His Worship the Mayor
Councillors
**CITY OF MARION**

# NOTICE OF
# SPECIAL GENERAL COUNCIL MEETING

Notice is hereby given pursuant to the provisions under Section 83 of the Local Government Act 1999 that a General Council meeting will be held

## Tuesday 10 May 2016

## Commencing at 6.30 p.m.

**In the Council Chamber**

**Council Administration Centre**

**245 Sturt Road, Sturt**

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public and interested members of this community are welcome to attend. Access to the Council Chamber is via the main entrance to the Administration building on Sturt Road, Sturt.

Adrian Skull
**CHIEF EXECUTIVE OFFICER**

5 May 2016

**CITY OF MARION**
**SPECIAL GENERAL COUNCIL AGENDA**
**FOR MEETING TO BE HELD ON**
**TUESDAY 10 MAY 2016**
**COMMENCING AT 6.30PM**

## 1. OPEN MEETING

## 2. KAURNA ACKNOWLEDGEMENT

*We acknowledge the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.*

## 3. DISCLOSURE

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

## 4. ELECTED MEMBER'S DECLARATION OF INTEREST (if any)

## 5. DEPUTATIONS

**Deputation - Mitchell Park Sports and Community Centre**
Ms Claire Johnson, South Adelaide Basketball Club
SGC100516D01 ..... 2

## 6. CORPORATE REPORTS FOR DECISION

Mitchell Park Sports & Community Centre
SGC100516R01 ..... 3

## 7. CONFIDENTIAL REPORT

Former Hallett Cove Library and Youth Services Building
SGC100516F01 ..... 178

## 8. MEETING CLOSURE

Council shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.

# CITY OF MARION
# SPECIAL GENERAL COUNCIL MEETING
# 10 MAY 2016

| | |
|---|---|
| **Originating Officer:** | **Jaimie Thwaites, Unit Manager Governance and Records** |
| **Corporate Manager:** | **Kate McKenzie, Manager Governance** |
| **General Manager:** | **Vincent Mifsud, General Manager Corporate Services** |
| **Subject:** | **Deputation – Mitchell Park Sports and Community Centre** |
| **Ref No:** | **SGC100516D01** |

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**SPEAKER:**

Ms Claire Johnson, Operations Manager

**ORGANISATION:**

South Adelaide Basketball Club

**COMMENTS:**

Ms Johnson has requested to give a deputation to Council in relation to options being considered for the Mitchell Park Sports & Community Centre.

# CITY OF MARION
# SPECIAL GENERAL COUNCIL MEETING
# 10 MAY 2016

| | |
|---|---|
| **Originating Officer:** | **Birgit Stroeher, Architect Strategic Projects** |
| **Manager:** | **John Valentine, Manager Strategic Projects** |
| **General Manager:** | **Abby Dickson, City Development** |
| **Subject:** | **Mitchell Park Sports and Community centre – Design Options for National Stronger Regions Fund Application** |
| **Report Reference:** | **SGC100516R01** |

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**REPORT OBJECTIVES:**

The purpose of this report is for Council to:

- consider the Background Report for the development of a high level estimated costed concept plan for the Mitchell Park Sports and Community Centre (Appendix 1);

- endorse a preferred concept option to be further developed, forming the basis for the preparation of a Section 48 prudential management (due diligence) report, which will include a detailed business case, project whole of life costs and financial capacity modelling and, subsequently, for the bid to the National Stronger Regions Fund (NSRF);

- note progress in the development of the proposal and the development of a single management structure for the site.

**EXECUTIVE SUMMARY**

Council has previously resolved the following:
Report Reference: GC081215R05

1. *Endorse the Mitchell Park and Community Club site as the preferred location for the development of multi-purpose indoor sports facilities and the integrated development of facilities for existing sporting clubs and dog club and the development of a community centre to replace the Mitchell Park Community Centre.*

2. *Endorse the Mitchell Park Sports and Community Club Architectural Brief for the development of a costed concept plan and authorise the calling of a select tender to engage architectural, civil engineering, services engineering, landscape architecture, geo-technical, contamination assessment and cost management services.*

3. *Endorse the preparation of a first stage concept plan for Council's consideration and subsequent establishment of a project financial target.*

4. *Approve funding of up to $200,000 from the Asset Sustainability Reserve – Community Facilities Partnership Program for the engagement of specialist consultants required to develop a costed concept plan.*

5. *Note that the Chief Executive Officer will review resourcing required to develop the concept plan and the lodgement of the NSRF application and will allocate resources, inclusive of new resources, as required.*

Subsequently, a design team led by Studio 9 has been engaged and they have completed the first stage of their commission, being the background report on the state of existing facilities and options for creating new facilities. In addition, an independent cost consultant has been engaged to provide cost advice. Concurrently stakeholder consultation has commenced with the existing user groups for the site in the form of face to face meetings and a survey of requirements.

The project team have met and engaged KPMG to review the current and future visitation levels to develop a management structure and associated high level estimated costings.

In addition, Council have engaged the services of Funding Partnerships Australia, to assist in preparing the funding submission to the NSRF.

The conditions of the NSRF require that submissions demonstrate their capacity to deliver tangible economic and social benefits to their communities. Upgrading existing facilities for the benefit of current users alone would be insufficient to meet this requirement.

Round 4 of the NSRF is expected to open in July and to close in August 2016 however this may change due to the pending Federal Election. Given the limited time available to develop this bid, concurrent refinement of the brief, the design, a single management structure framework, external and internal stakeholder consultation, bid documentation and a prudential Section 48 report (Local Government Act requirement) is required over the May period. This will limit the opportunity for Council to consider development of the bid in a staged manner.

| **RECOMMENDATIONS (4)** | **DUE DATES** |
|---|---|
| **That Council:** | |
| 1. Note receipt of the Mitchell Park Sports and Community Centre Background Report on the state of the existing facilities and detail on the requirements for an upgraded complex. | **10 May 2016** |
| 2. Endorse option ……. as the preferred concept to be further developed to form the basis of a Section 48 prudential management (due diligence) report and, subsequently, for the bid to the National Stronger Regions Fund. | **10 May 2016** |
| 3. Note progress in the development of the proposal and the development of a single management structure for the site. | **10 May 2016** |
| 4. Note that a separate report, as required under Section 48 of the Local Government Act, will be brought to Council in June 2016 for consideration describing, amongst other matters, the whole of life costs associated with the project and Council's financial capacity to fund the project. | **28 June 2016** |

**BACKGROUND**

In April 2015 (GC140415R02) Council endorsed investigations being undertaken with peak sporting bodies, relevant clubs, funding bodies and agencies to seek partnering opportunities for the development of plans and potential funding solutions for the following sports infrastructure:

- Options for new soccer pitches and a BMX track in the South
- Indoor multipurpose Stadium 4-8 Court (SA regional standard)
- Edwardstown Oval Masterplan
- Mitchell Park Sports and Community Club building upgrade

In November 2015 Council representatives met with the Mitchell Park Sports and Community Club and the Dover Gardens Dog Club and requested that the representatives consider; 1), ways of reducing the cost of the previous Masterplan; 2) future governance opportunities for the site and, 3) ongoing economic opportunities that could be generated by the site (a key condition of the NSRF).

Following Council's resolution of December 2015 which endorsed the brief for the project and a review of the site management structure the following actions have occurred:-

- A design team led by Studio 9 Architects has been engaged for concept development through a selected tender process.
- An independent cost consultant, Rider Levett Bucknall, was engaged through a selected tender process.

- Consultation has taken place with the following bodies:
  - Mitchell Park sports clubs, Dover Gardens Dog Club, South Adelaide Basketball and Wildcats Netball. (Results of this consultation are tabulated in Appendix 2).
  - Potential partnership meetings held with Junction Australia, Basketball SA and Flinders University/Flinders One/Flinders SHAPE on partnership opportunities.
  - Council have engaged the services of Funding Partnerships Australia, to assist in preparing the funding submission to the NSRF. She has drawn on experience in developing similar bids to suggest options for enhancing the economic and social benefits.
  - An Internal Reference Group has been established drawing relevant Council staff into the project and bid development process.

**DISCUSSION:**

The initial Architectural Brief developed was underpinned by the following:

1. That the design and development of building facilities will be the basis of shared facilities and maximizing the efficient use of space;
2. The design and development of facilities will be consistent with the development of a single management structure across all facilities.

This brief represents an efficient facility for shared use by existing and potential new users.

**“Stronger Region” Enhancements**

Requirements of the NSRF include that successful bids:

1. Contribute to economic growth, including;
   - Delivery of an economic benefit beyond the period of construction
   - Enhancing public good over the medium (5 to 10 years) and long term (10 to 20 years)
2. Address disadvantage in the area;
3. Build partnerships in the region;
4. Are viable and sustainable.

Replacement of existing infrastructure is eligible provided it demonstrates a significant increase in productivity.

The design team have developed proposals, across the options that include additional opportunities to the site that will foster community identity and involvement, employment and business development. These include:

- Including bookable, digitally enabled community meeting facilities that would serve as a resource for community based business and social initiatives.
- Enabling relevant work skill placement experience in the areas of allied health, sports administration and social work.
- Providing spaces for programs that help the socially disadvantaged to transition into becoming job ready.

The extent to which these are incorporated will be subject to further consultation with stakeholders and the limitations of the target budget.

**Options**

Given the original brief and the enhancements listed above the design team have explored four core options. The descriptions below relate to the sport facilities improvements whilst the additional elements relating to the NSRF criteria are described above. The concept designs for the 4 options are shown in Appendix 3.

In summary these comprise:

**Option 1 New community centre and 4 indoor courts**

This option:

- Demolishes the existing club room building.
- The car park area on site is enlarged to accommodate increased usage.
- A new 2 storey community centre (including the Mitchell Park Neighbourhood Centre) and single storey 4 indoor court facility is constructed to provide the additional facilities required by the brief, as the current basketball accommodation at Norfolk Road is not sufficient or compliant.
- The 4 indoor courts meet the anticipated demand as identified to date.
- Service utilities such as power, sewer, water and gas serving the site are upgraded to meet the new demand. Pavements directly around the building are installed.

***The increase in traffic and on-street parking is still being assessed. The volumes and resulting impact on residents cannot be quantified at this stage.***

This option has an approximate estimated high level cost of $19.75 million.

**Option 2 New Community Centre and 6 indoor courts**

This option:

- Demolishes the existing club room building.
- The car park area on site is enlarged to accommodate increased usage. Over flow car parking will be required on the council owned reserve adjacent the site.
- A new 2 storey community centre (including the Mitchell Park Neighbourhood Centre) and single storey 6 indoor court facility is constructed to provide the additional facilities required by the brief, as the current basketball accommodation located on Norfolk Road is not sufficient or compliant.
- The 6 indoor courts are over and above the anticipated demand that is identified in the business case investigations.

***This option will have a significant impact on residents in terms of traffic volumes, on street parking and noise.***

Service utilities such as power, sewer, water and gas serving the site are upgraded to meet the new demand. Pavements directly around the building are installed.

The building has increased cost and high risk due to the clash with significant stormwater infrastructure and underground fill conditions.

This option has an approximate high level estimated cost of $23.42 million.

**Option 3 New Community Centre only, allows for subsequent staged indoor court facility**

This option:

- Demolishes the existing club room building. The car park area on site is enlarged to accommodate increased usage.
- A new 2 storey community centre facility (including the Mitchell Park Neighbourhood Centre) is constructed to provide the additional facilities required by the brief, as the current basketball accommodation located on Norfolk Road is not sufficient or complaint.
- Service utilities such as power, sewer, water and gas serving the site are upgraded to meet the new demand.
- Pavements directly around the building are installed.

This option has an approximate high level estimated cost of $9.87 million and could still meet the NSRF requirements, however for the community centre component only.

**Option 4 New Community Centre only, no allowance for a staged indoor court facility**

If a staged approach is not required and a new clubs and community centre build only, then there will need to be redesign of the building, it would shift more centrally on the site and the number of change rooms etc. reviewed. There would be a project cost reduction, the project could still meet the NSRF funding requirements for the community centre component.

This option has an approximate high level estimated cost of $9.02 million.

**Option 5 Do nothing**

No scope considered.

**Option 6 New Community Centre and 3 indoor courts**

Upon further investigation on impacts to site amenity, impact of traffic to residents, demand for courts and on-going costs the 3 indoor court option has been revisited. This potential option was reviewed post consultation with the existing clubs, hence they have not been able to provide comment.

This option:

- Demolishes the existing club room building. The car park area on site is enlarged to accommodate increased usage.
- A new 2 storey community centre facility (including the Mitchell Park Neighbourhood Centre) is constructed to provide the additional facilities required by the brief, as the current basketball accommodation at Norfolk Road is not sufficient or compliant. Service utilities such as power, sewer, water and gas serving the site are upgraded to meet the new demand. Pavements directly around the building are installed.

