

6 Confidential Adjourned Items

| 6.1 Marion Tennis Relocation Options | |
|--------------------------------------|---|
| Report Reference | SGC241119F6.1 |
| Originating Officer | Unit Manager Property Strategy and Delivery |
| Corporate Manager | Manager City Property - Mark Hubbard |
| General Manager | General Manager City Development - Ben Keen |

CONFIDENTIAL MOTION

1. Pursuant to Section 90(2) and (3) (b)(i) and (ii) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC241119F6.1 Marion Tennis Club Potential Relocation Options, except the following persons: Chief Executive Officer, Manager Office of CEO, General Manager City Development, General Manager City Services, General Manager Corporate Services, Chief Financial Officer, Manager City Property, Unit Manager Property Strategy and Delivery, Unit Manager Property & Facilities, Unit Manager Governance and Council Support and Governance Officer, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be expected to on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.
2. Notes the disclosure of this information would, on balance, be contrary to the public interest as it could negatively impact the outcomes for Council of a future tender process for the project and could infer a financial advantage to another entity when the project is opened to tender.
3. Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed.

REPORT OBJECTIVE

The item ‘*Marion Tennis Club Potential Relocation Options*’, SGC241015F6.1 (**attachment 1**) was adjourned at the 15 October 2024 Special General Council meeting to enable additional information to be sought to allow for further discussions.

In accordance with the *Local Government (Procedures at Meetings) Regulations*, the debate on an adjourned item will resume and continue at the point it was adjourned.

The current motion is as follows:

Moved Councillor Veliskou, Seconded Councillor Naismith that:

That this item be adjourned to the Special General Council Meeting to be held on 19 November 2024 to allow for additional information.

Carried

DISCUSSION

Several reports have been considered relating to the relocation of the Marion Tennis Club (MTC) from its current location. **Attachment 2** provides a summary of previous reports and outcomes that relate to MTC for Council's information.

At the Special General Council meeting on 15 October 2024, Members considered three options for the relocation of the MTC:

- Tarnham Road Reserve;
- Former Croquet Site (Sturt Rd); and
- Former Women's Bowling Club (Sturt Rd)

Following this meeting additional detail has been provided following consultation with other sporting clubs utilising Tarnham Road Reserve and the Marion Sports Precinct. The item has also been further discussed at a Council Member Forum on 29 October 2024.

Options Under Consideration

Tarnham Road Reserve

The MTC have indicated they would not wish to have a shared use arrangement for the courts based on likely clashing of times with the Marion-Hub Netball Club.

Consultation with the Marion-Hub Netball Club has indicated that they have a desire to grow and enter into home and away style competitions that would require the Club having access to the courts at Tarnham Road Reserve on Saturdays, which would clash with the MTC's main competition day requirements. This would create further difficulties for the two clubs sharing the court facilities at Tarnham Road Reserve.

Former Women's Bowling Club

As noted in the previous Special General Council meeting, this site could provide flexible options for future car parking and traffic management improvements for the site which would be prohibited should the courts be constructed in this location.

Former Croquet Site

At the 15 October Special General Council meeting, the recommend solution for this site was to build four courts in a location to be determined by Council.

In reviewing the site, an option for Council to consider is locating four-courts on the southern side of the site and re-purposing the existing clubhouse which is identified below:



The anticipated costs for the former Croquet Club site option are as follows;

| Works | Estimated Cost |
|--|----------------|
| Four courts with lighting and fencing | |
| Minor refurbishment to existing croquet clubroom | |
| Fees and contingency (20%) | |
| Total estimated cost | |

The estimated cost has decreased from the previous report, which had allowed for the potential need to build additional car parking, which under this location for the courts won't be required.

Locating the courts on the southern side of the site leaves over 3,500sqm of land on the northern area of the site for future use, which could allow for:

- Additional multi-purpose tennis courts (with pickleball or netball).
- Netball and Futsal courts (addresses future demand for netball and soccer competition and training).
- Non-sporting use (likely would require changing the Community Land Management Plan (CLMP) if Council desired such change of use).
- Other opportunities identified from further future planning

At this stage, Council does not need to determine future use of the site, and any proposed future use can be considered by Council at a later date.

The precise location for the courts along the southern boundary of the former Croquet site would be determined through the detailed design phase and consultation with adjoining properties noting that the property balconies overlook the former croquet site.

Further, use of this site for a multi-purpose courts style complex alleviates immediate pressures to change or upgrade the entrance to the Club Marion site and car parking, given the utilisation and frequency of traffic at this location is far less than other previously considered activities, such as the Ice Arena or Basketball Stadium that would require expensive traffic management options.

Consultation with Marion Sports Precinct Clubs

Following the previous meeting, staff have discussed with Clubs at the Club Marion site what interest they may have for the former croquet site. The discussions are outlined below;

Sturt Thunder Soccer

A meeting has been held with the Sturt Thunder Soccer Club which indicated that they had no immediate use of the former croquet site. The club did indicate that they were currently considering moving from Amateur league to the Federation competition to enable the club to field junior teams. In this event the club saw potential use of the croquet site in the form of Futsal pitches which would allow for training and Futsal competitions. The remaining portion of the Croquet site does allow for 2 Futsal pitches which, if installed, would leave about 1,000 square meters of space for additional uses.

Marion Cricket Club

Discussion with Marion Cricket Club identified no requirements for the site.

Marion Football Club

Marion Football Club indicated that they do not consider the site offers any particular use for the football club due to size and layout.

Glenelg Rebels Softball

Glenelg Rebels advised that the ovals meet their training needs during season. The club indicated they would like undercover batting tunnels to enable preseason training. The batting tunnels could be shared facility with cricket.

South City Chiefs

Discussion with the club identified that the main oval meets the training needs for the South City Chiefs and that the former Croquet site was too small to be of any use to the club.

OPTIONS COST SUMMARY

Council has not endorsed any funding towards a solution for the Marion Tennis Club.

The below table summarises the cost and impact to Councils Long Term Financial Plan for the 3 options:

| Option | Location | Additional Borrowings Required | Debt Servicing Costs per 10 year loan period | Rates Impact |
|--------|---|--------------------------------|--|--------------|
| 1 | Tarnham Road Reserve | ██████ | ██████ | ██████ |
| 2 | Former Women's Bowling Club - 4 Courts | ██████ | ██████ | ██████ |
| 3 | Former Croquet Club - southern end - 4 Courts | ██████ | ██████ | ██████ |

Note the debt servicing cost and rates impact in the above table have slightly increased from the previous report as the forecast 10 year borrowing interest rates have also slightly increased.

Based on the above additional information and potential complicating factors for both the Tarnham Road Reserve and the Former Women's Bowling Club sites, the southern side of the former Croquet Site is the preferred option to reallocate MTC which also provides the lowest cost option for Council. The recommendations for Option 3 have been amended accordingly to reflect the location of the courts within the former Croquet site.

RECOMMENDATION

That Council:

Option 1: Tarnham Road Reserve

1. Offer the Marion Tennis Club shared use of the Tarnham Road Reserve courts with the Marion-Hub Netball Club, with Administration being authorised to negotiate a shared use arrangement between the two Clubs, and to terminate the agreement with the Dover Square Tennis Club.
2. Approves a budget of ██████ to construct a new Clubhouse and install additional sports court lighting to be built on the Tarnham Road Reserve site.
3. Provide the Marion Tennis Club until 17 January 2025 to accept or reject the offer in writing.
4. Notes that the Chief Executive Officer will approve commencement of the project, and to negotiate lease terms with Marion Tennis Club under delegations should Marion Tennis Club agree to the proposal.

Or

Option 2: Former Women's Bowling Club

1. Offers the Marion Tennis Club the opportunity to relocate to the former Women's Bowling Club site on the basis that Council will construct a four-court tennis facility that will include new courts, sports court lighting, fencing, and an upgrade to the existing clubhouse at that site.
2. Approves a budget of ██████ to construct the new tennis facility at the former Women's Bowling Club.

3. Provide the Marion Tennis Club until 17 January 2025 to accept or reject the offer in writing.
4. Notes that the Chief Executive Officer will approve commencement of the project, and to negotiate lease terms with Marion Tennis Club under delegations should Marion Tennis Club agree to the proposal.

Or

Option 3: 262a Sturt Road (southern end of the former Croquet Club site)

1. Offers the Marion Tennis Club the opportunity to relocate to the former Croquet Club site at 262a Sturt Road, on the basis that Council will build four tennis courts on the southern side of the site with sports court lighting, fencing and the existing clubhouse at that site to be re-purposed for the Club to a standard at Council's discretion.
2. Approves a budget of [REDACTED] to construct the new courts and to facilitate a minor refurbishment of the existing clubhouse.
3. Provide the Marion Tennis Club until 17 January 2025 to accept or reject the offer in writing.
4. Notes that the Chief Executive Officer will approve commencement of the project, and to negotiate lease terms with Marion Tennis Club under delegations should Marion Tennis Club agree to the proposal.

