

11.2 Hazelmere Reserve and Morphetville Tennis Club

Report Reference	GC240326F11.2
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, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Hazelmere Reserve and Morphetville Park Tennis Club, 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 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

To seek Council's support for the future renewal of the Morphetville Park Tennis Club (MPTC) courts and clubhouse (at McKellar Reserve), and an upgrade of the netball courts and construction of a new pavilion at Hazelmere Reserve to support the needs of the Wesley Netball Club.

REPORT HISTORY

Report Reference	Report Title
FORUM230516R1.7	Tennis and Netball (Confidential)
FORUM240206R1.4	Infrastructure Options – Wesley Netball Club and Morphetville Park Tennis Club

EXECUTIVE SUMMARY

In May 2023 Council was presented a review of Tennis and Netball Facilities in the City of Marion. A range of renewal, upgrade and minor capital works were highlighted in the review with an indication of suggested priorities and timeframes to undertake works.

The renewal of the assets at the Morphetville Park Tennis Club and the renewal and upgrade of the netball and tennis courts at the Hazelmere Reserve were put forward as the priorities for Council to consider over the next few years.

Following meetings with the Morphetville Park Tennis Club and Wesley Netball Club, site inspections, reviews of the building condition audit data, and discussions with Council Members, it is recommended that Council support the following future works:

- Rebuild the clubroom and courts at the Morphetville Park Tennis Club to be conducted in stages over the next 5 years.
- To rebuild and expand the courts at Hazelmere Reserve to fit three compliant netball courts and four compliant tennis courts (overlapping), install new sports lighting, and construct a new club pavilion to support and service the needs of the Wesley Netball Club, with works completed over the next 3 years.

The total cost to complete these works is estimated to be [REDACTED] consisting of [REDACTED] to be funded from Councils existing building renewal budget within the LTFP, and a request to allocate [REDACTED] as additional budget funding.

Consideration was given to co-locating the two clubs at Hazelmere Reserve, however this was not considered a suitable solution given the size of the membership at the MPTC and current utilisation demands, court line marking issues that could impact the tennis clubs ability to compete in higher level leagues, timing clashes for winter season use, and retaining courts at both sites to enable overflow use from other City of Marion tennis clubs and allowing for future participation growth.

RECOMMENDATION

That Council:

1. Endorses:

- a. A new clubroom and courts at the Morphetville Park Tennis Club site at McKellar Reserve, and**
- b. An expanded netball and tennis court complex at Hazelmere Reserve comprising three compliant netball courts overlaid with four compliant tennis courts; new sports court lighting; and a new pavilion.**

2. Notes the overall project cost of [REDACTED], including:

- a. [REDACTED] for the development of concept plans and cost estimates in 2024/25**
- b. [REDACTED] to develop 100% design package documentation for Morphetville Park Tennis Club (MPTC) clubroom and courts, McKellar Reserve in 2025/26**
- c. [REDACTED] to renew the courts and fencing and install new sports lighting at Hazelmere Reserve in 2025/26**
- d. [REDACTED] to build a new pavilion at Hazelmere Reserve in 2026/27**
- e. [REDACTED] to build a new clubroom at the MPTC, McKellar Reserve in 2026/27**
- f. [REDACTED] to rebuild four tennis courts at the MPTC, McKellar Reserve in 2028/29.**

- 3. Approves an additional funding provision of up to [REDACTED] for the Morphetville Park tennis clubroom and courts and an expanded netball and tennis court complex at Hazelmere Reserve to be incorporated into the next iteration of Council's LTFP, noting that the remaining project funding of [REDACTED] can be funded from within the existing City Property renewal budget in Council's LTFP.**
- 4. Notes a future report will be presented to Council with the concept designs and cost estimates.**
- 5. 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 'Hazelmere Reserve and Morphetville Tennis Club: GC240326F11.2', 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 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.

6. Notes that this order shall operate until it is revoked, or a further order is made and will be reviewed every 12 months.

DISCUSSION

At the Elected Members Forum held 5 May 2023 (ref FORUM230516R1.1) Council was presented with key findings from an internal review of Tennis and Netball Club facilities across the City of Marion that focused on future investment priorities for buildings and court infrastructure.

The review included a comprehensive site-by-site assessment of facility and court condition, compliance with sporting criteria, overlaid with strategic observations.

Out of 12 tennis and netball facilities (servicing 16 clubs), there are six that are in good to excellent condition, four facilities requiring medium term minor capital works or upgrades, and two facilities that were identified as requiring solutions within the next 1-3 years.

Those two priority facilities are Hazelmere Reserve netball courts (servicing the Wesley Netball Club - WNC), and the Morphettville Park Tennis Club (MPTC) at McKeller Reserve.

