

7 Adjourned Items - Nil

11 Confidential Items

11.1 Glandore Oval Redevelopment - Project Funding

Report Reference	GC240326F11.1
Originating Officer	Unit Manager Property Strategy & Delivery – Geoff Norris
Corporate Manager	Manager City Property - Mark Hubbard
General Manager	General Manager City Development - Tony Lines

CONFIDENTIAL MOTION

That pursuant to Section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Manager City Property, Manager City Activation, Unit Manager, Property Strategy and Delivery, Sports & Community Facilities Officer, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Glandore Oval Redevelopment – Project Funding, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information including financial figures of the project projected costs yet to be publicly tendered and concept designs, and that the receipt, consideration or discussion of the information in public would, on the balance, be contrary to the public interest as it could negatively impact the outcomes for Council of a future construction tender process for the project and could infer a financial advantage to another entity when the project is opened to tender.

REPORT OBJECTIVE

The purpose of this report is to:

- Inform Council about the ongoing planning for the Glandore Oval Redevelopment.
- Seek Council's approval for additional funding required to cover the total forecast project costs based on the current concept design.

EXECUTIVE SUMMARY

In June 2021, the General Council meeting committed to creating a precinct plan for Glandore Oval (ref: GC210622R06) which has since been included as a major project in the City of Marion 4-Year Business Plan 2023-2027.

Following a 2022 State Election commitment, the State Government pledged \$5 million toward the upgrade of Glandore Oval to enable planning and delivery of new infrastructure for the site.

Project Progress: Council has achieved several milestones to date, including:

- Developed a project scope for the Glandore Oval upgrade.
- Engaged a design team.
- Completed site assessments.
- Conducted two initial rounds of stakeholder and community engagement.
- Developed a preliminary site plan for consultation.
- Received a baseline cost estimate.

The preliminary site plan features:

- A new clubroom in the northwest of the Glandore Oval site, offering essential amenities for players and visitors, including a function space, kitchen, 4 x AFL-compliant changerooms, public toilets, storage areas, a club office, and a covered external viewing area facing the oval.
- 44 new car parks (25 off-street and 19 on Margaret Street) to address parking needs.
- New pathways and lighting to improve connections and safety.
- Retention of an outdoor tennis/netball court, play equipment, cricket nets, rose garden, and greenkeepers sheds.
- Removal of the existing clubroom, Margaret Street building, old Scouts building, and old Netball Club building (currently football club gym).

The cost estimate for the preliminary plan indicates a cost of up to [REDACTED] is required to cover design, construction and contingencies. In addition to the \$5M grant funding received from the state government towards the project (\$5.350M inclusive of forecast interest earned), there is [REDACTED] allocated towards the Glandore Oval project in the City of Marion Building Asset Strategy (CoMBAS) Implementation Guide, which has been incorporated into Council's Long Term Financial Plan (LTFP). In the 2025-26 financial year the indexed LTFP allocation comes to [REDACTED].

Following the community consultation, the next steps will be progressing the preliminary design (taking on board club and community feedback) to 30% establishing all the major design elements that will be delivered, seek an updated cost estimate for the project and report back to Council.

It is requested that Council supports a project budget of [REDACTED] for the Glandore Oval upgrade based on the initial preliminary design and allocates an additional [REDACTED] towards the project on top of the \$5.350M state government funding (that includes forecast interest) and the indexed CoMBAS allocation of [REDACTED] in the LTFP.

RECOMMENDATION

That Council:

1. **Notes a total project cost estimate of [REDACTED] to deliver the preliminary site plan for the Glandore Oval upgrade.**
2. **Notes the initial Community Engagement Report that captures the preferences expressed by stakeholders and the community during the 29 September 2023 to 23 October 2023 consultation process for the redevelopment of Glandore Oval.**
3. **Approves an additional funding provision of up to [REDACTED] for the Glandore Oval Redevelopment to be incorporated into the next iteration of Council's LTFP in the 2025/26 financial year.**
4. **In accordance with Section 91(7) and (9) of the Local Government Act 1999, orders that the financial information within the report, attachments and Minutes relating to the item 'Glandore Oval Redevelopment – Project Funding: GC240326F11.1', having been considered in confidence under Section 90(2) and (3)(b) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection upon the basis that the information relates to project projected costs yet to be publicly tendered. The disclosure of this information would, on balance, be contrary to the public interest because it could infer a financial advantage to another entity when the project is opened to tender.**
5. **Notes that this order shall operate until it is revoked, or a further order is made and will be reviewed every 12 months.**

DISCUSSION

Glandore Oval is a key multi-purpose sports and recreation facility in the northern boundary of the City of Marion.