The project would still meet the NSRF funding requirements.

This option has an approximate high level estimated cost of $17.947 million.

**Club Consultation**

The Mitchell Park Clubs' and Dover Gardens Dog Club representatives considered 4 options at a meeting on 7 April 2016 and subsequently endorsed Option 1 as their preferred option with Option 3 as a second preference. A copy of the Mitchell Park Clubs' and Dover Gardens Dog Club correspondence in relation to this is, attached as Appendix 5.
Letters of support from South Adelaide Basketball and Basketball SA are also included in Appendix 5.

As mentioned above none of the above parties/clubs have had the opportunity to comment on Option 6.

**Financial Implications**

A project of this size could result in (as stipulated by the NSRF) a 50% contribution to a maximum of $10 million being Federally funded. Assuming NSRF funding is successfully obtained a contribution will be required from Council in the order of $4.51 million to $13.42 million to construct the redeveloped facilities depending on the option selected as detailed in the table below.

The options presented in the table below are high level estimated costs that have been independently costed.

| | Option 1 | Option 2 | Option 3 * | Option 4 * | Option 5 | Option 6 |
|---|---|---|---|---|---|---|
| | New Community Centre and four (4) indoor courts | New Community Centre and six (6) indoor courts | New Community Centre (initially no courts but the design allows for staged development) | New Community Centre (no capacity for future courts | Do nothing | New Community Centre and three (3) indoor courts |
| **Anticipated build cost** | $19.75 million | $23.42 million | $9.87 million | $9.02 million | $0 | $17.947 million |
| **Council Contribution** | $9.875 million | $13.42 million | $4.935 million | $4.51 million | $0 | $8.974 million |
| **Potential NSRF contribution** | $9.875 million | $10 million | $4.935 million | $4.51 million | $0 | $8.974 million |

* Option could still meet the NSRF funding requirements for the community centre component only.

All costs include a cost escalation factor through to the end of 2018 and appropriate design and construction contingencies.

With the development of projects generally, and at the early concept development stage it would be prudent to make an allowance (financially) for unexpected eventualities. These unexpected eventualities could include ground conditions, redundant services or building conditions that have not been identified to date.

A high level overview of the financial considerations summarised below has been prepared by KPMG which includes estimates of revenue and expenditure for each option and is included as Appendix 4 to this report. It should be noted that the attached report has been prepared based on estimated concept financial costs and provides high level guidance only.

| | Option 1 | Option 2 | Option 3 | Option 4 | Option 5 | Option 6 |
|---|---|---|---|---|---|---|
| **Revenue** | | | | | | |
| **Total revenue** | $1,050,266 | $1,534,444 | $81,911 | $81,911 | n/a | $808,177 |
| **Expenditures** | | | | | | |
| **Total expenditure** | $737,503 | $859,052 | $280,266 | $274,792 | n/a | $563,246 |
| **Total operating surplus/(deficit)** | $312,764 | $675,392 | -$198,356 | -$192,881 | n/a | $244,931 |
| Capital renewal (depreciation) | $582,053 | $687,784 | $290,973 | $290,471 | n/a | $524,612 |
| **Net funding surplus/(deficit) before borrowings** | -$269,290 | -$12,392 | -$489,329 | -$458,352 | $0 | -$279,681 |
| Interest repayments (1st year) | $411,181 | $558,759 | $205,535 | $187,840 | n/a | $373,613 |
| Principle repayments (1st year) | $811,352 | $1,102,555 | $405,566 | $370,649 | n/a | $737,222 |
| **Net funding surplus/(deficit) – after renewa , interest & principal** | -$1,491,823 | -$1,673,706 | -$1,100,430 | -$1,016,841 | n/a | -$1,390,516 |

The high level estimated costings included in the report prepared by KPMG assumes Council's contribution for all options will be funded through borrowings. It should be noted that Council has funds that could potentially be used to substantially fund its contribution towards this project set aside in its reserve fund for the Community Facilities Partnership Program (CFPP).

However, the use of funding from the CFPP needs to be considered in the context of Council's other unfunded priorities and the ongoing funding required for asset renewal of Council's existing buildings and facilities. Accordingly, Council will need to give further consideration in assessing the best method of funding its contribution and whether that should be via debt, cash or a mixture of both.

A Section 48 prudential management (due diligence) report will be developed for Council's preferred option and will include a detailed business case, project whole of life costing and financial funding capacity modelling. This will be brought to Council for consideration prior to the lodging of a funding application. The Section 48 report is a requirement under the Local Government Act and, amongst other matters, it will address whole of life costs, (on-going management, transition management, maintenance and depreciation costs).

**Funding Partnerships**

The federal government's NSRF represents a potential opportunity to potentially secure 50% funding towards the redevelopment of the Mitchell Park Sports and Community Centre.

**Policy Implications**

The redevelopment of the Mitchell Park Sports and Community Club would contribute to all of the Community Plan aspirations and would particularly progress strategic goals related to social connectedness, active and healthy lifestyles, developing neighbourhoods that are activated, attractive and safe, and empowering communities to work in partnership with Council.

**CONCLUSION:**

Six potential options have been generated for Council's consideration.

Council's preferred option will be further developed by staff and the consultant team as part of preparing an application to Round 4 of the National Stronger Regions Fund.

A Section 48 prudential management (due diligence) report, as required under the Local Government Act, will be brought to Council for consideration regarding the project prior to lodging the application to the National Stronger Regions Fund. The Section 48 report will include the further refinement of Council's preferred option and whole of life costs identified for the project including management, maintenance and depreciation costs.

# Mitchell Park Sports and Community Centre Redevelopment

# Background Report

STUDIO NINE ARCHITECTS

**CLIENT**

**THE CITY OF MARION**

Building Management
245 Sturt Road
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South Australia

**ATTENTION**

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Architect Strategic Projects
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**DATE**

Wednesday 2nd March 2016

**CONTENTS**

# EXECUTIVE SUMMARY

# Executive Summary

Following a request from The City of Marion, Studio Nine Architects has prepared a Background Report for the Mitchell Park Sports & Community Centre Redevelopment.

The main purpose of the Background Report is to consolidate all information required for the next stage of re-designing the site to ensure designs are both a practical and a feasible option for council and other stakeholders.

The Background Report includes:

- A review of all service locations to ensure that the design and costing addresses upgrades and required relocations of existing services by Gascoigne Consultants (Services Engineer).
- A plan showing all existing service locations by Gascoigne Consultants (Services Engineer).
- A review of the Geotechnical Site Audit Report (supplied by The City of Marion on 01.03.16 excluding contamination) by Wallbridge & Gilbert.

- Consultation with key stakeholders including relevant Local and Government agencies to determine issues that are likely to affect the design and redevelopment of the facility by Studio Nine Architects.
- A review of all relevant documentation to the project by Studio Nine Architects.
- A return brief to finalise the requirements for the concept design by Studio Nine Architects.

The planned facility is located on Moreland Avenue, Mitchell Park SA 5043.

The proposed facilities will be accessed from Bradley Grove (primary access) and potentially from Moreland Terrace (secondary access).

Car parking numbers are planned to increase as a result of this proposal.

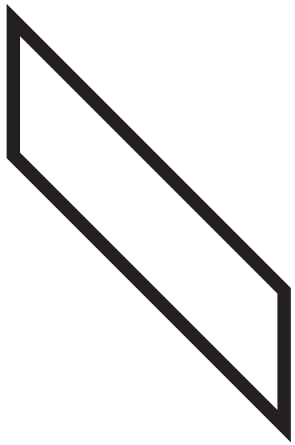
Site Services are not adequate (Electrical, Telecommunications, Fire Services, Water, Sewer and Gas) to cater for increased and future demand.

The estimated cost for the four court option is between $17M and $20M (ex. GST), with an estimated handover date of 2018 (dependent on Grant Funding).

# PROJECT TEAM

# Project Team

| | |
|---|---|
| Client: | The City of Marion |
| Architect: | Studio Nine Architects |
| Cost Manager: | Rider Levett Bucknall |
| Structural & Civil Engineer: | Wallbridge & Gilbert |
| Services Engineer: | Gascoigne Consultants |
| Traffic Engineer: | Phil Weaver & Associates |
| Certification: | Buildsurv |
| Landscape Architect: | Aspect Studio |
| Independent Funding Consultant: | TSM Consulting |



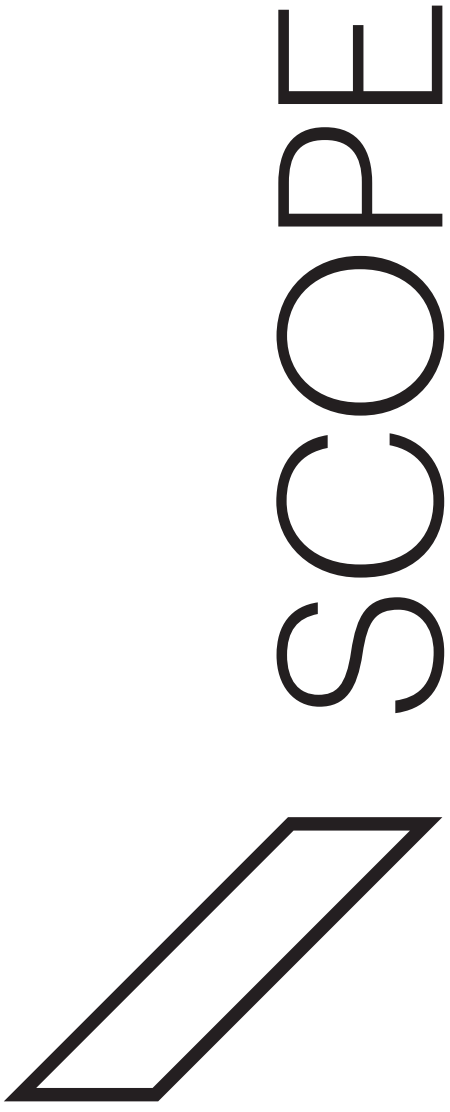
# BACKGROUND

# Background

The project brief notes there is a major shortage of indoor recreation facilities in the Southern region of Adelaide and there is currently no indoor sport and recreation centre that meets the definition for a regional complex.

Following a review Council has focused on the highest priority sporting infrastructure needs of the community.  At the General Council Meeting on 8 December 2015 Council endorsed to proceed in developing the Sports and Community Centre concept design at Mitchell Park.

Studio Nine Architects will design the new facility by initially reviewing the Master Plan completed in 2013 by Hames Sharley.



SCOPE

# Scope

The project scope as described in the brief from The City of Marion has the following objectives:

1. Enhance Mitchell Park Sports and Community Centre with the creation of a multi- functional sports and community centre that has good viewing areas over the surrounding ovals and open space areas.

2. Develop an indoor three to six court multipurpose sports facility that has the potential to attract state or regional level activities. Facilities will need to have the potential to support a high performance sports programs and a show court for major events.

3. Review the 2013 master plan and redesign of the existing open space areas to establish sport, recreation and dog club facilities that also consider the needs of all existing user groups, potential user groups to ensure they have the potential to be used by a number of different groups and activities and cater broadly for the community.

4. Integrate the design of the proposed building facilities into the broader planning and development of the site and its surrounds.

5. Review the existing management structure with the intention of developing a sustainable sports and community club that will encourage shared core administration services and infrastructure and allow the clubs and community groups to lead, nurture and support the participation in activities.

6. Develop a design brief that will provide quality facilities for the proposed development and consider materials which are sustainable, low maintenance, durable and support best practice ESD principles.

7. Develop a project delivery plan outlining key milestones through to construction and identify the full cost of development for the Mitchell Park Sports and Community Centre and its surrounds for Council's further consideration and assessment for future stages of design and potential development. The construction concept will need to be robust, enduring and fit for purpose.

8. The design for the new facilities will allow for other new potential activities and services so broader economic opportunities can be explored by council to ensure the facilities have the potential to be viable and sustainable.

9. The concept designs will be for facilities that are environmentally responsible and resource-efficient through design, construction, operation, maintenance.

# EXISTING FACILITIES

# Existing Facilities

## 5.1 SITE

### 5.1.1 Topography

The existing facility is located centrally on the site with the cricket oval to the north and the dog rinks to the south. The site has mounding around the perimeter with an additional mound through the centre of the southern half of the site.

### 5.1.2 Easements & Encumbrances

The survey provided by The City of Marion does not pick up any easements or encumbrances.

### 5.1.3 Vegetation

The site has abundant natural vegetation. The Arborman Tree Solutions Report (included as part of the Tender) mapping indicates 28 regulated trees in the vicinity and 5 significant trees. The current concept design includes the removal of 4 regulated trees.

