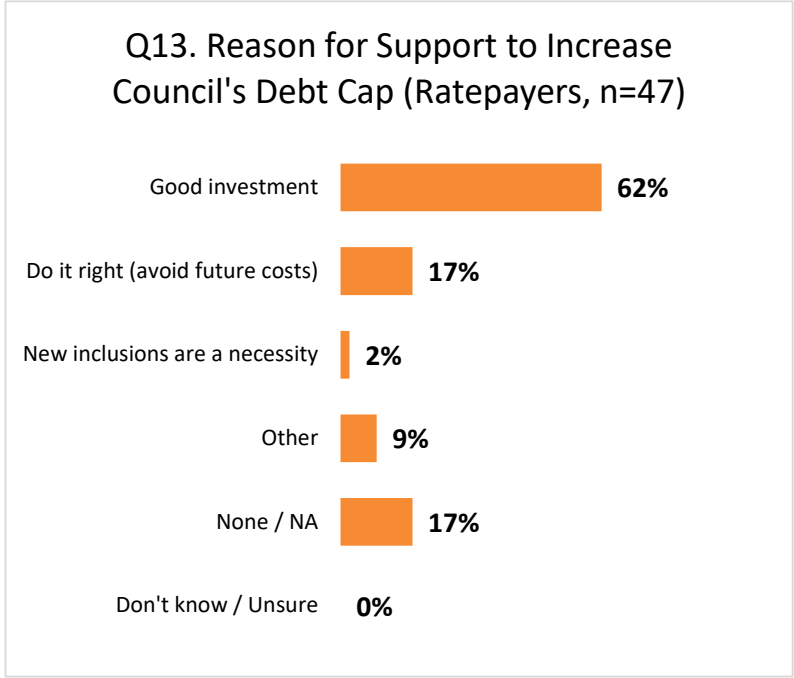
Support for this was lower for Ratepayers (63%) and higher for Non-ratepayers (91%).

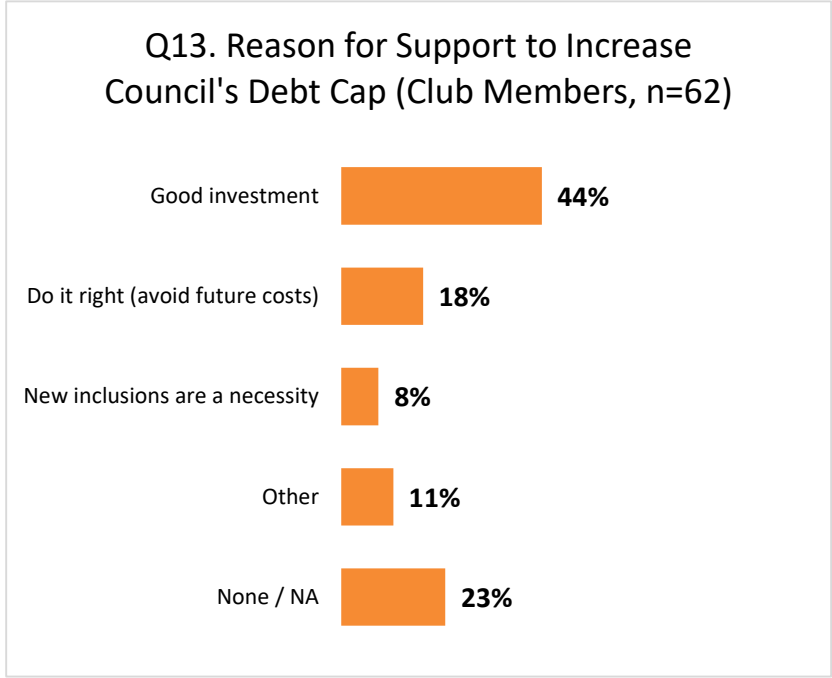


Support for this was higher for Club Members (89%) and lower for Non-members (58%).