1. Site Overview & Issues

a. Hazelmere Reserve (home of Wesley Netball Club)

- A popular dog park with two separate fenced areas – one for large dogs and a separate area for small dogs.
- Three undersized netball courts and two tennis courts (one netball court overlaps a tennis court).
- Playground and 3 x 3 basketball court.
- Public toilet.
- Irrigated lawn area between dog park and courts for public use.
- Car parks – 39 off-street spaces.
- The courts are non-compliant (due to lack of run-off and circulation space) and require an upgrade to be compliant with Netball Australia guidelines and to address safety concerns.
- There is no sports court lighting, which prevents evening use of the courts during the club's main winter season.
- Perimeter fencing is ageing.
- Improvements are needed for spectator viewing areas and disability access.
- The club currently has a small storage shed but no clubroom facility or shelter.
- Toilets are provided through a public toilet shared with the dog park and play space area.

A site assessment and needs analysis suggests that an upgrade to the courts and the addition of sports court lighting should be undertaken in the next 2 years.

b. Morphettville Park Tennis Club (MPTC)

- Small ageing clubhouse nearing the end of useful life (rated Poor in the last Building Condition Audit).
- Four tennis courts in good condition.
- LED sports lighting in good condition.
- Small off-street car park.

- Full reconstruction of the courts may be needed in the next 5 years due to the impact of trees and water ponding on the court surface.
- The courts are not compliant with Tennis Australia Guidelines but that does not impact on the club's ability to host Association and high-level competitions.
- Disability access is non-complaint.
- No shelters and seating can be added to the side of the courts due to site constraints.
- There is a lack of storage.
- There are a few significant and regulated trees surrounding the courts that could create issues with root intrusion and leaf litter/debris.

A site assessment and needs analysis suggest that this site should be redeveloped in the next 3-5 years, with the clubroom the immediate priority and the courts to be monitored for replacement within the next 5 years.

2. Options to address identified issues at the two sites

At the Council Forum on 2 February 2024 a range of options were presented to Members to address the issues raised at the two sites, which include:

- a) Rebuilding the courts and clubroom at McKellar Reserve to provide for the longer term future of the Morphetville Park Tennis Club at that site.
- b) Rebuild and expand the courts at Hazelmere Reserve, including installing new sports lighting, a new clubhouse or pavilion, and additional car parking to service the needs of Wesley Netball Club.
- c) Redevelop Hazelmere Reserve (as per point 2 above) and co-locate both Morphetville Park Tennis Club and Wesley Netball Club at the site, allowing the existing MPTC facility to either be demolished or re-purposed.

3. Club Information & Feedback

Following the Council Forum on 2 February 2024 staff met with both the Wesley Netball Club and Morphetville Park Tennis Club to have discussions on the potential options for future upgrades or renewal. Below is key information pertaining to both clubs and their feedback on the options presented.

a. Wesley Netball Club

The netball club has consistently maintained a membership of 120+ members over the past few years but believes its lack of facilities continues to limit the club's ability to attract new members and further grow its membership. The club has also raised concerns with the risk of ongoing use of the courts given the lack of run-off that do not meet current standards.

During winter months the club has limited capacity for training at the Hazelmere Reserve and is forced to hire other courts that provide lighting to facilitate training of its teams.

The club indicated that if the courts were upgraded to be compliant and with appropriate sports lighting, and potentially a clubroom, then the club would be open to operating with a co-located tennis club and did not raise concerns with the prospect of dual line marking between the two sports.

The club also indicated that a clubhouse or pavilion could provide additional revenue opportunities through increased membership and food and beverage sales.

b. Morphettville Park Tennis Club

Staff met with both the Club Committee and Tennis SA representatives to openly discuss Council's current review of options for the club and facility, including potentially rebuilding the clubroom and courts or re-locating the club to Hazelmere Reserve with Wesley Netball Club.

Key information from discussions with the Club includes the following:

- This is one of the better performing tennis clubs within the City of Marion with a solid membership base, good facility utilisation (daytime and evenings during spring to autumn, and some winter use) and a healthy financial position built up over the years.
- The current membership and utilisation of the facility is as follows:
 - 85 Junior and Senior players
 - 13 competition teams
 - 55 players - Men's shed and Cardio Tennis programs
 - 107 Pickleball players
 - Metro Division 1 players (equivalent of state league reserves).
 - A growing junior membership base and talent pool.
 - The club's strong preference is to remain at McKellar Reserve and they raised concerns with possible co-location at Hazelmere Reserve due to clashes with winter usage requirements and compromised court line marking.
 - The club noted they would have been happy with the existing clubhouse being fixed and upgraded, if possible, to provide for improved toilet and showers and increased storage. Unfortunately, it would not be feasible to upgrade the existing clubhouse given the extent of issues to address the building such as a new roof, fixing salt damp, large wall cracks, new wet areas and increased storage.
 - The existing courts are being well maintained by the club and as such, may not need rebuilding for another 5 years.
 - Tennis SA's key feedback was:
 - A desire to see the Club remain at McKellar Reserve noting the importance for Council to not only consider the strong current utilisation of the facility, but the need to provide for growth into the future.
 - That co-locating with netball courts could compromise the club's ability to enter the Metro League competition as Tennis SA's preference is for Clubs to play on courts that have no cross over line marking.