## 5.2 BUILDINGS

The Mitchell Park Sports and Community Club are valued by its users and an important community facility. The building is approximately 1000m². However, the existing building is in a major need of upgrading and is not adequate for its current requirements. Studio Nine Architects strongly recommend the demolition of the existing building to allow for the new facility. (Refer Appendix H for existing drawings)

### 5.2.1 Consultation

*Refer Appendix F & G*

Studio Nine Architects met with the following stakeholders as part of the consultation process:

- Basketball SA
- City of Marion
- South Adelaide Basketball Club
- Mitchell Park Football Club
- Mitchell Park Netball Club
- Mitchell Park Rugby Club
- Mitchell Park Cricket Club
- The Dover Gardens Dog and Kennel Club
- The Mitchell Park Neighbourhood Centre

Through the consultation process stakeholders have advised:

- The facility is out dated and in poor repair
- The commercial kitchen is not adequate
- There is a lack of storage space
- There is a lack of office space
- Four indoor change rooms are preferred

Studio Nine Architects strongly recommend the demolition of the existing building to make way for the new facility.

## 5.3 TRAFFIC (REFER APPENDIX C)

### 5.3.1 Traffic Management

Including car parking.

Initial feedback from Phil Weaver and Associates is recommending a minimum of 120 on-site car parks.

Final approval however can only be given after the full development proposal is submitted for approval, and a traffic management study has been undertaken.

## 5.4 STRUCTURAL AND CIVIL (REFER APPENDIX D)

### 5.4.1 Civil & Structural

1. SITE VISIT

The Wallbridge and Gilbert site visit showed a relatively stable ground environment for existing pavements and buildings suggesting good site preparation and sound design of individual elements.

No significant cracking of asphalts in the carparks or concrete pavement trip hazards where evident.

Noticeable paving tension cracks were evident on the south side of the facility and are broadly consistent with poor compaction of the adjacent landscaping noted below.

Medium to high plasticity clays are typically cause for concern in terms of movement effects on buildings and pavements. The positive results of the inspection infer that good drainage and a top layer of non reactive fill are sufficient to manage the clays on this site.

## 2. BORE LOG OBSERVATIONS

There does not appear to be a dominant effect of alluvial soils within the boreholes. There are gravels and sand present but not in large quantities. There is significant amounts of fill noted but the fill within the paved areas is performing well.

We do not expect the fill within the landscape areas to have any form of compaction.

The Dynamic Core Penetrometer results show little evidence of compaction in the fill in all landscaped areas. This makes sense for Boreholes 1, 2 and 3. Borehole 4 is close to the road south of the club rooms but also shows a poor result. Borehole 6 shows natural clays to be dry and hard. We believe the tension cracks discussed above are a result of the poor compaction of adjacent fill to the south.

The soil report discusses the soils further in detail.

## 3. HOW DO THESE RESULTS EFFECT THE PROPOSED DEVELOPMENT?

The Wallbridge and Gilbert preference for the site preparation options discussed in the report is option 3 i.e. rework the top 600mm of fill and tyne and compact 200mm of soil below that.

If the new building foot print extends over old landscaped areas, we would consider reworking more of the fill as the results of B.H.4. Dynamic Core Penetrometer tests are poor. The depth of preparation may require more soil tests to confirm fill profile.

The finished level of the building slab is relatively flexible and will not be driven by geotechnical factors.

## 4. FOOTINGS

Wallbridge and Gilbert would recommend splitting the Gym Structure from change room/ administration structure as it is likely we may optimise both areas separately.

### 4.1 The Gym and Courts.

- Site preparation as above.
- Floating traditional 150mm slab sitting on prepared subgrade.
- Columns directly on deep pads or piles, engaging directly with natural soils.
- Piles in the order of 1200 diameter and 3 to 4 metres deep (effectively deep pads to ensure engagement well into natural soils and below the expansive clay zone of influence).

### 4.2 Administration, Club Rooms and change rooms.

- This component is deflection sensitive and as such we would recommend a traditional stiffened raft.

Keeping these adjacent building areas separate will assist greatly in optimising both foundations and superstructure as the structures will both respond differently.

## 5. PAVEMENTS

Pavement preparation is clearly laid out in the soil report which we agree with.

## 6. POSITION OF THE BUILDING

The position of the building and detailing of the footings may be influenced by the old creek alignment. To mitigate risks, we would recommend more geotechnical testing along the old creek alignment to confirm fill details. Refer to the Aecom report Page 4 figure 2 for the approximate creek alignment.

## 5.5 SERVICES (REFER APPENDIX B)

### 5.5.1 Electrical

A SA Power Networks transformer is located on the site, immediately east of the existing clubrooms, with underground high voltage cables entering the site from overhead lines in Bradley Grove. Underground low voltage cables run from the transformer back out to the overhead lines in Bradley Grove, so the transformer supplies residences along Bradley Grove and is not dedicated to the site.

Consumer's mains cables run underground from the transformer to a site main switchboard located outside the eastern wall of the clubrooms. The main switchboard contains three supplies, each with a separate retailer meter:

- 1 x 160A supply to "Club" (assume sports clubrooms and oval floodlighting);
- 1 x 100A supply to "Council" (assume dog clubrooms and southern park floodlighting);
- 1 x 50A redundant timed ("J tariff") supply to an electric hot water system - now replaced with gas continuous flow hot water system.

We estimate maximum electrical demand at approximately 140A/phase for the clubrooms and 60A/phase for the oval floodlighting. The "customer demand" for the site is likely to be set by SA Power Networks at historical demand levels, or approximately 200A per phase by our estimation.

**Capacity for future developments**

Based on the December 2015 Brief for new clubrooms, with more air conditioned spaces, plus improved floodlighting of dog training areas, new courts and carpark, we expect that the existing electrical supply will need to be significantly augmented, with a new transformer and attendant SA Power Network charges.

### 5.5.2 Telecommunications

A 10 pair copper telephone cable installed in an underground 20mm diameter PVC conduit enters the site from a Telstra pit near the carpark entrance from Bradley Grove.

The telephone lines are terminated to the existing clubrooms via a network termination device. There is no evidence of a structured data cabling system with internet being supplied by stand-alone modem/router units connected directly to the phone lines.

**Capacity for future developments**

Capacity in existing copper lines in Bradley Grove is limited, so if significantly more than the existing 10 pair is necessary for the new development, the Telstra street infrastructure may need to be upgraded. However, the copper lines are likely to be superseded by the NBN – see below.

Optical fibres cables are available in Bradley Grove, but not currently connected to the site.

Construction of the NBN is currently proceeding in the area, although completion date is not set. We expect that NBN will be available by the time development starts on site.

### 5.5.3 Fire

The clubrooms are equipped with two fire hose reels, one inside the western entrance to the sports clubrooms and the other one inside the northern entrance to the dog clubrooms.

The fire hose reels are connected to the metered domestic water supply.

Portable fire extinguishers and fire blankets are installed throughout the building. Compliance of fire extinguishers and blankets was not assessed as the current proposal is for the building to be replaced.

The dog clubrooms have stand-alone smoke alarms.

**Capacity for future developments**

Based on the December 2015 Brief, we expect the following will be required as a minimum:

- On-site fire hydrant system in accordance with AS 2419 with a dedicated fire water connection to the SA Water street mains. A flow and pressure analysis of the SA Water street main would be required to determine if required supply demands can be met.
- Fire hose reels in accordance with AS 2441 connected to the fire hydrant system.
- Portable fire extinguishers and fire blankets in accordance with AS 2444.
- Smoke detection and occupant warning system in accordance with the BCA.

### 5.5.4 Water

Mains water enters the site from multiple locations.

Two separate irrigation water supplies are provided from in-ground 50mm water meters installed in pits adjacent the property boundaries, one from a 100mm diameter water main in Bradley Grove and the other from a water main of unknown size in Moreland Avenue. The outlet from each meter passes through an above-ground reduced pressure zone backflow protection device, or RPZD, installed in a steel enclosure. The outlets from the two supplies feed a common 90mm diameter HDPE irrigation ring main around the oval.

The irrigation system is also supplied from the City of Marion Aquifer Storage & Recovery (ASR) system through an 80mm filter/meter/control valve in parallel to the Moreland Road mains water connection.

A separate supply from the water main in Moreland Avenue enters the site through an in-ground 25mm water meter installed in a pit adjacent the property boundary, next to the irrigation water meter and ASR supply. The outlet from the 25mm meter passes through an above-ground RPZD installed in a steel enclosure. The outlet from the RPZD supplies the clubrooms through a 25mm diameter copper pipe, separate to the irrigation system.

Our assessment is based on a plan of the irrigation system dated January 2014 made available by Council, and we assume the system was installed as documented soon after. On this basis, we assume the condition of the underground mains water reticulation is relatively new and in good condition.

**Capacity for future developments**

Based on the December 2015 Brief we expect that the water supply from the 25mm meter on Moreland Avenue to the existing building would not be of an adequate size and capacity. A larger 40mm meter and new water pipework from the meter would be required for any new buildings on the site. Some rework to pipework in the vicinity of the water meter and backflow protection device would also be required.

The existing incoming irrigation mains appear to be sized to meet the current irrigation flow. The December 2015 Brief indicates that the percentage of the site being taken up by paving, hard-stand courts and buildings is going to increase. Therefore the overall irrigation demand should decrease meaning the existing irrigation water supply capacity to site and existing water meter sizes should be adequate for any new development.

### 5.5.5 Sewer

Sewer discharge from the site is through a single 100mm sewer connection to the SA Water sewer in Moreland Avenue. The existing sewer pipework is located on the northern side of the existing building and falls in a westerly direction under the carpark, between the tennis courts and cricket nets and out to Moreland Avenue.

**Capacity for future developments**

According to internal sewer plans received from the Office of the Technical Regulator the sewer from the western edge of the building out to Moreland Avenue was replaced in 2009, possibly due to the installation of the tennis courts. We would expect that this existing pipework is PVC and in reasonably good condition.

Based on the December 2015 Brief we expect that the redeveloped site will require a sewer connection larger than 100mm. This would mean coordinating with SA Water to upgrade the existing connection size and replacement of all on site sewer pipework.

### 5.5.6 Gas

Natural gas is supplied to the site via a metered supply from a high pressure gas main in Bradley Grove. The incoming gas main from the street passes through an above ground pressure regulator installed immediately inside the property boundary. From the regulator gas pipework reticulates at a lower pressure underground to the gas meter which is installed in a metal enclosure mounted externally on the buildings eastern wall.

Natural gas currently serves only the central hot water plant and radiant heaters.

**Capacity for future developments**

We expect that there would be sufficient capacity in the high pressure gas main in Bradley Grove for future developments.

The existing gas supply pipework within the site is not expected to have sufficient capacity for future developments. We expect the new development would utilise gas for hot water, cooking and some space heating purposes meaning an increase in gas usage from the current system.

The existing incoming supply would be upgraded in coordination with the gas supply authority with a new meter being installed, likely on the property boundary, with adequately sized pipework reticulation to suit any new development.

## 5.6 HERITAGE

Not applicable.

# CONCEPT PROPOSAL

# Concept Proposal

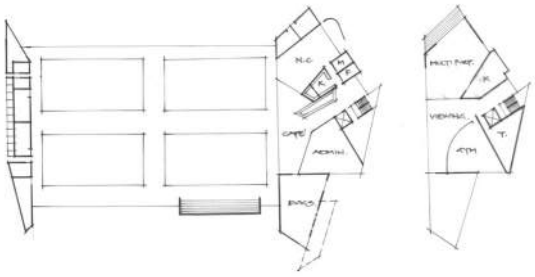
## 6.1 DESIGN OBJECTIVES AND ARCHITECTURAL DESIGN PRINCIPLES

This concept proposal has been developed in conjunction with The City of Marion and its end users. On completion, the project will deliver:

1. A multi-functional sports, dog club and community centre that is a regional recreation and sports hub that considers the needs of all existing user groups, potential user groups and will cater broadly for the communities recreation and sporting needs. The design of the facility needs to achieve efficiency of operations and economic viability through a mix in scale.

2. Options for an indoor three and four court multipurpose sports facility (with provision to expand the number of courts to six if required) that has the potential to attract state or regional level activities. Facilities will need to have the potential to support a high performance sports programs and a show court for major events. This includes identifying the footprint, orientation, and major services requirements of the stadium within the context of the sports precinct.