That Council:

1. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item SGC241119 – Marion Tennis Club Potential Relocation Options shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act, :
 - Report – SGC241119 – Marion Tennis Club Potential Relocation Options
 - Attachment 1 - SGC241015F6.1 – Marion Tennis Club Potential Relocation Options Report
 - Attachment 2 – Confidential Council Resolutions – Marion Tennis
 - Minuteson the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to provide an advantage to anyone that may seek to tender for one of the project options disclosed in the report that contains financial projections.
2. Section 90(2) and (3)(b) of the Act notes the disclosure of this information would, on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.
3. Determines this order shall operate for a period of 12 months and will be reviewed every 12 months if the confidentiality period is longer than 12 months in duration.
4. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.

ATTACHMENTS

1. SG C 241015 F 6.1 Marion Tennis Club Potential Relocation Options [**6.1.1** - 29 pages]
2. Attachment 2 - Confidential Council Resolutions - Marion Tennis [**6.1.2** - 8 pages]



6 Adjourned Items

6.1 Marion Tennis Club Potential Relocation Options

| | |
|----------------------------|--|
| Report Reference | SGC241015F6.1 |
| Originating Officer | Unit Manager Property Strategy & Delivery – Geoff Norris |
| Corporate Manager | Manager City Property - Mark Hubbard |
| General Manager | General Manager City Development - Ben Keen |

CONFIDENTIAL MOTION

1. Pursuant to Section 90(2) and (3) (b)(i) and (ii) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC241015F6.1 Marion Tennis Club Potential Relocation Options, except the following persons: Chief Executive Officer, Manager Office of CEO, General Manager City Development, General Manager City Services, Chief Financial Officer, General Manager Corporate Services, Manager City Property, Unit Manager Property Strategy and Delivery, Unit Manager Governance and Council Support and Governance Officer, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be expected to on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.
2. Notes the disclosure of this information would, on balance, be contrary to the public interest as it could negatively impact the outcomes for Council of a future tender process for the project and could infer a financial advantage to another entity when the project is opened to tender.
3. Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed.

REPORT OBJECTIVE

The item 'Marion Tennis Club Potential Relocation Options', GC240924F11.3 (**Attachment 6**) was adjourned at the 24 September 2024 General Council meeting to enable additional information to be received.

In accordance with the *Local Government (Procedures at Meetings) Regulations*, the debate on an adjourned item will resume and continue at the point it was adjourned.

The current motion is as follows:

Moved Councillor Luscombe

Seconded Councillor Lama



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That the item be adjourned to the Special General Council meeting to be held on 15 October 2024 to allow further information to be received.

Carried

DISCUSSION

At the Confidential General Council Meeting held on 24 September 2024, Council discussed and resolved to adjourn the item '*Marion Tennis Club Potential Relocation Options*', GC240924F11.3' to allow additional information to be received.

Prior to the Council meeting, the Marion Tennis Club (MTC) President sent emails (**Attachments 2 and 3**) to Council staff outlining a proposed two stage development of the 262a Sturt Road land parcel with a court sports complex.

At the meeting Marion Tennis Club (MTC) President Kym Morgan provided a deputation asking for Council to consider a proposal for the Club to be relocated to 262a Sturt Road (former Croquet Club site) (**Attachments 4 - 6**). Mr. Morgan outlined a two stage proposal as follows:

- Stage 1 – Four new tennis courts and use of the existing clubroom on the 262 Sturt Rd site.
- Stage 2 – Additional two tennis courts (that could be line marked for Pickleball), two new Padel courts, and a new clubhouse with potential café.

Mr. Morgan suggested that Council could fund the initial stage 1, and stage 2 could proceed in the future if external funding was secured to cover the entire stage 2 cost. Mr. Morgan noted that there may be some private investor interest in funding the Padel courts, and with state and federal elections upcoming, there may be some government interest in helping to fund stage 2.

Please note some considerations for the Clubs proposal:

- The MTC has previously advised Council that the Clubs preference was to find a solution to relocate on the existing Club Marion site, and this option would fulfill the Clubs request.
- Locating the MTC at the site would create minimal burden on traffic management for the main entrance into the Club Marion car park.
- The existing clubhouse at the site could be re-purposed for the MTC. The clubhouse is in good condition but would benefit from some painting, new carpet and interior uplift.
- A four-court option at this location could be designed into a 3,000sqm parcel of the site in a manner that leaves a remaining 3,500sqm - 4,000sqm parcel for other future uses. The clubhouse could be retained or demolished with the MTC clubhouse becoming the Club Marion building.
- The addition of two Padel courts and two additional dual purpose tennis and pickleball courts at the site could generate significant interest and utilisation given the growing popularity of those sports, especially given the profile the sports would receive from the proposed location at the 262a Sturt Road site.
- Further, the addition of these additional courts (on top of the proposed stage 1 four tennis courts) could only be undertaken if external funding was sourced to cover all costs.
- The vacant 262a Sturt Road parcel of land could provide Council with a variety of options for future use, including sporting, community, residential, community or a combination of uses. It is a rare large parcel of land (7,500sqm) central to the City of Marion and within close proximity to Council Chambers, Westfield Shopping Precinct and surrounds. Council should consider this when determining the best use of the land and whether other options for the

SGC241015 - Special Confidential General Council Meeting - 15 October 2024



MTC would enable this parcel of land to be kept for projects that may have a greater impact for the community.

- The Clubs that currently utilise the Marion Sports & Community Club have not been provided an opportunity to express interest in the future use of 262a Sturt Rd.

Other key points to note from the last meeting:

- Most Council Members indicated they were not supportive of Option 1 being that consideration has been given to potential relocation options for the Marion Tennis Club at alternate sites that would require either building a new clubhouse or new tennis courts and that Council does not wish to progress any of these options.
- Most Council Members indicated they would not be supportive of Council building a 6-court solution for Marion Tennis Club, which would effectively knock out options 4 and 6 in the initial report (Attachment 1).
- A verbal summary of a preliminary traffic assessment conducted for the Marion Sports & Community Club precinct was provided by administration, however a number of Elected Members were interested in receiving more information and time to absorb the findings from the traffic assessment before considering the options for the MTC. A briefing note on traffic assessment was circulated to Council Members via email on 2 October 2024.

Based on the discussions at the previous meeting, the recommendations have been amended accordingly, including a change in wording to ensure that any option supported by Council is offered to the Marion Tennis Club with time allocated for the Club to engage with their Committee and Members and then provide Council a formal response.

RECOMMENDATION

That Council:

Option 1: Tarnham Road Reserve

1. Offer the Marion Tennis Club shared use of the Tarnham Reserve courts with the Marion-Hub Netball Club, with Administration being authorised to negotiate a shared use arrangement between the two Clubs, and to terminate the agreement with the Dover Square Tennis Club.
2. Provide the Marion Tennis Club until 13 November 2024 to accept or reject the offer in writing.
3. Approves a budget of [REDACTED] to construct a new Clubhouse and install additional sports court lighting to be built on the Tarnham Reserve site.

Or

Option 2: Former Women's Bowling Club

1. Offers the Marion Tennis Club the opportunity to relocate to the former Women's Bowling Club site on the basis that Council will construct a four-court tennis facility that will include new courts, sports court lighting, fencing, and an upgrade to the existing clubhouse at that site.
2. Approves a budget of [REDACTED] to construct the new tennis facility at the former Women's Bowling Club.



3. Provide the Marion Tennis Club until 13 November 2024 to accept or reject the offer in writing.

Or

Option 3: 262a Sturt Road (former Croquet Club site)

1. Offers the Marion Tennis Club to relocate to the former Croquet Club site at 262a Sturt Road, on the basis that Council will build four tennis courts in a specific location on that site, to be determined by Council, with sports court lighting, fencing and the existing clubhouse at that site to be re-purposed for the Club.
 2. Approves a budget of [REDACTED] to construct the new courts and a minor upgrade to the existing clubhouse.
 3. Provide the Marion Tennis Club until 13 November 2024 to accept or reject the offer in writing.
 4. Notes a stage 2 concept for 262a Sturt Road has been proposed by Marion Tennis Club that includes the addition of two extra tennis courts (that could also be lined for Pickleball), two Padel courts, and a new clubhouse.
1. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item SGC241015F6.1 – Marion Tennis Club Potential Relocation Options shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act, :
 - Report - SGC241015F6.1 – Marion Tennis Club Potential Relocation Options
 - Attachment 1 – Email from MTC President - 20.09.2024
 - Attachment 2 - Email from MTC President - 23.09.2024
 - Attachment 3 - MTC - Stage 1 Proposal
 - Attachment 4 - MTC - Stage 2 Proposal
 - Attachment 5 - MTC - 262 Sturt Rd Proposal - Artists impression
 - Attachment 6 - GC240924F11.3 Marion Tennis Club Potential Relocation Options Report
 - Minutes

on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to provide an advantage to anyone that may seek to tender for one of the project options disclosed in the report that contains financial projections.
 2. Section 90(2) and (3)(b) of the Act notes the disclosure of this information would, on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.
 3. Determines this order shall operate for a period of 12 months and will be reviewed every 12 months if the confidentiality period is longer than 12 months in duration.
 4. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.