4. Proposed Approach

In consideration of the details gathered through meetings with the Morphetville Park Tennis Club and Wesley Netball Club, site inspections, and building condition audit data, the following approach is being proposed to address the needs of the two clubs and issues at the two sites (McKellar Reserve and Hazelmere Reserve):

a) Morphetville Park Tennis Club (McKellar Reserve)

- a. Rebuild a clubroom with slightly larger footprint than the existing building to allow for compliant/accessible toilets and shower areas and increased storage.
- b. Rebuild existing four tennis courts.
- c. Retain existing fencing and sports lighting.

Rationale

- The MPTC is one of the stronger performing tennis clubs in the City of Marion with a large membership, strong court utilisation and healthy financial position.

- The clubroom is nearing the end of its useful life and an upgrade would not be a cost effective solution.
- The courts are in sound condition but have issues with a lack of drainage causing ponding issues on the courts. The courts need to be monitored and may need to be rebuilt within the next 5 years.

Considerations:

- There are some regulated and significant trees within 10m - 15m of the courts that may create problems with root intrusion. This would need to be addressed sensitively in any court rebuild design and construction process.

b) Hazelmere Reserve

- a. Rebuild and expand the courts to provide for three compliant netball courts with four compliant tennis courts overlaid.
- b. Install new sports court lighting.
- c. Build a new pavilion comprising toilet/s, storeroom, administration office, kitchenette/canteen, and external shelter.

Rationale:

- The existing courts are non-compliant and pose a level of risk to players.
- The lack of lighting limits the utilisation of the facility and requires the club to source other courts where possible to accommodate its training needs.
- There are no spectator areas for parents, no room for shelters for players, and no dedicated toilet for players or parents.
- The club has no administration space and a lack of storage space.
- The club has a good consistent sized membership base with opportunities for growth.
- Four tennis courts at this site can allow for overflow requirements from Ascot Park Tennis Club and/or Morphettsville Park Tennis Club (who currently use school facilities).

Other Considerations:

- There would be an increased utilisation of the site in winter due to the additional possibility of evening use under new lighting. Community consultation with residents on the project would be essential.
- 8 x car parks would be lost to the expanded courts, but a redesign of the existing car park may enable this to be offset. This planning would be undertaken in the proposed concept design phase in the 2024/25 financial year.

c) Clubs Co-Location at Hazelmere Reserve

Whilst it is worthwhile Council considering possible co-location opportunities when considering renewal and upgrade projects, it is not considered a suitable option on this occasion.

Rationale:

- The MPTC has a sufficiently large membership and participation base to warrant a stand-alone facility.

- The MPTC's participation in a high-level tennis league could be compromised if required to use a facility with both tennis and netball court line marking overlapping.
- Both Clubs require winter courts access.
- The City of Marion could benefit from having some additional tennis courts to accommodate overflow requirements of some existing local clubs, and for future growth.

5. Proposed Works Program Timing and Funding

Year	No.	Detail	Budget Amount	Budget Source
2024/25	1	Concept designs for new MPTC clubroom and courts; new Hazelmere Reserve courts and pavilion. Cost estimates.		A new budget allocation required.
2025/26	2	Complete detailed design for MPTC clubroom.		Allocated from within existing City Property renewal budget within LTFP.
	3	Rebuild expanded courts complex at Hazelmere Reserve		Allocated from within existing City Property renewal budget within LTFP.
	4	Build new sports lighting.		New budget allocation.
	5	Build new Pavilion at Hazelmere Reserve		New budget allocation.
	6	Rebuild clubroom at MPTC		Allocated from within existing City Property renewal budget within LTFP.
2028/29	7	Rebuild MPTC tennis courts		Allocated from within existing City Property renewal budget within LTFP.
Sub-Total		Items 1, 4 and 5		Additional budget funding required outside existing LTFP allocations.
Sub-Total		Items 2, 3, 6 and 7		Funding from within existing LTFP renewal budgets for City Property.
Total				

The table above shows that the replacement of the clubroom and courts at the MPTC can be funded from within existing City Property renewal allocations in the 10-year Long Term Financial Plan, as can the replacement of the courts at Hazelmere Reserve which would be considered

renewal of an existing asset. As such, these works, and budget allocations ([REDACTED]) would not result in any increase to Councils existing LTFP and planning for future rates.

The request for funding to develop concept designs for the two sites, and the cost to instal new sports lighting and a Pavilion at Hazelmere Reserve would all be unbudgeted items that would require additional funding ([REDACTED]) to be approved in Councils LTFP. The additional funding proposed will be allocated over three financial years and can be funded within the next iteration of the LTFP without adversely impacting the key financial sustainability indicators.

Regardless of whether the works are constructing new facilities or the rebuilding of existing, grant opportunities to reduce Council's investment will be sought at the appropriate times to facilitate the works.

ATTACHMENTS

Nil