Survey Results – Reasons for Support to Increase Debt Cap







Key reasons for support for increasing the Council's debt cap to approximately $10.5 m include because it is a good investment, to do it right the first time and avoid future costs, and because the new inclusions are a necessity.

The top three reasons are similar across Ratepayers and Club Members.

Sample comments are on the next page.

Sample Comments

- ***A solid investment in the community.***
- ***An extra $1mil is a small cost to bear considering the long term benefits*** *to the members and their sporting clubs over the next 25 years.*
- *Because there will always be changes to costs in the building industry, and as this has been a long term plan,* ***it's important that it's completed to the highest standard****, making it a building that will grow with the community.*
- *In years to come,* ***Walkerville Council residents will look upon the development with pride and will be grateful for the foresight and commitment of the current council members.***
- ***No building project is cheap****, I've been involved in home building and renovations in the past. If Walkerville Council get the designs done properly they will be used by many and a great example for others to come.* ***Get the designs wrong and you will be the talk of the town for all the wrong reasons!***
- ***Projects like this should last 50 years. To spend an additional $600,000 at this point in time when the government are contributing $4M to the project seems like money well spent****. I understand that there are a variety of needs of the clubs and groups who use the facility so this needs some level of compromise, however spending additional money now on elevated, undercover fixed seating is a logical and wise investment because this cannot be retrofitted.*
- *The Council's rateable property yield will increase.* ***We can afford this.*** *Let's build this and encourage resident young and old to be part of this development, to meet and connect, and enjoy a strong local sports community culture.*
- ***You will not get too many more opportunities like this to provide future generations with the opportunity to play sports in an updated facility that they'd be proud to call their own club.***
- ***Better to spend the correct amount and get it right.***
- *Need to* ***spend $ to get quality outcome****.*

Additional Feedback / Comments

- ***It is exciting to see this type of development occurring and I feel it will add a lot of value to the Council area**, and for families that currently use the space. It also has a lot of potential to grow and develop in the future.*

- ***It's such a great opportunity to bring the community together and encourage people to be involved** even if they don't play a sport. It's a beautiful oval. We stand on the hill every year and watch the Dawn Service; I hope that will still be visible!*

- ***Multi-use is the best way to financially support and best use the new facility**. The Bowls Club should not have exclusive use for this to happen, and the larger building needs to have high usage, [so there's] ongoing income.*

- ***My final comment is that it needs to happen after the football season and not during a season**; it causes a huge amount of headaches and creates a big uncertainty in revenue streams.*

- ***Please ensure there is sufficient provision for memorabilia**. Memorabilia provides the connection with the past and past achievements and also sets goals for future achievement and aspirations. I have seen similar projects that have created a very "clean" building but without a connection to the groups that most frequently use the space.*

- ***Please listen to the clubs that use this facility**. If you are going to replace the club rooms, replace them with at least the same facilities they already have. If not, you may as well save yourself the money and time you will waste and refurbish what already exists.*

- ***This is arguably the most important project the Walkerville Council have partaken in over 40 years.** This club is the soul of the community and it is imperative from a council perspective that they listen to people's opinion. **The facility cannot afford to lose its "club feel"**, for example not allowing memorabilia upstairs; it should be on show with pride. An electronic scoreboard is a must, not just for sports, but to also hosts other community events like movie nights. The **grandstand is extremely important to all clubs involved and should definitely be included in redevelopment.** If the Bowls Club is to be a separate building, the architecture/building should connect to be a massive balcony, joining the two to allow extra viewing space.*

- ***This is an excellent use of public money and I love the design**. I was involved at Rostrevor Old Collegians Football Club when Campbelltown was redeveloped and that is fantastic - but this will be better as it's set closer to the playing area**. Everyone will love it!***

Summary & Recommendation

In summary, there is majority support by all respondents, including Ratepayers, that the Walkerville Redevelopment Project proceed.

It is recommended that Council endorse the Warwick Street (sports club) design and proceed to the next stage.

action
market
research

The End.