**ATTACHMENTS**

1. Attachment 1 - Email from MTC President - 20.09.2024 [**6.1.1** - 2 pages]
2. Attachment 2 - Email from MTC President - 23.09.2024 [**6.1.2** - 3 pages]
3. Attachment 3 - MTC - Stage 1 Proposal [**6.1.3** - 1 page]
4. Attachment 4 - MTC - Stage 2 Proposal [**6.1.4** - 1 page]
5. Attachment 5 - MTC - 262 Sturt Rd Proposal - Artists impression [**6.1.5** - 1 page]
6. Attachment 6 - GC240924F11.3 Marion Tennis Club Potential Relocation Options Report [**6.1.6** - 16 pages]

Attachment 6.1.1

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From: kym morgan <kym.morgan1981@gmail.com>
Sent: Friday, September 20, 2024 9:58 AM
To: Ben Keen <Ben.Keen@marion.sa.gov.au>; Mark Hubbard <Mark.Hubbard@marion.sa.gov.au>
Subject: Concept drawing Tennis/Padel/Community facility - Croquet site

Hi Ben/Mark,

As discussed with you Ben, I've attached a concept drawing we've done which shows a plan to create a tennis facility on the old Croquet site at 272 Sturt Rd, Marion. The concept also incorporates community amenity/recreation, and a facility for the new sport of padel. The plan also includes use for other sports which currently have a need including pickleball and blind soccer.

I will give you more information on the plan/concept Monday's meeting but I provide a brief over below. I provide this overview today in the hope the Mayor can be briefed on the concept and grant me permission to give a 5m deputation on the plan to the full council next Tuesday.

The concept plan is for 6 tennis courts, 2 padel courts (also for use for blind soccer), a two-story clubroom/cafe precinct (details below), and community recreation space including a playground.

Padel is a racquet sport of South American origin which is among the fastest growing games in the world. There are now 50 Padel Federations worldwide and more than 25 million players. Padel now has facilities in all major capital Australian cities with the exception of Adelaide. Tennis Australia is partnering with padel and trying to expand the sport in major capital cities. They are in contact with an investor who may be interested in funding the construction of two padel courts at the croquet site. The infrastructure costs for padel are quite significant, and this has been a barrier to its expansion in SA. But the sport is very popular and would have an immediate market in Adelaide among the growing South American community.

The padel courts would be operated commercially, and we estimate they would bring in about [REDACTED] per year in revenue.

Because they are enclosed (not roofed), could also be used for blind soccer which is currently looking for a facility. The blind soccer association has written a letter of formal support for this option.

We're also suggesting the site incorporate a two level club house, with a ground level cafe surrounded by supporting amenities such as a deck and play area, and a clubhouse for the Marion Tennis Club on level 2, which could be large enough to host small functions.

Obviously constructing a facility of this scale would be dependent on State and/or Federal Government support.

We're also suggesting the construction of six tennis courts for the Marion Tennis Club, which could be accessible to the community during the day on weekdays (10am-3pm), and on Sunday afternoons after 1pm). These courts could also be converted for pickleball at certain times of the day.

We believe this type of a facility would be well used for tennis and secure the future of the Marion Tennis Club, and set it up to become a successful club which drives high participation. But the facility would also be well used for other sports, and general recreation. The cafe facility and recreation spaces would be a good facility for Marion Council staff, given they're across the road.

We are proposing that a commercial business operate the cafe and padel courts, and pay a leasing fee to the council. The tennis club would also lease the courts and its clubroom.

Clearly, securing funding and constructing the facility would take time. We are suggesting the project could be done in two stages.

Attachment 6.1.1

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Stage 1 would see the construction of 4 tennis courts, and very modest investment to make the former croquet clubroom usable for the tennis club - i.e. a lick of paint, and fix up the plumbing.

The cost of this stage would be modest, and could be funded by council, and executed quite quickly.

This would mean the tennis club could exit its existing facility on Norfolk Rd, and allow the planned basketball upgrade to proceed

The second stage would see the construction of the remaining two tennis courts, the padel courts, and the clubhouse/cafe and surrounding amenity. This stage would rely on private funding (for the padel courts) and support from other levels of government.

We believe our prospects of securing state and federal support are strong given the club's strong recent growth and development of a Strategic Plan, which I can present on Monday night.

The facility would be well used for multiple other sports (padel, pickleball, blind soccer), along with community recreation, giving it a strong case for State and Federal support.

We have already presented the plan to Gibson MP Sarah Andrews. She said she would happily advocate the plan, and has already let the State Sport Minister's office know we would like to discuss the plan with them. Clearly, we need general support from the council before we would proceed with such a meeting.

Please feel free to call me today if you have any further questions.

Regards Kym
0418 741 385

Attachment 6.1.2

10

From: kym morgan <kym.morgan1981@gmail.com>
Sent: Monday, September 23, 2024 12:04 PM
To: Mark Hubbard <Mark.Hubbard@marion.sa.gov.au>; Ben Keen <Ben.Keen@marion.sa.gov.au>
Cc: Tony Harrison <Tony.Harrison@marion.sa.gov.au>
Subject: Further concept plans/artists impression 272 Sturt Rd

Hi Ben & Mark,

I'm looking forward to meeting with you both this afternoon.

Ahead of the meeting, I attach further concept plans that I had my contacts do a bit of work on over the weekend - for the croquet site proposal. Attached are very rough 2D plans for what Stage 1, and Stage 2 of our concept could look like.

I attach these to help the elected members understand that there is a low risk way to move forward with relocating the tennis club to the croquet club in multiple stages, so that hold-ups to the basketball upgrade club can be avoided.

Stage 1 (4 tennis courts and a very basic maintenance investment to the existing former croquet club room) could be achieved with very modest council investment, and clear the way for the club to vacate its Norfolk Rd site, so the basketball upgrade can proceed.

Regarding Stage 2, I've had an architect friend sketch up an artist's impression in 3D to show what could be achieved if other levels of government, and the private Padel investor, contributed funds.

I'm sure you'll agree it's a pretty cool piece of work, and I hope it helps elected members visualise what is possible.

I want to make the point though that - as architects do - he's come up with something pretty fancy looking. We are not being 'pie-in-the-sky' in our thinking.

I believe the odds of securing Federal and State funding for this type of project would be good, because we're pitching a multi-sport facility, which incorporates passive recreation, and would create sport and recreation opportunities for a really wide cross section of the community.

If this money came through we could create something pretty special as shown by the architect.

But if other levels of government did not support the project, the burden would not fall back on the council.

The plan could be scaled right back if needed to a more traditional tennis club, where the Council investment would be about [REDACTED]

I doubt you'd find a single member of the community who would criticise the council for investing [REDACTED] to re-home the Marion Tennis Club within the precinct - given the club's history in the area, its recent explosion in participation, and the fact it is being forced off its current home base.