3. A new community centre integrated into the complex to replace the Mitchell Park Neighbourhood Centre.



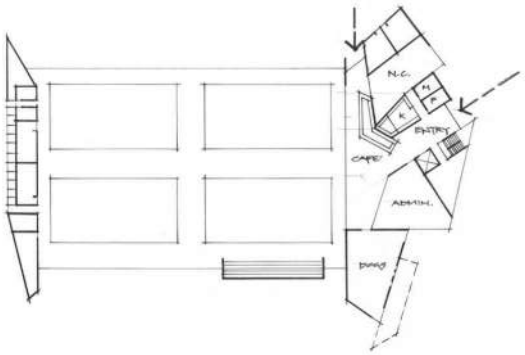
## 6.2 MASTER PLANNING

The proposed development has the following design considerations:

- Proposed car park is to be located off Bradley Grove
- 4 Regulated Trees need to be removed
- Tennis Courts/Netball Courts off Bradley Grove are proposed to be demolished
- Internal Courts run east/west to maintain Football Ground and Dog Area

## 6.3 CONCEPT DESIGN

Studio Nine Architects developing the preliminary sketch plans and functional design brief in parallel. Refer to Functional Design Brief on page 18 and Appendix A for preliminary drawings.



**FUNCTIONAL BRIEF**
**REVISION: 1**
**DATE: 01.03.16**

| Group | People | Brief Area (m²) | Planned Area (m²) | Use | Comments |
|---|---|---|---|---|---|
| **Dog & Kennell Club** | | 300 | | | |
| Trialling Store | | | 30 | store | does not need outside access |
| General Store | | | 75 | store | access to outside via roller door, 1 computer 2 stand |
| Office/Records | 3 | | 25 | | face window for sales, look into hall |
| Hall | 25 | | 140 | | |
| Kitchenette | 3 | | 5 | | 2 fridges, 2 microwaves, sink, counter |
| | | **300** | **275** | | |
| | | | | | |
| **Community Centre** | | 200 | | | |
| Main Hall | 80 | | 100 | | operable wall to divide space |
| Creche | 20 | | 40 | | |
| Storage | | | 50 | | off main hall |
| Office | 4 | | 25 | | computers |
| | | **200** | **215** | | |
| | | | | | |
| **Basketball SA** | | | | | |
| Office | 3 | | 16 | | see courts |
| | | | **16** | | |
| | | | | | |
| **South Adelaide Basketball** | | | | | |
| Office | 3 | | 16 | | see courts |
| Storage | | | 60 | | |
| Shop & Changeroom | | | 10 | | in foyer |
| | | | **86** | | |
| | | | | | |
| **Mitchell Park Sports Community Club** | | | | | |
| Football store | | | 30 | | |
| Tennis store | | | 30 | | |
| Netball store | | | 30 | | |
| Cricket store | | | 30 | | |
| Rugby store | | | 30 | | |
| Step into Life Store | | | 10 | | store |
| Sports Club Office | 2 | | 15 | | safe |
| Shared Office | | 80 | 80 | | include hotdesks |
| Shop and changeroom | | | 10 | | |
| | | **80** | **265** | | |
| | | | | | |
| **Shared Ground** | | | | | |
| Indoor Changeroom 1 | 20 | 50 | 25 | | home male basketball |
| Indoor Changeroom 2 | 20 | 50 | 25 | | away male basketball |
| Indoor Changeroom 3 | 20 | | 25 | | home female basketball |
| Indoor Changeroom 4 | 20 | | 25 | | away female basketball |
| Indoor Officials Room | 8 | 10 | 10 | | |
| Indoor Medical Room | | 15 | 15 | | |
| Outdoor Changeroom 1 | 25 | 50 | 50 | | home football/cricket rugby |
| Outdoor Changeroom 2 | 25 | 50 | 50 | | away football/cricket rugby |
| Outdoor Umpires Room | 6 | 25 | 25 | | showers toilets |
| Outdoor Massage First Aid | 3 | | 15 | | adjacent home football changeroom |
| Utility Cleaners | 1 | 5 | 5 | | |
| Reception Area | | | 50 | | |
| Café and Kitchen | | | 135 | | shared between café, community centre and offices |
| Business Enterprise Office | | 30 | 30 | | |
| Retractable Seating | 500 | 500 | 500 | | viewing for show court |
| Indoor Courts | | 3024 | 3024 | | 4 off netball/basketball |
| Lift and Stair | | | 30 | | |
| Public Toilets | | | 50 | | |
| | | **3809** | **4089** | | |
| | | | | | |
| **Shared First** | | | | | |
| Function Area | | | 300 | | divide space up into 4 |
| Commerical Kitchen | | | 50 | | |
| Cold Store | | 10 | 10 | | |
| Gymnasium | | 100 | 100 | | |
| Public Toilets | | | 50 | | service function area |
| Deck | 50 | | 50 | | connect to function |
| | | **110** | **560** | | |
| | | | | | |
| **TOTAL BUILDING** | | **4419** | **5506** | | |
| | | | | | |
| **Outdoor** | | | | | |
| Car parks | | 2800 | 2800 | | minimum 120 |
| Tennis /Netball Courts | | 3000 | 3000 | | 4 off |
| Playground | | 100 | 100 | | |
| Cricket Nets | | 100 | 100 | | 2 off |
| Dog Rinks | 15mx30m (8 off) | 3600 | 3600 | training | 2m between rinks, 4-5m from playground |
| under cover area | 25 | 100 | 100 | training | |
| Community Centre Outdoor Space | | 30 | 30 | | fenced in |
| **TOTAL OUTDOOR** | | **9730** | **9730** | | |

## 6.4 ARCHITECTURAL SOLUTION

Preliminary proposed site and floor plans are attached in Appendix A.

### 6.4.1 Functional Relationships

Dog Club requires the following functional relationships:

- Close proximity to Dog Park
- Close proximity to Car Park

Neighbourhood Centre requires the following functional relationships:

- Close proximity to Kitchen
- Close proximity to Toilets
- Close proximity to Car Park
- Close proximity to Entry
- Close proximity to external enclosed play area

Basketball SA requires the following functional relationships:

- Close proximity and viewing of the Indoor Courts

South Adelaide Basketball Club requires the following functional relationships:

- Close proximity and viewing of the Indoor Courts

Mitchell Park Sports & Community Club requires the following functional relationships:

- Close proximity and viewing of the Indoor Courts
- Football change rooms in close proximity to oval & car park

The shared facilities require the following functional relationships:

- View Football Oval from Shared Function Area
- Deck for viewing football
- Commercial Kitchen in close proximity to shared Function Area
- Shared Function Area to have views of Indoor Courts

### 6.4.2 Architectural Form and Materials Selection

Emphasis has been placed on:

- No or low maintenance external finishes and cladding
- Diffuse natural light
- Natural cross ventilation

### 6.4.3 Interior Design - TBC

### 6.4.4 Landscaping - TBC

### 6.4.5 Ecologically Sustainable Development (ESD)

ESD principles will be incorporated to reduce energy consumption and associated greenhouse gas emissions.

Emphasis has been placed on:

- Passive design opportunities such as optimal orientation where possible, consideration of sun shading, extent of openings and thermal insulation to the requirements of the Building Code of Australia.
- Choice of materials with low embodied energy, low volatile organic compounds emissions and where possible sourced from local suppliers and manufacturers
- Re-use of water, water sensitive design.

## 6.5 HAZARD ANALYSIS

The following hazards have been identified:

- Residual termite treatments
- Soil contamination in fill (asbestos and hazardous materials in bitumen)
- Asbestos in existing Building

### 6.5.1 Safety in Design

A Preliminary Hazard Analysis will be undertaken

## 6.6 STORAGE & DECANTING


Should the project proceed and the existing facility is demolished to make way for the new facility storage of existing equipment will be required. There is some storage under the new scoreboard but significant space will be required. Should the grounds be used during the construction phase, temporary change rooms will required on site.

## 6.7 URBAN DESIGN IMPACT

The proposed facility is in a predominantly residential area. There is also potential to link to facilities in the area including:

- Clovelly Park Primary School
- Hamilton Secondary College
- Flinders University
- TAFE
- Tonsley Park Development

## 6.8 STAGING

Although not considered a favourable option, there is the potential to stage the project. Studio Nine Architects are preparing options which investigate staging.

## 6.9 COST ESTIMATE

The estimated order of cost for the facility (four court option) is to be between $17M and $20M + GST.

The cost estimate includes:

- Building Work
- Engineering Services
- Site Works
- Contamination and remediation is excluded
- Relocation of the transportable, and temporary decanting is excluded
- Fees are excluded
- Contingencies
- Escalation to advised completion date is excluded

Refer to Appendix E for the detailed concept cost estimate.


RECOMMENDATION

# Recommendation

## 7.1 PROGRAM

The predicted date for commencement of construction is September 2017, and for handover and occupation is March 2019.

## 7.2 RECOMMENDATION

It is recommended that the Background Report be finalised on 04.03.16 and approval to proceed with the Concept Design be granted by The City of Marion.

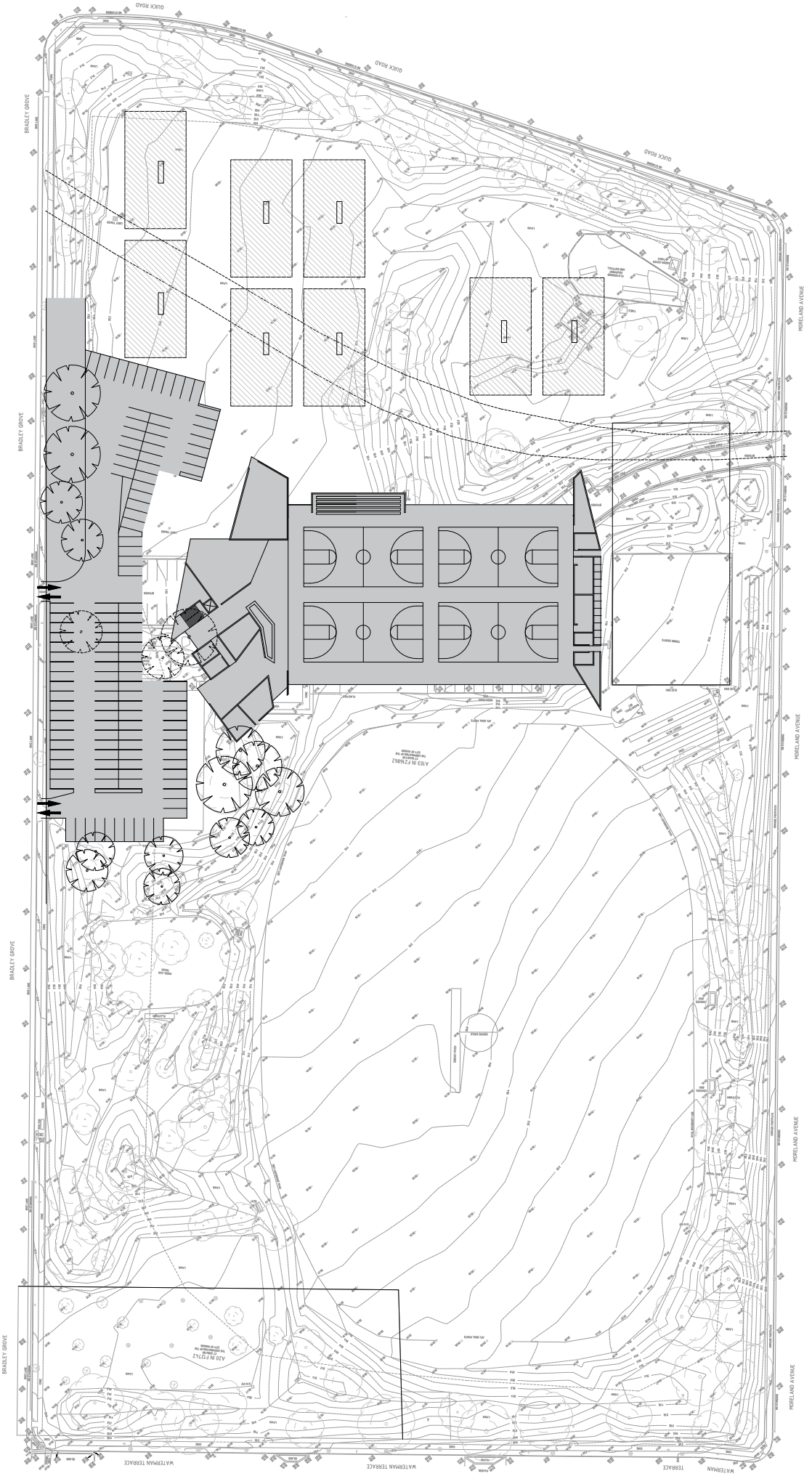
The estimated cost on completion in March 2019, based on the concept design, is $17M to $20M (excl. GST).