The facility is home to the Glandore Oval Board of Management, Adelaide Cricket Club and Westminster Old Scholars Football Club. The Glandore Oval Board of Management sublets the clubroom to SEDA College who use the building and site as a school venue during school terms. Additionally, Black Forest Primary School has the right to use the oval and cricket nets at certain times under agreement with Council.

Glandore Oval serves as the main open space in the suburban area, catering primarily to sports activities while also serving as the central venue for community recreation. Consequently, the oval holds significant importance and generates keen interest among residents in the local community.

There are multiple buildings and structures across the site that are in varying levels of condition and use. The main clubroom building is ageing and no longer reflects modern fit for purpose standards. The smaller buildings and structures are generally old and in various states of declining condition.

At the General Council meeting held 22 June 2021 Council committed to developing a precinct plan for Glandore Oval that considers the future of site infrastructure including buildings (clubhouse and small buildings surrounding the oval), amenities, recreational and fitness equipment, landscaping, car parking and safety. The Glandore Oval Redevelopment has since been included in the City of Marion 4-Year Business Plan 2023-2027.

The site was improved in 2022 with a new cricket training facility, rose garden alterations and a storage shed. Through the consultation processes for that project, Council, stakeholders and residents identified a need for an overriding plan that provides a clear vision for the development of the site.

The State Government subsequently committed \$5M towards an upgrade of Glandore Oval following the 2022 State Election commitment.

By the end of 2023 Council had developed a project scope for the Glandore Oval upgrade, engaged a design team, completed site assessments and initial stakeholder engagement.

1. Initial Stakeholder Consultation

A series of meetings were held with the site stakeholder groups between September to November 2023 as part of a site needs analysis.

The primary needs raised by the sporting clubs include:

- Multipurpose clubhouse design to enable broader use and external hire opportunities.
- Preference for a clubroom on the western side of the oval.
- 4 x AFL compliant changerooms catering for growth in juniors and women's teams.
- Improve the clubroom capacity and provide a view to the oval from the clubroom area.
- Improve overall car parking.
- Improve storage.
- Improve the greenkeepers facilities.

The primary needs outlined by SEDA College are:

- Facilities to support the delivery of their sports programs.
- A building design that supports spaces that can be used as a classroom.
- Inclusive building design providing for gender equity.

2. Initial Community Engagement

The initial community engagement process included opening a survey to seek feedback on the

community's priorities for the upgrade of Glandore Oval. Residents received a letter notifying them of the survey and directing them to the Making Marion page that has been created to provide key project information and future updates. The closest residents to the oval were also notified via door-knocking undertaken by Council's communications team. The community survey was opened 29 September 2023 and closed 23 October 2023.

32 responses were received, and the key issues raised were as follows:

- Car parking – Seeking greater numbers and preferably more off-street.
- Consideration of South Road in the design (minimise noise and visual impacts).
- Lighting (general site lighting, not sport specific).
- Security (addressing Crime Prevention Through Environmental Design issues, such as hidden spaces and tree pruning).
- The location of the clubroom, toilets and access.
- Design to include native vegetation.
- Provision of well-maintained green space.
- Dog friendly.
- Fitness equipment / walking or jogging track.

A summary of the community survey results can be found in Attachment 1.

3. Initial Concept Plans

The design team discussed options for the new clubhouse to be located on either the western or eastern side of the oval, and varying site scope and car parking solutions.

After discussion with the Mayor and Ward Councillors, the following key outcomes were identified:

- Locate the new clubhouse on the western side of the oval.
- Include 4x AFL compliant changerooms.
- Include additional carparking and spectator viewing.
- Exclude playground upgrade and new road and greenkeeper storage facility.

A recommended site plan has been developed (refer Attachment 2).

Advantages of the recommended site plan include:

- Clubhouse location supported by all clubs.
- Location uses existing service infrastructure.
- Provides a dedicated community court that also supports SEDA College programs.
- Increases overall carparking by 44 spaces.