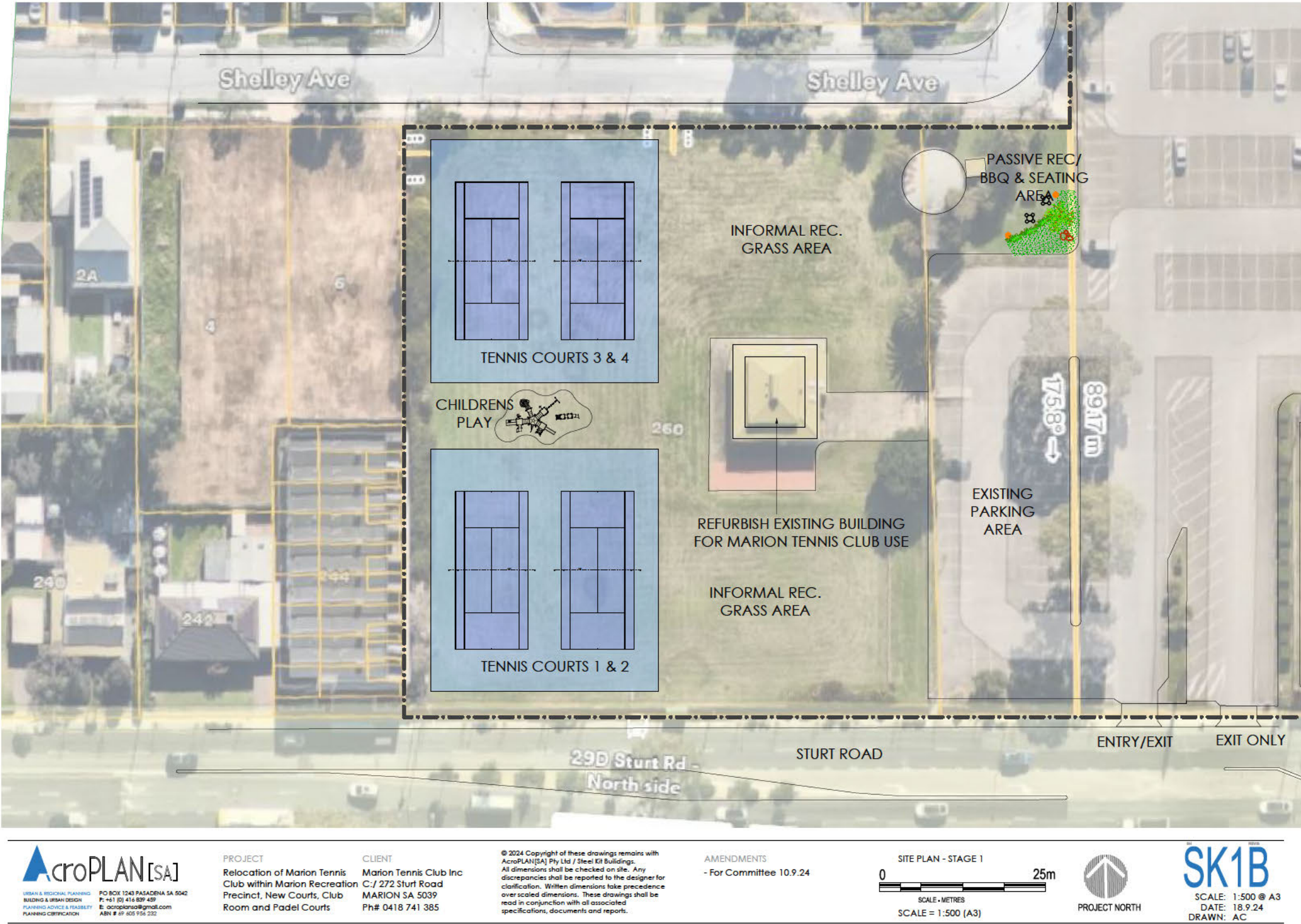
My hope is that tomorrow night elected members chose not to make any decisions on the Marion Tennis Club. The ice rink project was only shelved 3 weeks ago. In that time, the club has very quickly come up with a concept (that's all this is), and identified other stakeholders interested in partnering with us.

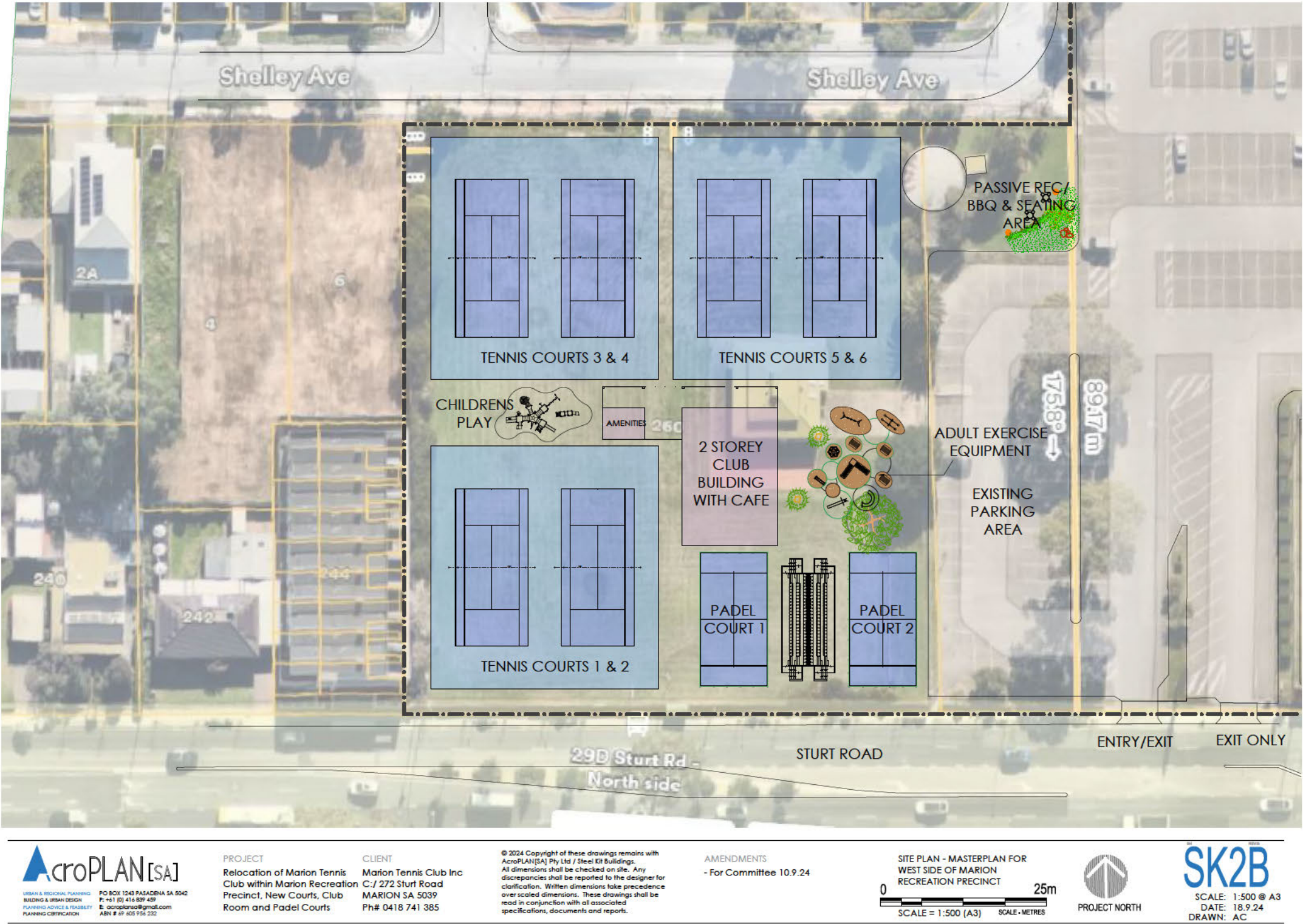
We think the prudent course of action for the council tomorrow would be to listen to us, and then ask council staff to work with us and other stakeholders to develop a more detailed plan and options they can consider next month. We obviously haven't seen the traffic management study and don't have your resources. We're just presenting a concept we think warrants investigation.

Regards Kym
Morgan

Thanks

Kym









| 11.3 Marion Tennis Club Potential Relocation Options | |
|--|---|
| Report Reference | GC240924R11.3 |
| Originating Officer | Sports & Recreation Planner – Sean O'Brien |
| Corporate Manager | Manager City Property – Mark Hubbard |
| General Manager | General Manager City Development – Ben Keen |

CONFIDENTIAL MOTION

Pursuant to Section 90(2) and (3) (b)(i) and (ii) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item GC240924F11.3 Marion Tennis Club Potential Relocation Options, except the following persons: Chief Executive Officer, Manager Office of CEO, General Manager City Development, General Manager City Services, Chief Financial Officer, General Manager Corporate Services, Manager City Property, Unit Manager Property Strategy and Delivery, Unit Manager Governance and Council Support and Governance Officer, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be expected to on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.

Notes the disclosure of this information would, on balance, be contrary to the public interest as it could negatively impact the outcomes for Council of a future tender process for the project and could infer a financial advantage to another entity when the project is opened to tender.

Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed.

REPORT OBJECTIVE

For Council to consider potential options to relocate the Marion Tennis Club as part of the process required to build a new 5-court basketball stadium at the 262/262a Sturt Road sports precinct.

EXECUTIVE SUMMARY

At the 27 February 2024 General Council Meeting (GC240227), Council resolved its preference for a 5-court basketball stadium to be built on the current location of the Marion Basketball Stadium on Norfolk Road. As part of the resolution, it was recognised that in order to build the new stadium it would require the use of the land where the Marion Tennis Club (MTC) is currently located, and as such Council “authorised staff to inform the Marion Tennis Club that the site is required for other

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purposes and to offer the Marion Tennis Club assistance to relocate or dissolve the Club, providing members with an opportunity to join neighbouring clubs".

The Marion Tennis Club advised Council that they are opposed to the Club dissolving, and they require an alternate site offering 6-courts to cater for their existing and growing membership.

Through discussions with the Marion Tennis Club, options have been explored for the Club to move to Tarnham Reserve or the former Women's Bowling Club, with the MTC expressing an interest in the Tarnham Reserve option on the proviso they could secure exclusive club use of the site, which would require existing agreements with the Marion-Hub Netball Club and Dover Square Tennis Club to be terminated.

As of 28 August 2024, the MTC became aware the Ice Arena project would not be progressing at the 262a Sturt Road site and as such, the MTC have written to Council to officially express an interest in being relocated to the former croquet site, as part of an activated space which also incorporates community use. Council will need to consider whether relocating the MTC to this site is the best use of a rare 7,500sqm parcel of land in central Marion.