## 7.3 CONFIDENTIALITY

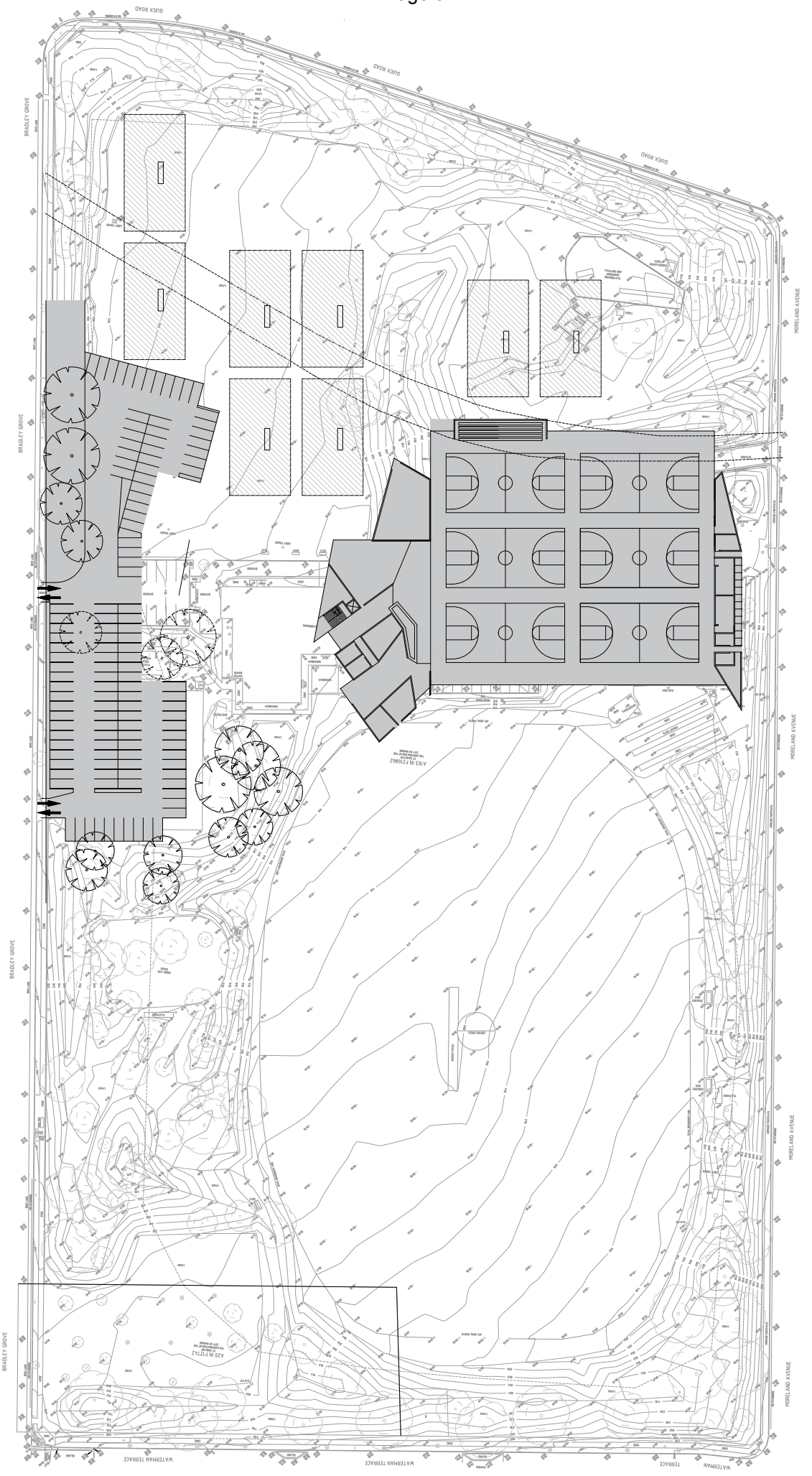
The information contained in this document is confidential to the City of Marion. It may not be disclosed, duplicated or used for any purpose in whole or in part, without the prior written consent of the City of Marion.

# APPENDIX A

## STUDIO NINE ARCHITECTS DRAWINGS




STUDIO NINE
ARCHITECTS

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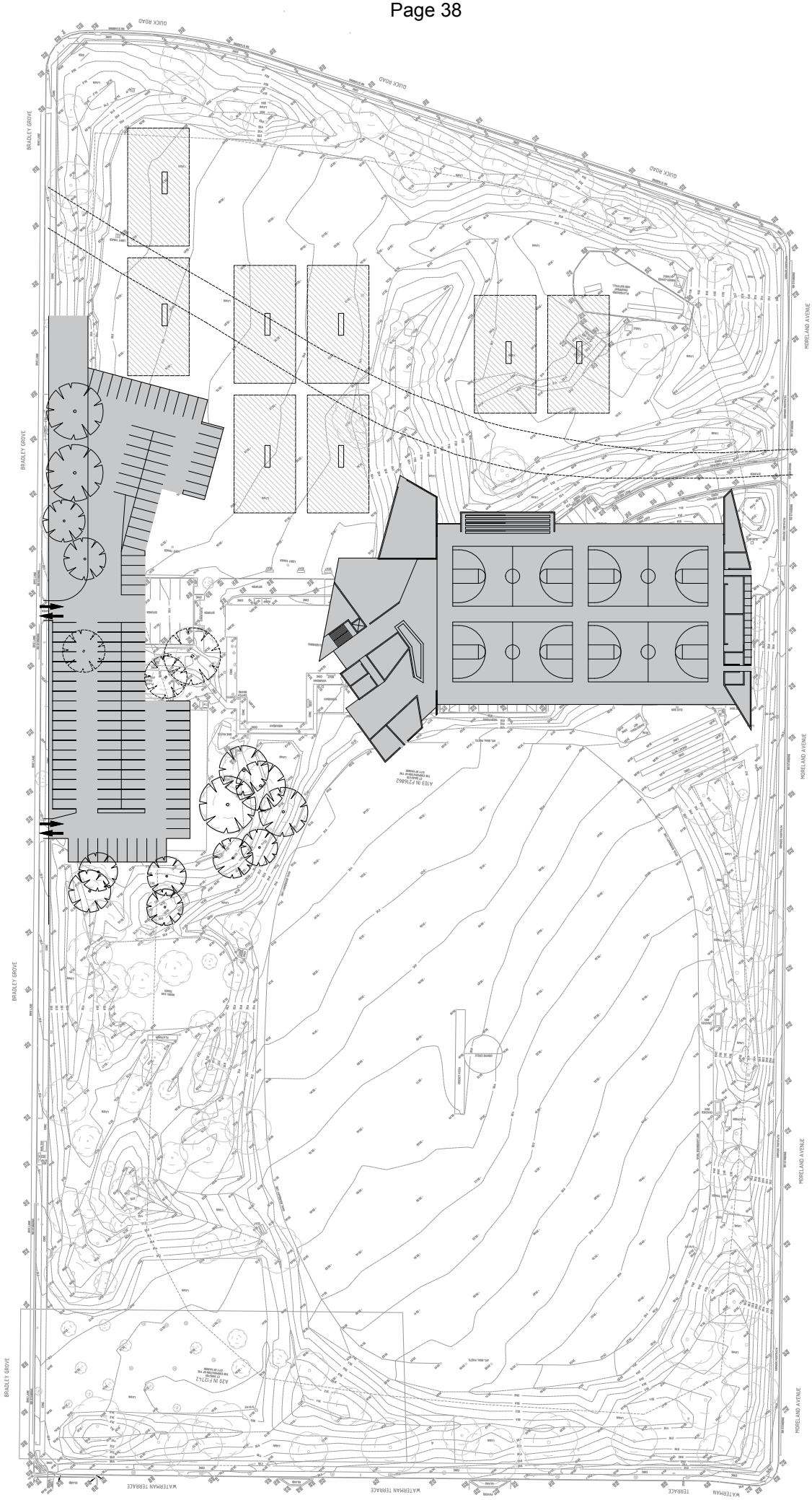


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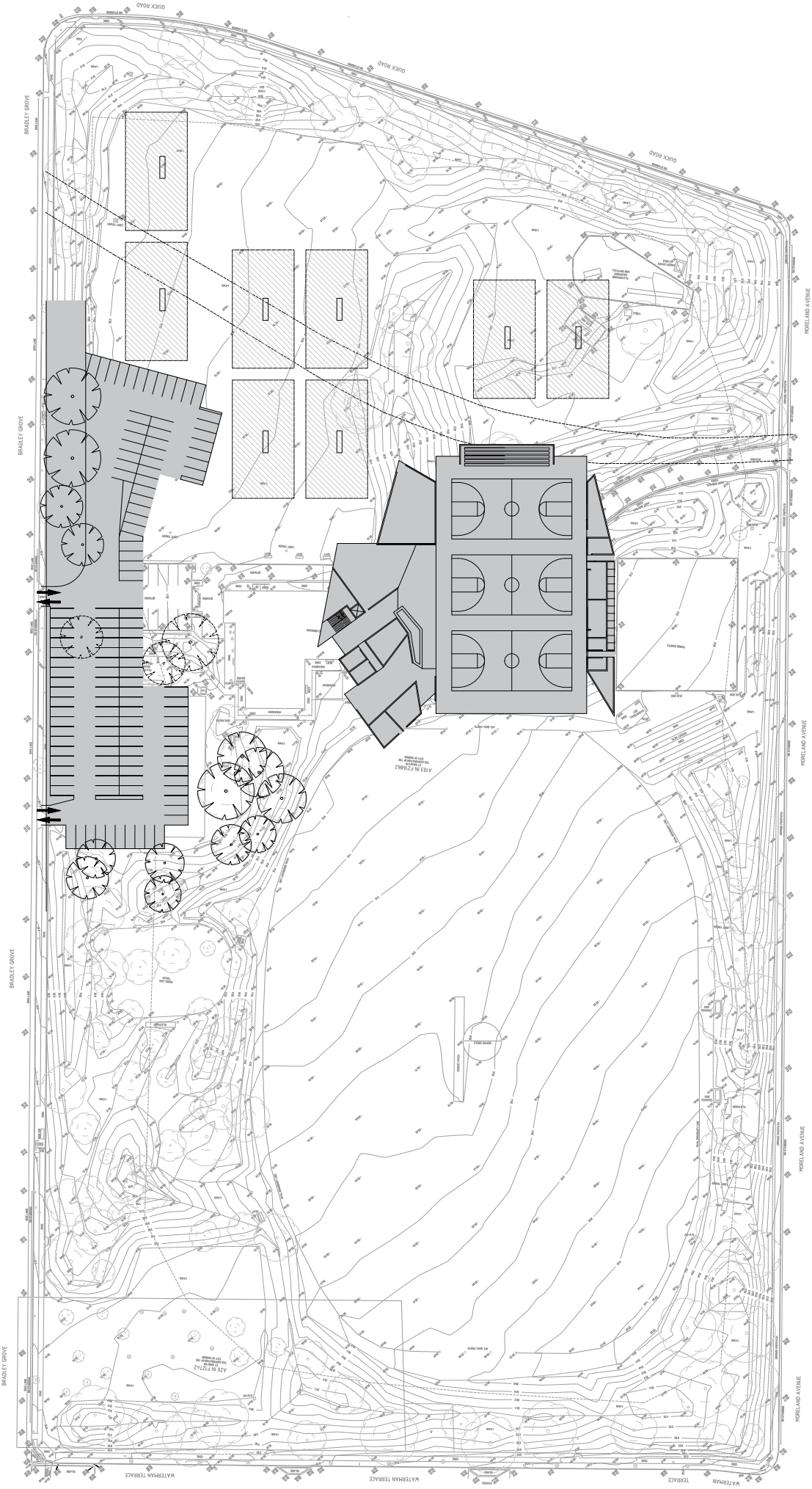