Potential challenges for the recommended site plan that will need to be overcome include:

- Clubhouse located adjacent to residential properties with possible noise issues.
- Temporary accommodation needed during construction.

4. Recommended Site Plan for Consultation

The recommended site plan considering stakeholder feedback and includes the following features:

- A new Clubroom in the northwest of the site that aims to enhance the overall experience for users and provide essential amenities for both players and visitors. The proposed 862sqm building + 120m2 external veranda offers ample floor space to accommodate the following facilities:

- Function Space: A 200-square-meter function area, which is smaller than the Edwardstown and Morphetville Clubrooms but still adequately spacious to cater to the needs of various user groups.
- Kitchen: A well-equipped kitchen for food preparation and service.
- AFL Compliant Changerooms and Officials' Facilities: Four separate changerooms that comply with AFL standards, along with facilities for officials that will provide inclusive facilities for both female and male participation.
- Public Toilets: Convenient restroom facilities accessible to all.
- Storage Areas: Dedicated spaces for storing equipment and supplies.
- Club Office: An administrative office for club use.
- Covered External Viewing Area: A sheltered outdoor space where spectators can enjoy views of the club activities.
- 44 new car parks – 25 off-street and 19 on Margaret Street to address the high need for additional car parking around the site.
- New pathways and lighting to improve connections to facilities and recreation infrastructure and address safety concerns.
- Retains an outdoor tennis/netball court for the community and SEDA college.
- Retains play equipment, cricket nets, rose garden and greenkeepers sheds.
- Removes the existing clubroom, Margaret Street building, old Scouts building, and old Netball Club building (currently football club gym).

The following provides a summary of the reasons why the existing clubhouse location is preferred:

- Cost Efficiency: Establishing a clubroom on the eastern side would be more expensive than using the current site in the northwest corner because of access to existing site services / infrastructure.
- Infrastructure Considerations: The current building services are already situated in the northwest corner. Relocating them to the southeast would significantly increase project expenses.
- Environmental Impact: Developing on the southeastern side would encroach upon tree protection zones within the site and negatively affect the rose garden.
- Community Court: Relocating the community court would incur additional expenses.
- Spectator viewing of oval sports: An eastern location would not be ideal for viewing sports due to southwest weather conditions and afternoon sunlight.
- The northwestern side is the preferred location of the sporting clubs and is recommended by peak sporting bodies infrastructure guidelines.

The plan considers arborist, traffic and services engineers reports completed by the consulting team during the initial stages of the project.

The plan retains all regulated trees identified in the arborist report, including an amended car park design along Margaret Street that considers tree protection zones.

5. Second Round Community Consultation

A second round of stakeholder and community consultation opened on Friday 23 February 2024 and closed on Wednesday 20 March 2024.

Two community drop-in sessions were held at the following times to provide an opportunity for residents and interested parties to directly engage with the project team.

- Glandore Oval: Monday 4 March (6-8pm)
- Glandore Oval: Sunday 17 March (3-5pm)

A summary of the community survey results will be collated, and the results will be discussed at meeting with the Mayor and Ward Councillors following the conclusion of the consultation

period and tabled at the General Council meeting on 23 April 2024.

6. Project Timeline and Next Steps

Date	Stage	Status
May 2023 to October 2023	Design tender, engagement of design team, and engagement with clubs and the community.	Complete
November 2023 to January 2024	Site review, development of initial site plan options and cost report.	Complete
January 2024	Council Forum on 30/1 to review site plan options and recommended site plan.	Complete
February 2024	Inform Member for Badcoe and Minister for Recreation, Sport and Racing of recommended site plan and future community engagement steps.	Complete
February/March 2024	Seek club and community feedback on recommended site plan.	In Progress
March/April 2024	Prepare community consultation report, circulate to Councillors, State Government and update community via Making Marion, and meet with Ward Councillors and Mayor.	Upcoming
March to May 2024	Progress recommended site plan to 30% design considering consultation feedback, including building floor plan, renders, landscape site plan, and updated cost report.	
June 2024	Present 30% design package and cost estimate at Council Forum.	
July 2024	Report to General Council on 30% design package and seek support to progress to detailed design.	
August 2024	Inform and present the clubs and community the 30% site plan design and building concept via flyer, drop-in session and Making Marion update.	
After August 2024	70% detailed design, Section 48, 100% detailed design, tender, construction.	