Apart from the option of dissolving the Club, each of the options mentioned above would require Council to approve funding to build new infrastructure. The following table summarises the options and cost estimates associated with each option:

| | Details | Estimated Cost |
|----------|--|----------------|
| Option 1 | No new facility, relocate members (100 members x [REDACTED] /yr x 2yrs) | [REDACTED] |
| Option 2 | Support the MTC to relocate to Tarnham Reserve and build a new clubhouse at that site. | [REDACTED] |
| Option 3 | Support the MTC to relocate to the former Women's Bowling Club on Sturt Road, building four new tennis courts, and utilise the existing clubhouse building at that site. | [REDACTED] |
| Option 4 | Support the MTC to relocate to the former Women's Bowling Club on Sturt Road, building six new tennis courts, and utilise the existing clubhouse building at that site | [REDACTED] |
| Option 5 | Support the MTC to relocate to 262a Sturt Road, building four new tennis courts, and utilise the existing clubhouse building at that site. | [REDACTED] |
| Option 6 | Support the MTC to relocate to 262a Sturt Road, building six new tennis courts, and utilise the existing clubhouse building at that site | [REDACTED] |

Council also needs to consider the timeline to progress a solution for the MTC, as the current timeline for the new 5-court Basketball Stadium on Norfolk Road indicates that the existing Marion Tennis Club facility will need to be demolished from June 2026. Should Council elect to progress any of Options 2 to 6 it is estimated that work would need to commence immediately to start design work, procurement in order to complete construction prior to June 2026.

REPORT HISTORY

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FORUM240702F11.1

Marion Tennis Club Potential Relocation Options

RECOMMENDATION

That Council:

Either:

Option 1: Relocate Members

1. Notes that consideration has been given to potential relocation options for the Marion Tennis Club at alternate sites that would require either building a new clubhouse or new tennis courts and that Council does not wish to progress any of these options.

Or

Option 2: Tarnham Road Reserve

1. Approves Administration to offer the Marion Tennis Club shared use of the Tarnham Reserve courts with the Marion-Hub Netball Club, with Administration being authorised to negotiate a shared use arrangement between the two Clubs, and to terminate the agreement with the Dover Square Tennis Club.
2. Approves a budget of [REDACTED] to construct a new Clubhouse and install additional sports court lighting to be built on the Tarnham Reserve site.

Or

Option 3 or 4: Former Women's Bowling Club

1. Approves a budget of [REDACTED] or [REDACTED] to construct a <4 or 6> court tennis facility at the former Women's Bowling Club site that will include new courts, lighting, fencing, and an upgrade to the existing clubhouse at that site.

Or

Option 5 or 6: 262a Sturt Road

1. Approves a budget of [REDACTED] or [REDACTED] to construct a <4 or 6> court tennis facility at the former Croquet Club site at 262a Sturt Road that will include new courts, lighting, fencing, and clubhouse solution.
2. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC240924R Marion Tennis Club Potential Relocation Options shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act:
 - GC240827R11.3 – Marion Tennis Club Potential Relocation Options
 - Attachment 1 – Club Marion Site View
 - Attachment 2 – Email from MTC President to Council
 - Attachment 3 – Tarnham Road Reserve Option
 - Attachment 4 – Former Women's Bowling Club – 4 Court Option
 - Attachment 5 – Former Women's Bowling Club – 6 Court Option
 - Attachment 6 – 262A Sturt Road Option

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- **Minutes**
on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to provide an advantage to anyone that may seek to tender for one of the project options disclosed in the report that contains financial projections.
- 3. Section 90(2) and (3)(b) of the Act notes the disclosure of this information would, on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.
- 4. Determines this order shall operate for a period of 12 months and will be reviewed every 12 months if the confidentiality period is longer than 12 months in duration.
- 5. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.

DISCUSSION

At the 27 February 2024 General Council Meeting, Council resolved its preference for a 5-court basketball stadium to be built on the current location of the Marion Basketball Stadium on Norfolk Road. As part of the resolution, it was recognised that in order to build the new stadium it would require the use of the land where the Marion Tennis Club (MTC) is currently located (refer **Attachment 1**), and as such Council "authorised staff to inform the Marion Tennis Club that the site is required for other purposes and to offer the Marion Tennis Club assistance to relocate or dissolve the Club, providing members with an opportunity to join neighbouring clubs".

Following Council advising MTC of the basketball stadium decision, the Club undertook a public campaign to promote the need for Council to ensure that a suitable solution was found for the Club and its members. Staff have been working with the Club President for a number of weeks to discuss possible options. The Club has stressed its continually growing membership numbers and the need for a 6-court solution ideally located at the 262 Sturt Road precinct.

Council initially asked MTC to present any options that the Club felt would be suitable as a potential relocation for the Club.

MTC put forward an option to develop four tennis courts on the western side of the existing Club Marion building between the soccer pitches and car park. Council staff then developed a range of mock-ups using ESRI Mapping System and site assessments to determine how many courts could fit onto the site as proposed by the MTC. The modelling showed that four courts in that area would not be suitable due to the width of the area not appropriately fitting four tennis courts, and the courts would encroach into the junior cricket oval.

MTC subsequently advised Council that they acknowledge the difficulties posed with this option and as such have been exploring two other sites that were proposed by Council, the former Women's Bowling Club located beside the Marion Bowling Club, and the four courts at Tarnham Reserve. On 19 August 2024 Council staff met with MTC representatives at Tarnham Reserve to discuss the site as a suitable option and MTC indicated interest at the site on the basis that there was a new

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clubhouse built at that location and that they could have exclusive club use, noting they would be happy with community use outside of MTC times.

On 27 August 2024 Council decided to end the agreement with Pelligra Group that provided the 262a Sturt Road land on a long-term lease for Pelligra Group to build and operate an Ice Arena.

This decision was made public on 28 August 2024.

At 8:45pm on 28 August 2024 the President of the Marion Tennis Club emailed Councils General Manager City Development (**refer Attachment 2**) to advise that the MTC Committee had met to discuss the outcome of the Ice Arena site. The key points from the correspondence are:

- The committee's view is strongly that Council should now give strong consideration to using the former croquet site for an activated shared sporting and community use area, and;
- The club requests that Council staff communicate to Elected Members that the Marion Tennis Club has officially expressed an interest in being relocated to the former croquet site, as part of an activated space which also incorporates community use.

To summarise, there are a number of options that Council can consider for the future of the Marion Tennis Club, being:

1. Dissolve the Club and offer to assist Club members to relocate to other surrounding Clubs (as per GC240227).
2. Support the MTC to relocate to Tarnham Reserve and build a new clubhouse at that site.
3. Support the MTC to relocate to the former Women's Bowling Club on Sturt Road, building four new tennis courts, and utilise the existing clubhouse building at that site.
4. Support the MTC to relocate to the former Women's Bowling Club on Sturt Road, building six new tennis courts, and utilise the existing clubhouse building at that site.
5. Support the MTC to relocate to 262a Sturt Road, building four new tennis courts, and either utilise the existing clubhouse building at that site or resolve a clubhouse solution.
6. Support the MTC to relocate to 262a Sturt Road, building six new tennis courts, and either utilise the existing clubhouse building at that site or resolve a clubhouse solution.

There are a number of factors to consider for each of these options, which have been outlined below.

Option 1 – Offer no new MTC Facility with Council proposing the Club dissolve and members will be supported to relocate to other Clubs

- The MTC has expressed to Council that this is not an option the Club will consider.
- The Club has informed Council that they have achieved significant growth over the past six months and the Club requires 6-courts to cater for their current utilisation and forecast growth.
- The MTC have gained broad media coverage based on the perception that Council may not support the whole Club to relocate to a new facility. Should Council consider this option it is highly likely there will be further negative media coverage aimed at Council.
- Could should consider allocating up to [REDACTED] towards MTC member relocation costs if Council elects to proceed with this option.

Option 2 – Tarnham Road Reserve

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Attachment 6.1.6

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This option includes:

- Building a new local level clubroom at Tarnham Road Reserve (refer **Attachment 3**), which was raised as an option in the Marion Basketball Stadium Options report.