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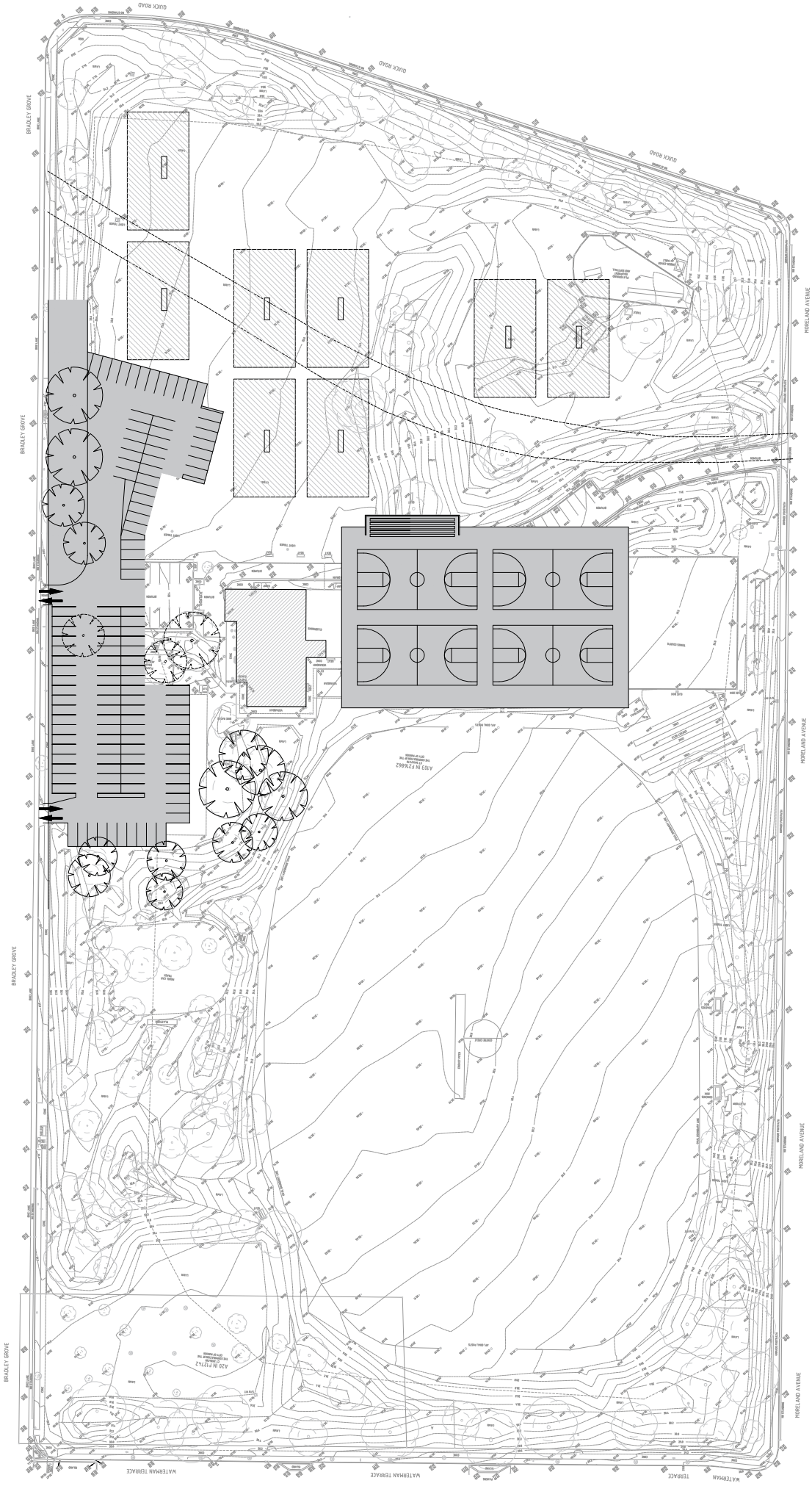


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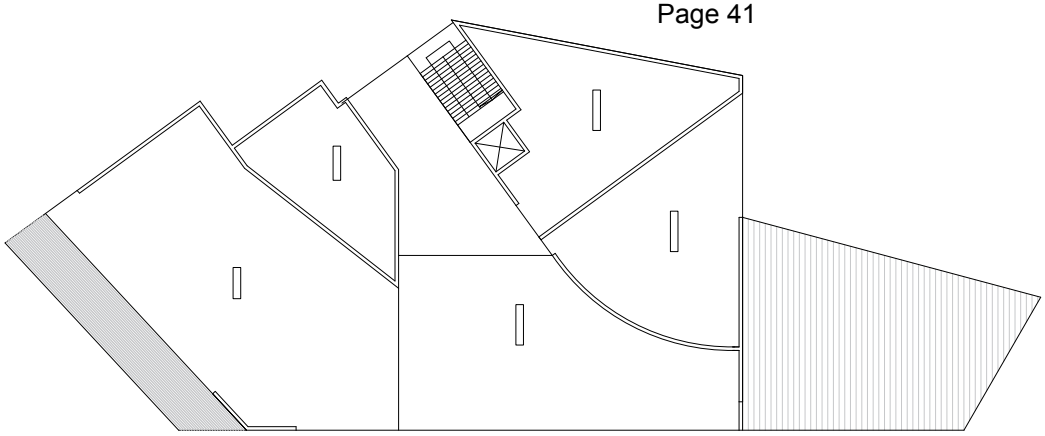