7. Project Cost and Financial Implications

The estimated cost to complete the preliminary site is [REDACTED], which includes professional fees, demolition, new building costs, external works (landscaping and car parking), temporary accommodation, cost escalations (to mid-2026) and contingencies.

Currently there is \$5.350M allocated to the project consisting of \$5M state government funding commitment plus forecast interest. There is [REDACTED] allocated towards the Glandore Oval project in the City of Marion Building Asset Strategy (CoMBAS) Implementation Guide, which has been incorporated into Council's long term financial plan (LTFP). In the 2025-26 financial year the indexed LTFP allocation comes to [REDACTED].

To progress the preliminary site plan, it is requested that Council approves an additional funding allocation of [REDACTED] towards the project in the 2025-26 financial year providing a total project budget of [REDACTED].

As the \$1.025M is currently unfunded in the LTFP additional borrowings may be required to be undertaken in 2025-26 with repayments commencing in 2026-27. The servicing cost of this additional funding would be in the order of [REDACTED] per annum over ten years with total interest over the term of the loan forecast at [REDACTED]. This would add [REDACTED] in rates levy in 2026-27 should ongoing savings not be identified to offset the additional funding requirement.

ATTACHMENTS

1. Attachment 1 - Glandore Community Feedback Summary [**11.1.1** - 5 pages]
2. Attachment 2 - Glandore Oval Concept FEB 2024 [**11.1.2** - 1 page]

Glandore Oval Masterplan

**What we heard (Community
feedback summary)**
November 2023

A great place to *work*
marion.sa.gov.au



Thank you for your contribution

Purpose of the first stage of community engagement:

Initial consultation with the local community to identify their priorities for the upgrade of Glandore Oval. Consultation was targeted at residents living in close proximity to the oval who are likely to experience the most impact from the oval upgrade.

Consultation process

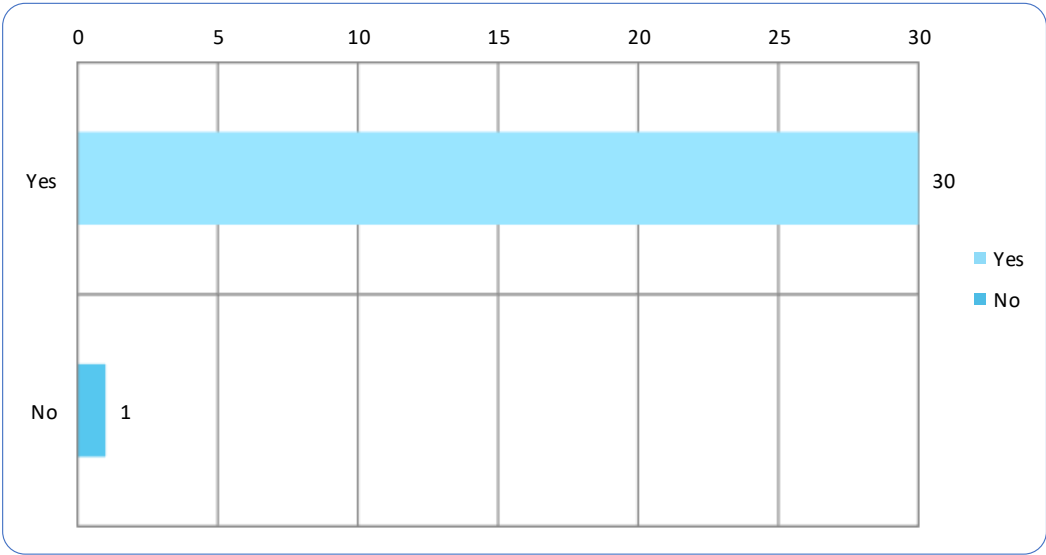
Consultation was open for 21 days between 29/09/2023 and 23/10/2023

- A letterbox drop was completed for local residents, and door knocking was undertaken for households located in very close proximity to the oval
- The letter provided information on how to provide initial feedback via Making Marion on the proposed oval upgrade
- Households were asked to provide information on how much they use the oval, what they use it for, and what their top 3 priorities are for the upgrade
- The Making Marion project page was open providing project background information, the community survey and council contact details
- We received 32 responses to the initial survey