Note the following considerations:

- Tarnham Road Reserve has four new tennis courts (built in 2022/23), two of these courts have lighting.
- Lighting could be repurposed from MTC on Norfolk Road (to be confirmed as part of the demolition works) to install on the two unlit courts at Tarnham Reserve.
- Car parking should not be an issue as the inclusion of a clubhouse on the site doesn't increase utilisation of the site, and there was formally a clubhouse at the site.
- There are four new tennis courts located 100m from Tarnham Reserve at Seaview High School that could act as an overflow for MTC. Initial contact with the school by staff indicated that the school may not hire/licence the courts to a club, however this could be explored further.
- MTC has expressed an interest in Tarnham Reserve but noted that they would need exclusive use of the courts across both summer and winter seasons. The MTC have stated to Council that:
 - They currently use the existing MTC courts 7-days a week during winter,
 - The Club has a growing membership, and
 - The netball line marking would compromise their Association Level competition.
- The MTC have advised that they would not consider a shared use option.
- The Tarnham courts are currently licenced to two Clubs – Marion-Hub Netball Club and Dover Gardens Tennis Club.
 - Hub-Netball utilise the two netball courts on Mondays 5-9pm, Wednesdays 5:30pm-7:30pm, and Thursday's 5:30pm-9pm all-year round and Sundays 10am-12pm.
 - Dover Square Tennis Club use the courts on Saturdays during summer as an overflow venue.
- If Council deemed it a priority, the arrangement with Dover Square Tennis Club could be reviewed (noting they are a Club based in Holdfast Bay Council) and the courts prioritised for MTC.
- Terminating the agreement with the Marion-Hub Netball Club would displace the Club and create an issue for Council to try and address their concerns.
- Should a shared use agreement between Marion Tennis Club and Hub-Netball Club be considered it could be done so on the basis that the Marion-Hub Netball Club retain their licenced times for the two netball courts, and the Marion Tennis Club are offered use of the four courts outside of those times.
- A share arrangement has been in place at Woodforde Reserve between Ascot Park Tennis Club and Glengowrie United Netball Club, where the tennis club has priority in summer and netball club in winter, and both have some usage in their off seasons.

Estimated Project Cost - [REDACTED] (new clubhouse [REDACTED] lighting for 2-courts [REDACTED] [REDACTED]).

Option 3 – Club Marion (former Women's Bowling Club) – 4 Courts

This option includes:

- Four new courts in total (refer **Attachment 4**)

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Attachment 6.1.6

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- Build two new courts on the area where the old bowling green is located. This area has been measured and could fit two compliant tennis courts.
- Build two new courts directly to the north-east of the old bowling green beside the clubhouse.
- Re-purpose the old clubhouse.
- Utilise the existing small car park between the clubhouse and oval (18 car parks).

Note the following considerations for this option:

- The bowling clubhouse offers a larger clubhouse than the current MTC building.
- The bowling clubhouse is in good condition but would require some minor works to lift the standard to befit any new courts complex.
- MTC has been requesting new or upgraded clubrooms for a while, and Council's building condition audit recognises the existing MTC clubrooms are ageing and would have required investment in the coming years had they remained at that location.
- High fencing would be required on the Sturt Road and eastern court boundaries to minimise balls going onto Sturt Road and the adjoining private property.
- Power lines extend in the area to the east of the clubhouse. In the high-level mock-up, the power lines would run between the two northern courts. A connection from the power line to the clubhouse building would need to be relocated to the rear of the building.
- For a 6-court option, MTC could be provided an option to overflow from the proposed four new courts at Club Marion to Tarnham Road Reserve (4-courts) or Mitchell Park Sports & Community Club (2-courts).
- Building the courts in this location would prevent any future consideration of creating a traffic thoroughfare from the western main car park at Club Marion through to the eastern end either exiting through the former Women's Bowling Club (which would require demolition of the assets) or through to Jasmine Avenue (which has previously not been considered a viable option). Council staff are currently progressing a traffic assessment of the Club Marion car park, Sturt Road, Norfolk Road, and the Basketball Stadium car park to consider impacts and options. The aim is to have a report produced by mid-end September 2024.

Estimated Project Cost – [REDACTED] (4 x new courts [REDACTED], lighting [REDACTED], fencing [REDACTED], relocating sheds [REDACTED], clubhouse works [REDACTED] relocated power line [REDACTED]).

Option 4 – Club Marion (former Women's Bowling Club) – 6 Courts

This option includes:

- Six new courts in total (refer **Attachment 5**).
 - Build two new courts on the area where the old bowling green is located. This area has been measured and could fit two compliant tennis courts.
 - Build four new courts directly to the north-east of the old bowling green beside the clubhouse.
- Re-purpose the old clubhouse.
- Utilise the existing small car park between the clubhouse and oval (18 car parks).

Note the following considerations for this option in addition to those listed in Option 3:

- MTC has expressed a strong preference for a 6-court facility in this location noting they require it for current participation and future growth.

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Attachment 6.1.6

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- The two additional courts on top of the 4-court option would significantly encroach into Jasmine Reserve.
- A single 5th court could fit in the Jasmine Reserve location (it would be close to a significant tree protection zone), but tennis clubs generally have an even number of courts to accommodate competition scheduling, so a 5-court complex should not be considered.
- A 5th and 6th court in Jasmine Reserve would require two significant trees and a third smaller tree to be removed.
- The additional courts 5 & 6 may require a solution for the existing power lines, such as laying underground.

Estimated Project Cost - [REDACTED] (6 x new courts [REDACTED] lighting [REDACTED], fencing [REDACTED], relocating sheds [REDACTED], clubhouse works [REDACTED], power line undergrounding [REDACTED])

Options 5 and 6 – 262A Sturt Road (former Croquet Club site)

Initial investigations indicate that 4 or 6 tennis courts could be built at the site with potential retention of the existing croquet clubhouse building (refer **Attachment 6**).

Note the following considerations for this option:

- The MTC has previously advised Council that the Clubs preference was to find a solution to relocate on the existing Club Marion site, and this option would fulfill the Clubs request.
- Locating the MTC at the site would create minimal burden on traffic management for the main entrance into the Club Marion car park given the size of the Clubs membership and likely numbers utilising the courts at any given time.
- The existing clubhouse at the site could be re-purposed for the MTC. The clubhouse is in good condition but would benefit from some painting, new carpet and interior uplift.
- A four-court option at this location could be designed into a 3,000sqm parcel of the site in a manner that leaves a remaining 3,500sqm - 4,000sqm parcel for other future uses. The clubhouse could be retained or demolished with the MTC clubhouse becoming the Club Marion building.
- The vacant 262a Sturt Road parcel of land could provide Council with a variety of options for future use, including sporting, community, residential, community or a combination of uses. It is a rare large parcel of land (7,500sqm) central to the City of Marion and within close proximity to Council Chambers, Westfield Shopping Precinct and surrounds. Council should consider this when determining the best use of the land and whether other options for the MTC would enable this parcel of land to be kept for projects that may have a greater impact for the community.

Estimated Project Costs

- Option 5
 - 4-Courts - [REDACTED] (4 x new courts [REDACTED] lighting [REDACTED], fencing [REDACTED], clubhouse works [REDACTED] optional car park [REDACTED], [REDACTED])
- Option 6
 - 6-Courts - [REDACTED] (6 x new courts [REDACTED], lighting [REDACTED], fencing [REDACTED] clubhouse works [REDACTED], optional car park [REDACTED] [REDACTED])

Crucial Timeline

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The current project timeline for the new 5-court Basketball Stadium allows for site establishment and demolition works to commence from June 2026.

Should Council wish to progress with any of Options 2 to 6 for the MTC then the current forecast indicates that a decision would need to be made now to ensure that the project could be completed by June 2026 to enable the MTC to transition to their new facility prior to demolition of their existing facility. Any delays beyond September 2024 to commence with a project option for the MTC will result in Council needing to develop an interim solution to accommodate the MTC for a period between a new facility being ready, and the demolition of their existing facility. If demolition of the current MTC facility cannot commence on time (from June 2026) it may cause delays with the delivery of the new Basketball Stadium.

Impact to Council's Long Term Financial Plan (LTFP)

- Council has not endorsed any funding towards a solution for the Marion Tennis Club.
- The impact to Council's LTFP for each option is as follows:

| | Additional Borrowings | Servicing Cost | Rates Impact |
|--|---|----------------|--------------|
| <u>Option 1</u> No new facility, relocate members | No additional borrowing but may require a budget of up to [REDACTED] to offer membership fees to be paid for each member by Council for the next 2 years. | | |
| <u>Option 2</u> Tarnham Reserve | [REDACTED] | [REDACTED] | [REDACTED] |
| <u>Option 3</u> 4-Courts Former Bowling Club | [REDACTED] | [REDACTED] | [REDACTED] |
| <u>Option 4</u> 6-Courts Former Bowling Club | [REDACTED] | [REDACTED] | [REDACTED] |
| <u>Option 5</u> 4-Courts 262a Sturt Rd | [REDACTED] | [REDACTED] | [REDACTED] |
| <u>Option 6</u> 6-Courts 262a Sturt Rd | [REDACTED] | [REDACTED] | [REDACTED] |

ATTACHMENTS

1. Attachment 1 - Club Marion Site View [11.3.1 - 1 page]
2. Attachment 2 - Email MTC President to Council [11.3.2 - 1 page]

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3. Attachment 3 - Tarnham Road Reserve Option [11.3.3 - 1 page]
4. Attachment 4 - Former Women's Bowling Club - 4 Court Option [11.3.4 - 1 page]
5. Attachment 5 - Former Women's Bowling Club - 6 Court Option [11.3.5 - 1 page]
6. Attachment 6 - 262A Sturt Road Option [11.3.6 - 1 page]

CLUB MARION SITE PLAN



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EMAIL FROM THE MARION TENNIS CLUB PRESIDENT TO COUNCIL

From: kym morgan <kym.morgan1981@gmail.com>
 Sent: Wednesday, August 28, 2024 8:45:48 PM
 To: Ben Keen <Ben.Keen@marion.sa.gov.au>
 Cc: Tony Harrison <Tony.Harrison@marion.sa.gov.au>
 Subject: Re: Marion TC Feedback re Site Relocation

You don't often get email from kym.morgan1981@gmail.com. [Learn why this is important](#)

Hi Ben,

Thanks for your email and sorry for the delay in replying.