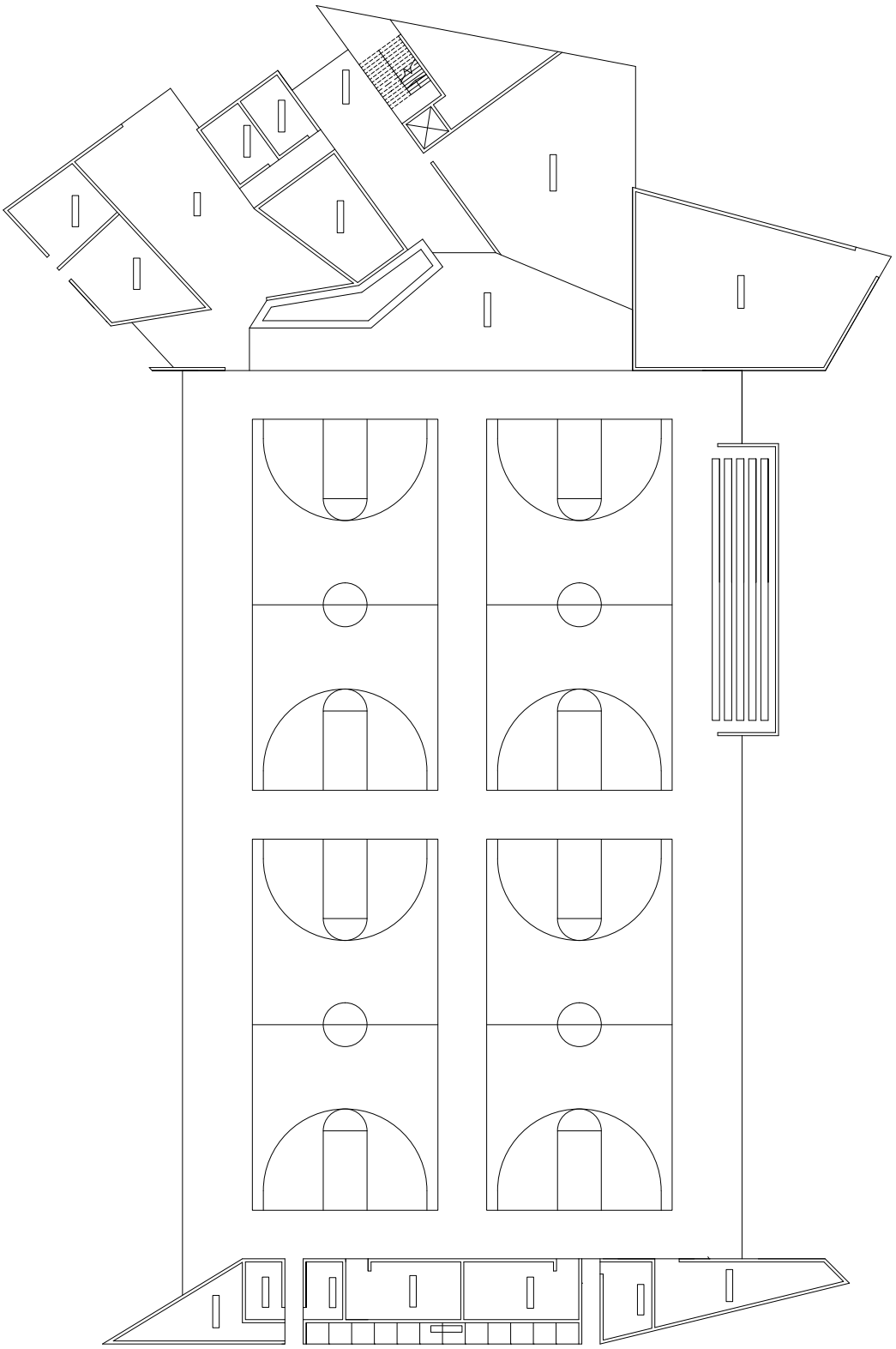

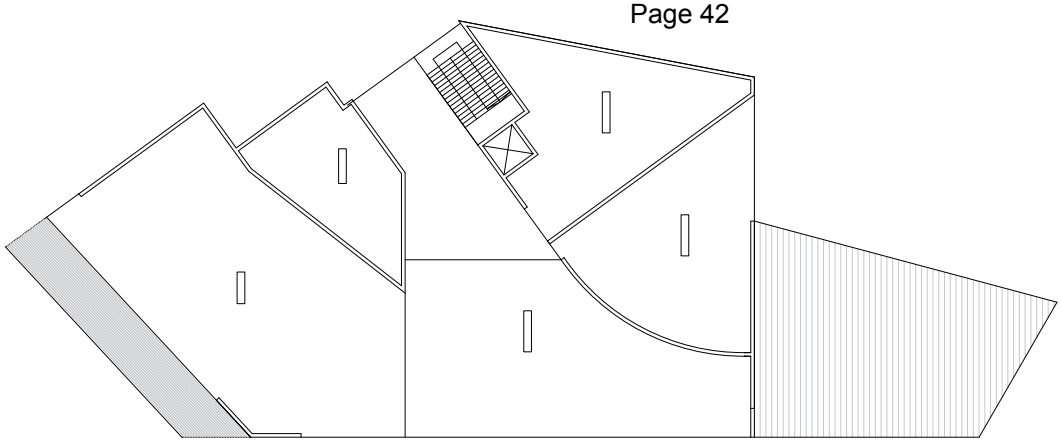

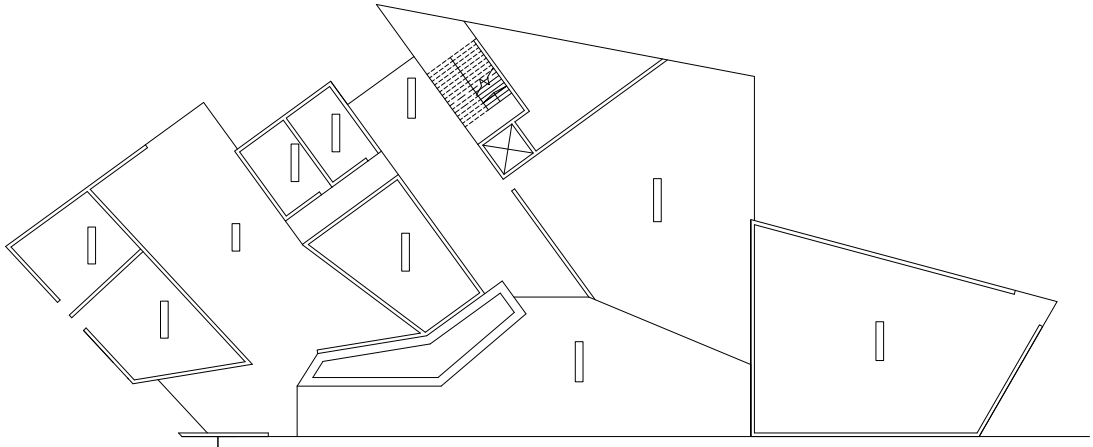

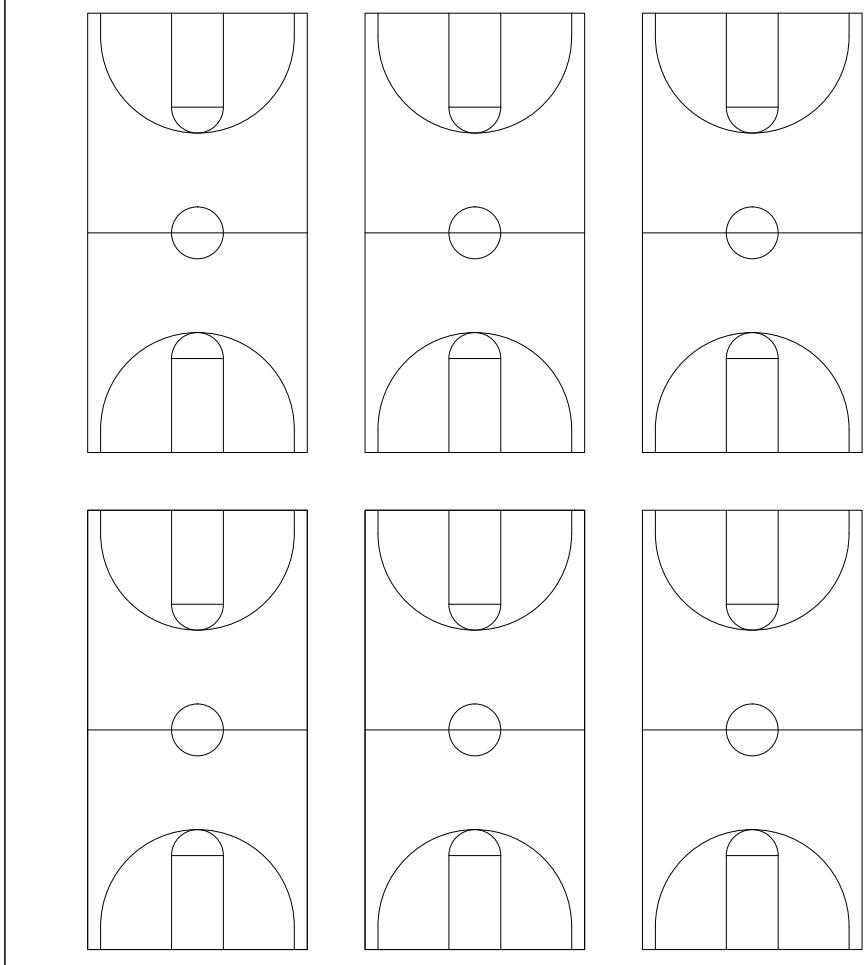

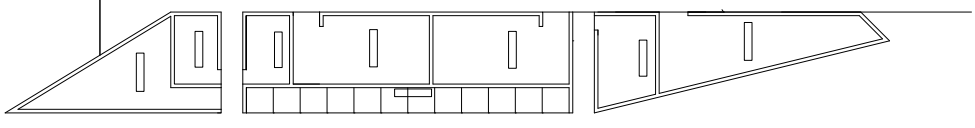

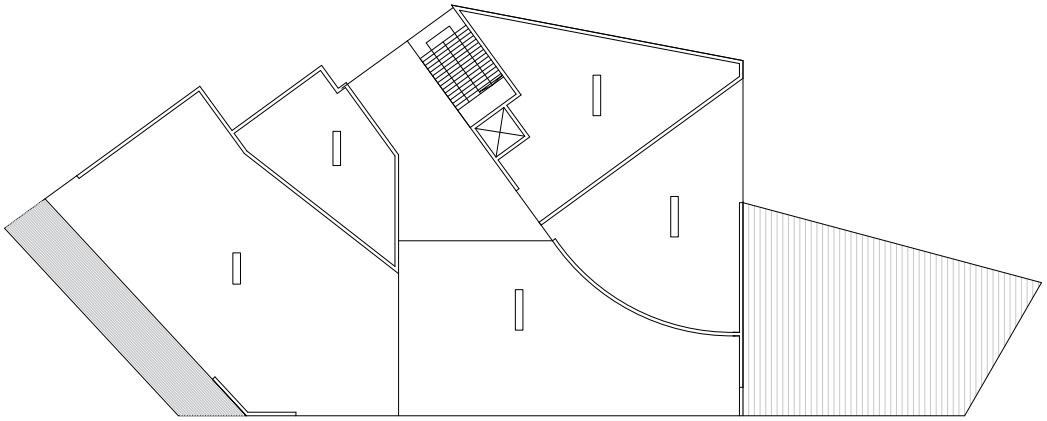

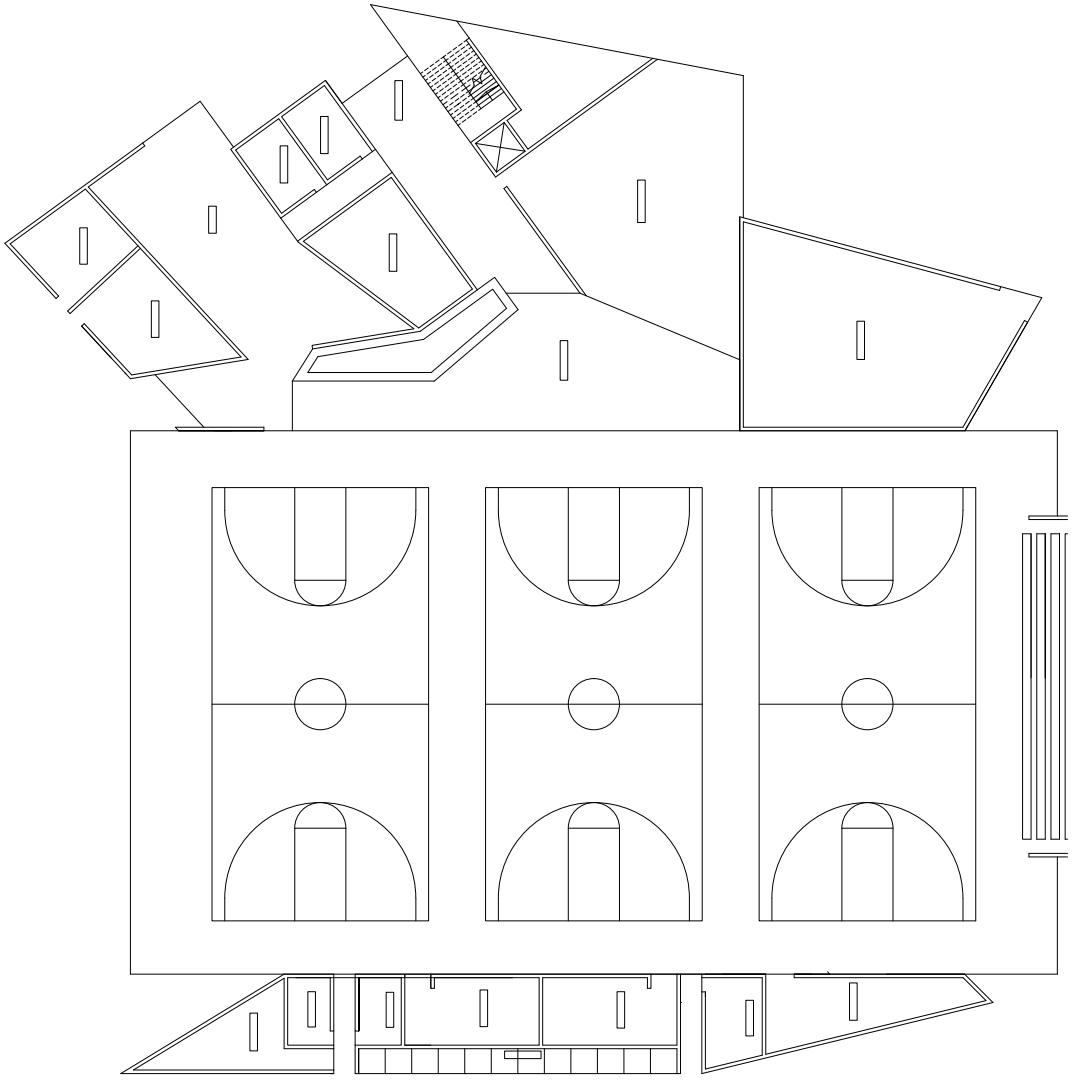

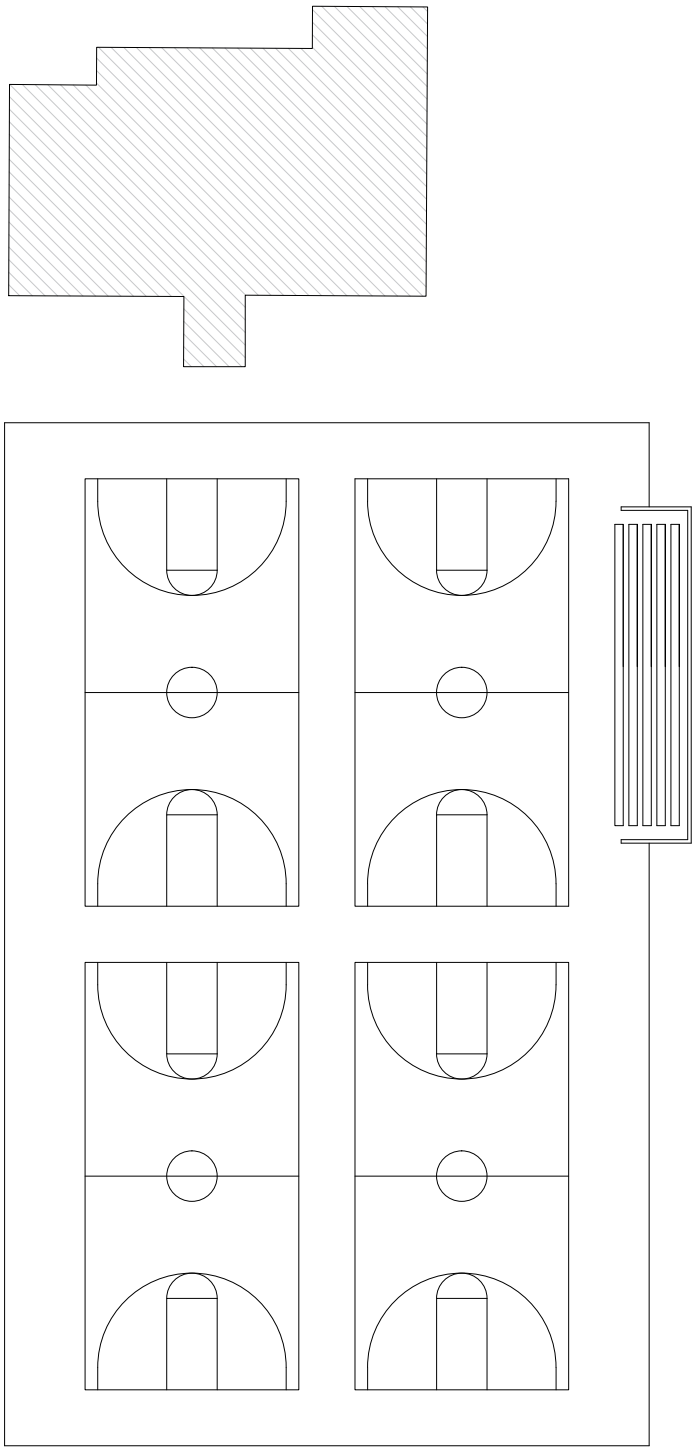

STUDIO NINE
ARCHITECTS

# APPENDIX B

- GASCOIGNE REPORT

- EXISTING INFRASTRUCTURE DRAWING

**MITCHELL PARK SPORTS AND COMMUNITY CENTRE**
**BRADLEY GROVE AND MORELAND AVENUE, MITCHELL PARK**
**EXISTING SERVICES REPORT**

## 1. INTRODUCTION

Gascoigne Consultants were engaged to inspect and report on the existing site services infrastructure at the Mitchell Park Sports and Community Centre and adjoining parks with a view to upgrading the facilities.

An inspection was undertaken on Tuesday, 16th February 2016. The inspection was limited to a visual inspection and no dismantling of components or testing were undertaken.

We obtained details of the existing utility services by making a Dial-Before-You-Dig enquiry and reviewing existing survey and layout drawings made available to us.

## 2. ELECTRICAL SERVICES

A SA Power Networks transformer is located on the site, immediately east of the existing clubrooms, with underground high voltage cables entering the site from overhead lines in Bradley Grove. Underground low voltage cables run from the transformer back out to the overhead lines in Bradley Grove, so the transformer supplies residences along Bradley Grove and is not dedicated to the site.

Consumer's mains cables run underground from the transformer to a site main switchboard located outside the eastern wall of the clubrooms. The main switchboard contains three supplies, each with a separate retailer meter:

- 1 x 160A supply to "Club" (assume sports clubrooms and oval floodlighting);
- 1 x 100A supply to "Council" (assume dog clubrooms and southern park floodlighting);
- 1 x 50A redundant timed ("J tariff") supply to an electric hot water system - now replaced with gas continuous flow hot water system.

We estimate maximum electrical demand at approximately 140A/phase for the clubrooms and 60A/phase for the oval floodlighting. The "customer demand" for the site is likely to be set by SA Power Networks at historical demand levels, or approximately 200A per phase by our estimation.

### Capacity for future developments

Based on the December 2015 Brief for new clubrooms, with more air conditioned spaces, plus improved floodlighting of dog training areas, new courts and carpark, we expect that the existing electrical supply will need to be significantly augmented, with a new transformer and attendant SA Power Network charges.

## 3. TELECOMMUNICATIONS

A 10 pair copper telephone cable installed in an underground 20mm diameter PVC conduit enters the site from a Telstra pit near the carpark entrance from Bradley Grove.

The telephone lines are terminated to the existing clubrooms via a network termination device. There is no evidence of a structured data cabling system with internet being supplied by stand-alone modem/router units connected directly to the phone lines.