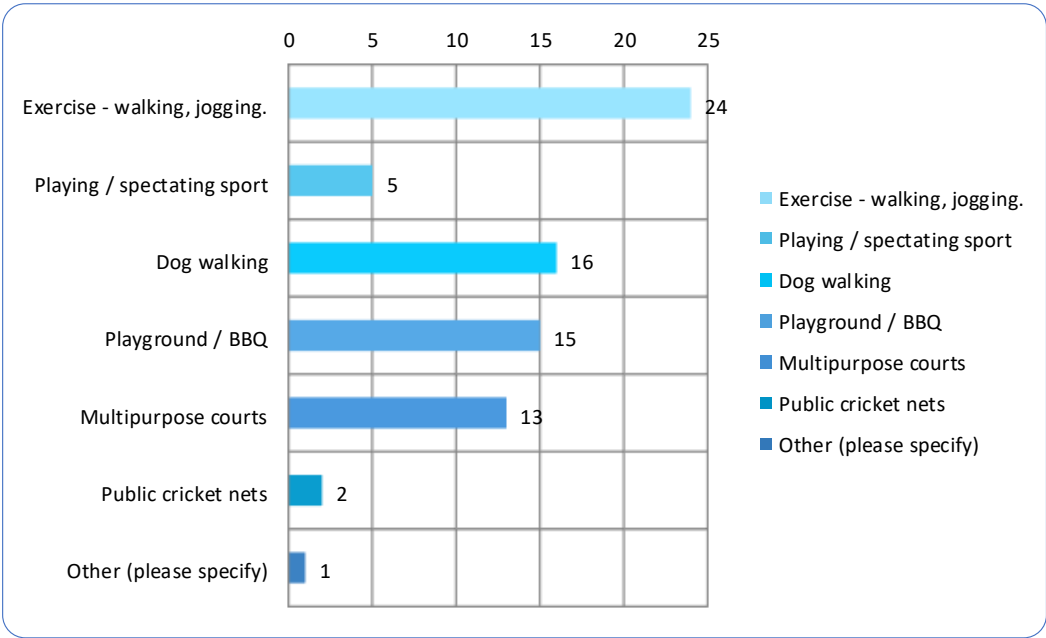


What we heard

30 out of 31 respondents to this question reported as a regular user of the oval



These are your top 3 reported uses of the oval (multiple responses were allowed)



What we heard

Summary

Current oval use

Almost all respondents reported as regular users of the oval.

For local residents, using the oval for exercise was reported as the most popular current use of the oval, followed by dog walking, playground and/or BBQ use, and use of the multipurpose courts.

The playing or spectating of sport and use of the cricket nets were reported as the least popular uses of the oval.

Key priorities raised for consideration in the design include:

- Car parking – off street and more required
- Consideration of South Road in the design (minimise noise and visual impacts)
- Lighting
- Security
- The location of the clubroom
- Design to include native vegetation
- Provision of well-maintained green space
- Dog friendly
- Toilet facilities near the playground
- Fitness equipment / walking or jogging track

Next steps

- This has been the first step in gathering feedback from local residents
- Your feedback has been provided to our design consultant to incorporate in initial concept plans for the site
- Design work is underway and will continue through until January 2024
- In early 2024 you will hear from us about the next stages of community consultation
- We will be seeking your feedback on the initial concept designs
- Dates on the detailed design stage and further engagement are TBC

Schedule



Community consultation - Stage 1

This engagement is to inform the community of the project and provide an opportunity for early feedback. **Survey will close October 23, 2023.**



High level concept design (November 2023 - January 2024)

Using initial community feedback, the design consultant will complete initial site concept designs.



Community consultation - Stage 2 (Early 2024)

Initial concept designs presented to the community for feedback.



Site landscape and building concept design (TBC)

Community feedback will inform further design of site landscape and building concept.



Community consultation - Stage 3 (TBC)

Draft site plan and building floor plan presented to the community for feedback.



Detailed design (TBC)

Community feedback used to inform the progress of design to a more detailed stage.



DesignInc

GLANDORE OVAL REDEVELOPMENT

Project Address
NALDERA ST, GLANDORE SA

Project #
A23-0054
Drawing #

Status
SKETCH
Issue Date

Revision
Scale @ A1
1 : 350

Client
CITY OF MARION