I discussed with our committee tonight the future of the club.

We held this discussion in the new context of the proposed ice rink on the old croquet site at the Marion Sports and Community Precinct no longer proceeding.

The fact the ice rink will not proceed has significantly changed the view of the committee, with regards to options for the club, and its future.

The committee will also consult the broader membership to gauge their opinions.

The committee's view is strongly that the council should now give strong consideration to using the 10,000 sqm former croquet site for an activated shared sporting and community use area.

There is strong demand for more community recreation and sporting land within the City of Marion. Using the site to meet this demand would meet the expectations of the community far more so than if Council was to pursue another commercial venture for the site.

The committee believes tennis, and specifically the Marion Tennis Club, must be factored into considerations for a former croquet site dedicate to sporting and community use.

The growth and popularity of tennis as a sport, the recent growth of the club are both strong arguments for considering relocating Marion Tennis Club to the former croquet site. The club's history and connection with the precinct, should also be considered.

A well planned tennis club, would complement and interact well with a highly activated site incorporating other community use.

The committee has therefore voted to press pause on discussing a move to the Tamham Rd site at this stage, so that we can discuss with the council the potential relocation of the Marion Tennis Club to the former croquet site at the Marion Sports and Community Precinct.

The club requests that Council staff communicate to elected members that the Marion Tennis Club has officially expressed an interest in being relocated to the former croquet site, as part of and activated space which also incorporates community use.

Regards
 Kym Morgan

TARNHAM ROAD RESERVE OPTION



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FORMER WOMEN'S BOWLING CLUB - 4 COURT OPTION



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FORMER WOMEN'S BOWLING CLUB - 6 COURT OPTION

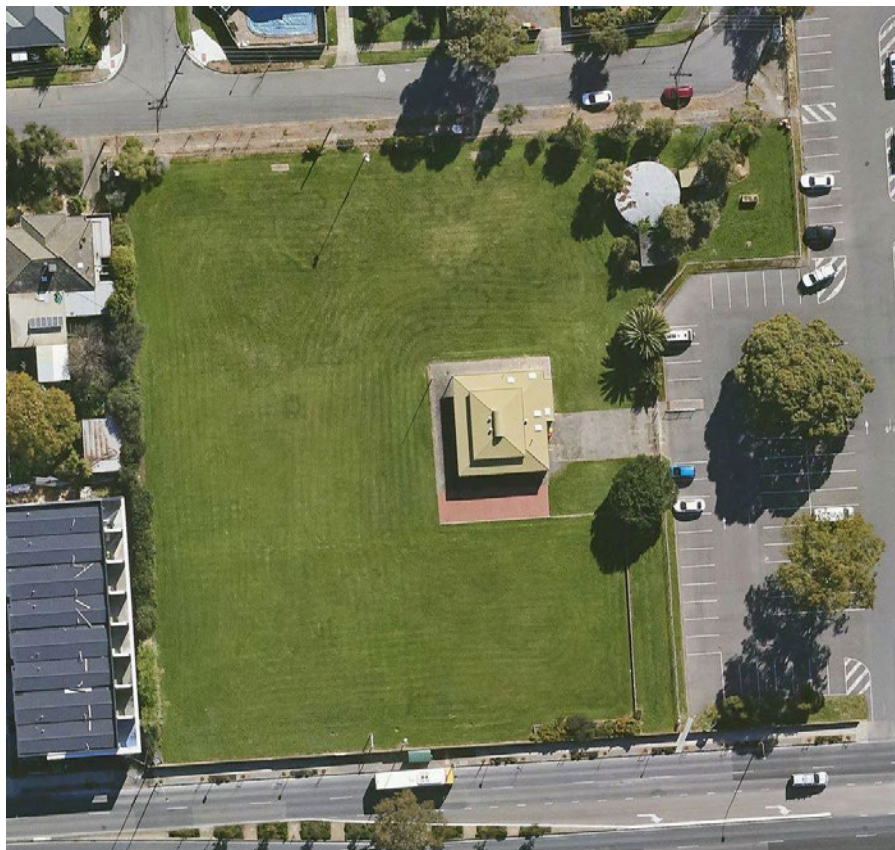


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262A STURT ROAD OPTION



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| Meeting/Report reference | Recommendation in report | Resolution outcome |
|--|--|---|
| <p>General Council 27 February 2024 - Marion Basketball Stadium Options – GC240227F11.1</p> | <p>That Council:</p> <ol style="list-style-type: none"> Endorses Marion Basketball Stadium Option 1 – Build 2 new courts in 2026 and plan for the future replacement of the existing 2-court stadium (potentially 2036, to be added to the CoMBAS Implementation Guide) <ol style="list-style-type: none"> Noting Council has made provision of project funding of up to █████ consisting of █████ federal grant funding and a contribution of █████ from Council funds. Endorses an additional funding provision of up to █████ to be incorporated into the next iteration of Council's LTFP. or Endorses Marion Basketball Stadium Option 2 – Build 4 new courts in 2026 <ol style="list-style-type: none"> Noting Council has made provision of project funding of up to █████ consisting of █████ federal grant funding and a contribution of █████ from Council funds. Endorses an additional funding provision of up to █████ to be incorporated into the next iteration of Council's LTFP. or Endorses Marion Basketball Stadium Option 3 – Build 5 new courts in 2026 <ol style="list-style-type: none"> Noting Council has made provision of project funding of up to █████ consisting of █████ federal grant funding and a contribution of █████ from Council funds. Endorses an additional funding provision of up to █████ to be incorporated into the next iteration of Council's LTFP. and Endorses staff to work with SABC and BSA to develop a preferred management model and lease arrangement for the new stadium, that is in the best interest of SABC, supports sustainable participation growth, and promotes the best outcomes for City of Marion residents. Authorises staff to engage with Marion Tennis Club to: | <p>That Council:</p> <ol style="list-style-type: none"> Endorses Marion Basketball Stadium Option 3 – Build 5 new courts in 2026 <ol style="list-style-type: none"> Noting Council has made provision of project funding of up to █████ consisting of █████ federal grant funding and a contribution of █████ from Council funds. Endorses an additional funding provision of up to █████ to be incorporated into the next iteration of Council's LTFP. and Endorses staff to work with SABC to negotiate a lease based on a rent plus outgoing model, with the rent at the maximum level sustainable for the club, and BSA to develop a preferred management model and lease arrangement for the new stadium, that is in the best interest of SABC, supports sustainable participation growth, and promotes the best outcomes for City of Marion residents. Requires █████ to be contributed by South Adelaide Basketball Club (in addition to Federal funding) Authorises staff to inform the Marion tennis club that the site is required for other purposes and to offer the Marion Tennis Club assistance to relocate or dissolve the Club, providing members with an opportunity to join neighbouring clubs. Notes that staff will finalise the 262 Sturt Road Precinct Plan based on the endorsed solution. |

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| | <p>a. Relocate the Club to Tarnham Road Reserve, which would require an estimated expenditure of [REDACTED] for a new clubhouse building and related works, and endorses an additional funding provision of up to [REDACTED] to be incorporated into the next iteration of Council's LTFP.</p> <p>or</p> <p>b. Relocate the Club to Mitchell Park Sports & Community Centre, noting that discussions would be required with the resident Club</p> <p>or</p> <p>c. Dissolve the Club, providing members with an opportunity to join neighbouring clubs.</p> <p>6. Notes that staff will finalise the 262 Sturt Road Precinct Plan based on the endorsed solution.</p> <p>7. Notes that staff will engage with Club Marion and relevant stakeholders based on the endorsed solution.</p> <p>8. In accordance with Section 91(7) and (9) of the Local Government Act 1999, orders that this report, 'Marion Basketball Stadium Options, GC240227F11.1', the attachments and the minutes arising from this report, 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 the financial affairs of council. The disclosure of this information would, on balance, be contrary to the public interest because options are still to be discussed and decisions may vary. This order shall operate until it is revoked or a further order is made and will be reviewed every 12 months.</p> <p>9. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates</p> | <p>6. Notes that staff will engage with Club Marion and relevant stakeholders based on the endorsed solution.</p> <p>7. That staff prepare rate modelling for Council consideration that does not exceed [REDACTED] over the long term financial plan and maintains key financial sustainability parameters</p> <p>8. Request administration to come back to Council with financial modelling which includes the following:</p> <ul style="list-style-type: none"> - Removing the development of the "Northern Library" proposal from the CoMBAS Implementation Guide - Delaying the re-development of the Marion Fitness and Leisure Centre - Reducing or deferring the amount allocated to streetscape and other capital works programs <p>9. In accordance with Section 91(7) and (9) of the Local Government Act 1999, orders that this report, 'Marion Basketball Stadium Options, GC240227F11.1', the attachments and the minutes arising from this report, 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 the financial affairs of council. The disclosure of this information would, on balance, be contrary to the public interest because options are still to be discussed and decisions may vary. This order shall operate until it is revoked or a further order is made and will be reviewed every 12 months.</p> <p>10. Pursuant to section 91(9)(c) of the Local Government Act</p> |
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| | | 1999, delegates the power to revoke the confidentiality order to the Chief Executive Officer. Carried |
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| General Council 24 September 2024 Marion Tennis Club Potential Relocation Options - GC240924R11.3 | <p>That Council: Either: Option 1: Relocate Members</p> <p>1. Notes that consideration has been given to potential relocation options for the Marion Tennis Club at alternate sites that would require either building a new clubhouse or new tennis courts and that Council does not wish to progress any of these options. Or Option 2: Tarnham Road Reserve 1. Approves Administration to offer the Marion Tennis Club shared use of the Tarnham Reserve courts with the Marion-Hub Netball Club, with Administration being authorised to negotiate a shared use arrangement between the two Clubs, and to terminate the agreement with the Dover Square Tennis Club.</p> <p>2. Approves a budget of [REDACTED] to construct a new Clubhouse and install additional sports court lighting to be built on the Tarnham Reserve site. Or Option 3 or 4: Former Women's Bowling Club 1. Approves a budget of [REDACTED] or [REDACTED] to construct a <4 or 6> court tennis facility at the former Women's Bowling Club site that will include new courts, lighting, fencing, and an upgrade to the existing clubhouse at that site. Or Option 5 or 6: 262a Sturt Road 1. Approves a budget of [REDACTED] or [REDACTED] to construct a <4 or 6> court tennis facility at the former Croquet Club site at 262a Sturt Road that will include new courts, lighting, fencing, and clubhouse solution.</p> | <p>That Council: Option 1: Relocate Members 1. Notes that consideration has been given to potential relocation options for the Marion Tennis Club at alternate sites that would require either building a new clubhouse or new tennis courts and that Council does not wish to progress any of these options.</p> <p style="text-align: right;">Lost</p> <p>That formal meeting procedures be suspended to discuss the item</p> <p style="text-align: right;">Carried</p> <p>8.19pm formal meeting procedures suspended</p> <p>That the item be adjourned to the Special General Council meeting to be held on 15 October 2024 to allow further information to be received.</p> <p style="text-align: right;">Carried</p> |

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| | <p>2. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item GC240924R Marion Tennis Club Potential Relocation Options shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act:</p> <ul style="list-style-type: none"> ☐ GC240827R11.3 – Marion Tennis Club Potential Relocation Options ☐ Attachment 1 – Club Marion Site View ☐ Attachment 2 – Email from MTC President to Council ☐ Attachment 3 – Tarnham Road Reserve Option ☐ Attachment 4 – Former Women's Bowling Club – 4 Court Option ☐ Attachment 5 – Former Women's Bowling Club – 6 Court Option ☐ Attachment 6 – 262A Sturt Road Option ☐ Minutes <p>on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to provide an advantage to anyone that may seek to tender for one of the project options disclosed in the report that contains financial projections.</p> <p>3. Section 90(2) and (3)(b) of the Act notes the disclosure of this information would, on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.</p> <p>4. Determines this order shall operate for a period of 12 months and will be reviewed every 12 months if the confidentiality period is longer than 12 months in duration.</p> <p>5. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.</p> | |
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| <p>Special General Council 15 October 2024 Marion Tennis Club Potential Relocation Options – SGC241015F6.1</p> | <p>That Council: Option 1: Tarnham Road Reserve</p> <p>1. Offer the Marion Tennis Club shared use of the Tarnham Reserve courts with the Marion-Hub Netball Club, with Administration being authorised to negotiate a shared use arrangement between the two Clubs, and to terminate the agreement with the Dover Square Tennis Club.</p> <p>2. Provide the Marion Tennis Club until 13 November 2024 to accept or reject the offer in writing.</p> <p>3. Approves a budget of [REDACTED] to construct a new Clubhouse and install additional sports court lighting to be built on the Tarnham Reserve site.</p> <p>Or</p> <p>Option 2: Former Women’s Bowling Club</p> <p>1. Offers the Marion Tennis Club the opportunity to relocate to the former Women’s Bowling Club site on the basis that Council will construct a four-court tennis facility that will include new courts, sports court lighting, fencing, and an upgrade to the existing clubhouse at that site.</p> <p>2. Approves a budget of [REDACTED] to construct the new tennis facility at the former Women’s Bowling Club.</p> <p>3. Provide the Marion Tennis Club until 13 November 2024 to accept or reject the offer in writing.</p> <p>Or</p> <p>Option 3: 262a Sturt Road (former Croquet Club site)</p> | <p>That Council:</p> <p>1. Offer the Marion Tennis Club shared use of the Tarnham Reserve courts with the Marion-Hub Netball Club and Stella Maris Primary School, with Administration being authorised to negotiate a shared use arrangement, and to terminate the agreement with the Dover Square Tennis Club.</p> <p style="text-align: right;">Carried</p> <p>Councillor Veliskou called a Division: Those For: Councillors Crossland, Mates, Hoffmann, Masika and Prior</p> <p>Those Against: Councillors Singh, Veliskou, Naismith, Lama, Telfer and Taylor</p> <p style="text-align: right;">Lost</p> <p>Moved Councillor Telfer Seconded Councillor Lama That Council:</p> <p>1. Offers the Marion Tennis Club to relocate to the former Croquet Club site at 262a Sturt Road, on the basis that Council will build four tennis courts with sports court lighting and fencing; in a location on that site to be determined by Council after consultation with local sports clubs.</p> <p>2. Provide the Marion Tennis Club until 13 November 2024 to accept or reject the offer in writing.</p> |
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| | <p>1. Offers the Marion Tennis Club to relocate to the former Croquet Club site at 262a Sturt Road, on the basis that Council will build four tennis courts in a specific location on that site, to be determined by Council, with sports court lighting, fencing and the existing clubhouse at that site to be re-purposed for the Club.</p> <p>2. Approves a budget of [REDACTED] to construct the new courts and a minor upgrade to the existing clubhouse.</p> <p>3. Provide the Marion Tennis Club until 13 November 2024 to accept or reject the offer in writing.</p> <p>4. Notes a stage 2 concept for 262a Sturt Road has been proposed by Marion Tennis Club that includes the addition of two extra tennis courts (that could also be lined for Pickleball), two Padel courts, and a new clubhouse.</p> <p>1. Pursuant to section 91(7) of the Local Government Act 1999, orders that the following document(s) relating to Agenda Item SGC241015F6.1 – Marion Tennis Club Potential Relocation Options shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act, :</p> <ul style="list-style-type: none"> • Report - SGC241015F6.1 – Marion Tennis Club Potential Relocation Options • Attachment 1 – Email from MTC President - 20.09.2024 • Attachment 2 - Email from MTC President - 23.09.2024 • Attachment 3 - MTC - Stage 1 Proposal • Attachment 4 - MTC - Stage 2 Proposal • Attachment 5 - MTC - 262 Sturt Rd Proposal - Artists impression • Attachment 6 - GC240924F11.3 Marion Tennis Club Potential Relocation | <p>3. Council further considers at its General Council Meeting on 10 December 2024 the Marion Tennis Club response, the appropriate clubroom options and to set a budget.</p> <p style="text-align: right;">Lost</p> <p>Councillor Veliskou called a Division: Those For: Councillors Singh, Veliskou, Lama, Telfer and Taylor Those Against: Councillors Crossland, Mates, Naismith, Prior, Hoffmann and Masika</p> <p style="text-align: right;">Lost</p> <p>Moved Councillor Veliskou Seconded Councillor Naismith That this item be adjourned to the Special General Council Meeting to be held on 19 November 2024 to allow for additional information.</p> <p style="text-align: right;">Carried</p> |
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| | <p>Options Report</p> <ul style="list-style-type: none">• Minutes <p>on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to provide an advantage to anyone that may seek to tender for one of the project options disclosed in the report that contains financial projections.</p> <p>2. Section 90(2) and (3)(b) of the Act notes the disclosure of this information would, on balance, be contrary to the public interest because it could confer a commercial advantage on a person that Council is conducting or proposed to conduct business with.</p> <p>3. Determines this order shall operate for a period of 12 months and will be reviewed every 12 months if the confidentiality period is longer than 12 months in duration.</p> <p>4. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.</p> | |
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