**Capacity for future developments**

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Optical fibres cables are available in Bradley Grove, but not currently connected to the site.

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## 4. FIRE SERVICES

The clubrooms are equipped with two fire hose reels, one inside the western entrance to the sports clubrooms and the other one inside the northern entrance to the dog clubrooms.

The fire hose reels are connected to the metered domestic water supply.

Portable fire extinguishers and fire blankets are installed throughout the building. Compliance of fire extinguishers and blankets was not assessed as the current proposal is for the building to be replaced.

The dog clubrooms have stand-alone smoke alarms.

**Capacity for future developments**

Based on the December 2015 Brief, we expect the following will be required as a minimum:

- On-site fire hydrant system in accordance with AS 2419 with a dedicated fire water connection to the SA Water street mains. A flow and pressure analysis of the SA Water street main would be required to determine if required supply demands can be met.
- Fire hose reels in accordance with AS 2441 connected to the fire hydrant system.
- Portable fire extinguishers and fire blankets in accordance with AS 2444.
- Smoke detection and occupant warning system in accordance with the BCA.

## 5. MAINS WATER SUPPLY

Mains water enters the site from multiple locations.

Two separate irrigation water supplies are provided from in-ground 50mm water meters installed in pits adjacent the property boundaries, one from a 100mm diameter water main in Bradley Grove and the other from a water main of unknown size in Moreland Avenue. The outlet from each meter passes through an above-ground reduced pressure zone backflow protection device, or RPZD, installed in a steel

enclosure. The outlets from the two supplies feed a common 90mm diameter HDPE irrigation ring main around the oval.

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A separate supply from the water main in Moreland Avenue enters the site through an in-ground 25mm water meter installed in a pit adjacent the property boundary, next to the irrigation water meter and ASR supply. The outlet from the 25mm meter passes through an above-ground RPZD installed in a steel enclosure. The outlet from the RPZD supplies the clubrooms through a 25mm diameter copper pipe, separate to the irrigation system.

Our assessment is based on a plan of the irrigation system dated January 2014 made available by Council, and we assume the system was installed as documented soon after. On this basis, we assume the condition of the underground mains water reticulation is relatively new and in good condition.

**Capacity for future developments**

Based on the December 2015 Brief we expect that the water supply from the 25mm meter on Moreland Avenue to the existing building would not be of an adequate size and capacity. A larger 40mm meter and new water pipework from the meter would be required for any new buildings on the site. Some rework to pipework in the vicinity of the water meter and backflow protection device would also be required.

The existing incoming irrigation mains appear to be sized to meet the current irrigation flow. The December 2015 Brief indicates that the percentage of the site being taken up by paving, hard-stand courts and buildings is going to increase. Therefore the overall irrigation demand should decrease meaning the existing irrigation water supply capacity to site and existing water meter sizes should be adequate for any new development.

## 6. SEWER SERVICES

Sewer discharge from the site is through a single 100mm sewer connection to the SA Water sewer in Moreland Avenue. The existing sewer pipework is located on the northern side of the existing building and falls in a westerly direction under the carpark, between the tennis courts and cricket nets and out to Moreland Avenue.

**Capacity for future developments**

According to internal sewer plans received from the Office of the Technical Regulator the sewer from the western edge of the building out to Moreland Avenue was replaced in 2009, possibly due to the installation of the tennis courts. We would expect that this existing pipework is PVC and in reasonably good condition.

Based on the December 2015 Brief we expect that the redeveloped site will require a sewer connection larger than 100mm. This would mean coordinating with SA Water to upgrade the existing connection size and replacement of all on site sewer pipework.

## 7. GAS SERVICES

Natural gas is supplied to the site via a metered supply from a high pressure gas main in Bradley Grove. The incoming gas main from the street passes through an above ground pressure regulator installed immediately inside the property boundary. From the regulator gas pipework reticulates at a lower pressure underground to the gas meter which is installed in a metal enclosure mounted externally on the buildings eastern wall.

Natural gas currently serves only the central hot water plant and radiant heaters.

**Capacity for future developments**

We expect that there would be sufficient capacity in the high pressure gas main in Bradley Grove for future developments.

The existing gas supply pipework within the site is not expected to have sufficient capacity for future developments. We expect the new development would utilise gas for hot water, cooking and some space heating purposes meaning an increase in gas usage from the current system.

The existing incoming supply would be upgraded in coordination with the gas supply authority with a new meter being installed, likely on the property boundary, with adequately sized pipework reticulation to suit any new development.


## LEGEND

- E — E — ELECTRICAL CABLE ROUTE, CABLES IN UNDERGROUND CONDUIT
- T — T — TELECOMMUNICATIONS CABLE ROUTE, CABLES IN UNDERGROUND CONDUIT
- WASTE PIPEWORK
- CW — COLD WATER PIPEWORK
- IW — IRRIGATION WATER PIPEWORK
- G — NATURAL GAS PIPEWORK
- LT LIGHT TOWER
- IO SEWER INSPECTION OPENING
- IRR IRRIGATION POINT

PLAN 1:500

Scale Bar Units in Millimetres 0 50 100

| REV | DESCRIPTION | DATE |
|---|---|---|
| - | - | - |

Gascoigne Consultants
ABN: 71 152 764 304
160 Halifax Street
Adelaide SA 5000
Telephone (08) 8232 4068
Facsimile (08) 8232 4068
Email:admin@gascoigneconsultants.com



JOB
MITCHELL PARK SPORTS AND RECREATION

DRAWING
SITE SERVICES

| SCALE | 1:500 | @ SHEET SIZE | A1 |
|---|---|---|---|
| DESIGNED | DRAWN | CHECKED | |
| -- | MB | EB | |
| JOB No. | 16013 | DRAWING No. | S1 |
| FILE NAME | | No. IN SET | 1 OF 1 |

REV. 1

DRAFT

G:\2016\Projects\16013 Mitchell Park Sports and Recreation\Drawings\Stage 3\03/2016 10:26:44 AM

# APPENDIX C
# PHIL WEAVER

## Justin Cucchiarelli

**From:** Phil Weaver <glenphil@internode.on.net>
**Sent:** Saturday, 20 February 2016 3:11 AM
**To:** Justin Cucchiarelli
**Subject:** RE: 0909-052 - Mitchell Park Sports & Community Centre Redevelopment

Dear Justin,

My thinking on this was that the demands of basketball and netball would generally be greater than that of either football or cricket and that senior football and cricket is likely to be played on Saturday afternoons. Conversely from my own experience District Basketball and (presumably?) District Netball competitions are not played to any significant level during these periods.

However, in the event that junior football or rugby is played on Saturday mornings this would further increase the car parking demand associated with the subject development.

In terms of the Dog Club, the provision of say 120 car parking spaces would appear to substantially address the Wednesday evening attendance levels provided that other activities are either not running concurrently or are less intense than District Basketball competition, e.g. social basketball.

In respect to the weekend activities associated with the Dog Club , do you think that there will be 200 people on site at any one time or attending in total throughout the day? This is important as presumably there would be a need to accommodate of the order of a 80 additional car parking spaces in the event that 200 people are onsite at any one time. The solution may be to quantify the number of on-street car parking spaces which could potentially be used by the subject development on such occasions.

I would be happy to discuss this matter with you further but as we discussed I am currently away and I will not be back in the office until Tuesday 23rd February.

Regards

Phil Weaver

---

**From:** Justin Cucchiarelli [mailto:Justin@studionine.net.au]
**Sent:** Friday, 19 February 2016 4:10 PM
**To:** 'Phil Weaver' <glenphil@internode.on.net>
**Subject:** RE: 0909-052 - Mitchell Park Sports & Community Centre Redevelopment

Hi Phil

Thanks for sending through. We also need to consider:

Football or Rugby – 50 + spectators
Cricket – 24 + spectators
Dog Club – up to 150 on a Wednesday night / 200 on a Sunday over the whole day

Give me a call when you get a chance. Thanks.

Regards,

**Justin Cucchiarelli**
Director

0430 337 577

9 King William Street
Kent Town SA 5067
Australia

P — +61 8 8132 3999
F — +61 8 8363 7499

justin@studionine.net.au
studionine.net.au

STUDIO NINE
ARCHITECTS



---

**From:** Phil Weaver [mailto:glenphil@internode.on.net]
**Sent:** Friday, 19 February 2016 5:25 AM
**To:** Justin Cucchiarelli
**Subject:** RE: 0909-052 - Mitchell Park Sports & Community Centre Redevelopment

Dear Justin,

My apologies for the delay in getting back to you on this matter. However, I have undertaken a preliminary review of the potential car parking demands associated with the subject development associated with the potential users of the subject site. I understand these to include but not be restricted to both basketball competition and netball competition, and that the possible overlap of these two activities would potentially generate the peak parking demand associated with the facilities to be provided on site.

For example, I calculate that the simultaneous use of four basketball courts would generate a car parking demand on say a Saturday morning / Friday evening of the order of 226 car parking spaces based upon: -

- 4 basketball matches being played simultaneously resulting in an average of 8 teams each of approximately 8 players generating a demand for 64 spaces,

- At least a further 4 basketball teams waiting to play on two of the courts generating a demand for a further 32 spaces. This would assume some potential stagger between matches. However, in the event that there are 8 teams waiting to play, this would generate a demand for approximately 64 spaces,

- 6 netball matches being played simultaneously resulting in an average of 12 teams each of approximately 8 players generating a demand for 96 spaces, and

- At least a further 4 netball teams waiting to play on two of the courts generating a demand for a further 32 spaces.

This is obviously highly dependent upon scheduling of matches and whether basketball and netball competitions are held simultaneously.

The above level of demand should be similar to that of a single Premier League match played on the main basketball court on a Saturday night given the potential for up to 500 spectators to attend the site and should generally exceed the demand associated with most of the other activities on site provided that these activities do not clash with District Basketball or Netball games.

Obviously not all of the above car parking should necessarily be provided on site, given the opportunity for some on street parking to occur. However, subject to a more detailed review I would suggest that at least 120 spaces should be provide onsite noting that the Hames Sharley report identified a provision of at least 100 car parking spaces.

By way of comparison, I note that the Southern Tigers Basketball Club which plays out of the Wilfred Taylor Reserve on States Road, Morphett Vale, provides a total of approximately 100 line marked car parking spaces plus provision for of the order of 50 additional overflow car parking spaces. The actual basketball stadium provides 4 courts and car parking during evening periods when District completion is provided is often filled to near capacity, given that all 4 courts are generally in use simultaneously.

I would be pleased to discuss the above matters with you in more detail on my return to work next Tuesday or via email. I would also appreciate any comments you may have on the logic expressed above.

Regards

Phil Weaver

---

**From:** Phil Weaver [mailto:glenphil@internode.on.net]
**Sent:** Wednesday, 17 February 2016 2:03 PM
**To:** 'Phil Weaver' <glenphil@internode.on.net>
**Subject:** FW: 0909-052 - Mitchell Park Sports & Community Centre Redevelopment

---

**From:** Justin Cucchiarelli [mailto:Justin@studionine.net.au]
**Sent:** Monday, 11 January 2016 9:10 AM
**To:** mail@philweaver.com.au
**Subject:** FW: 0909-052 - Mitchell Park Sports & Community Centre Redevelopment

Hi Phil

Please see below.

Can I get something in the next day or so?

Regards,

**Justin Cucchiarelli**
Director
0430 337 577

9 King William Street
Kent Town SA 5067
Australia

P — +61 8 8132 3999
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justin@studionine.net.au
studionine.net.au

STUDIO NINE
ARCHITECTS



---

**From:** John Galluccio
**Sent:** Thursday, 17 December 2015 12:23 PM
**To:** Justin Cucchiarelli
**Subject:** 0909-052 - Mitchell Park Sports & Community Centre Redevelopment

Hi All

I am approaching several consultants for fees for this project.

We did the same for Edwardstown, unfortunately we missed out on that one!

Please notify me asap we if are unable to provide a fee submission

This was received yesterday – great! – I require you submissions by COB on the 7th of January 2016

Please reply to Myself and Justin in our office.

The tender documents are in the drop box – please use the following link;

> Below please find the Dropbox link to the Mitchell Park Sports & Community Centre Redevelopment documents:
>
> https://www.dropbox.com/sh/32slgrkbr4v303i/AACFKg8J4JFnD9XpXm6otL3fa?dl=0

These are the key points

1. Project Budget – unknown
2. Carefully read **The Brief** – PART B – this outlines the scope of your service

3. Please complete **PART D – Submission Tender Response Schedule** – complete what you can – some of the sections are specifically aimed for us. I don't need to know financials etc
4. Refer other attachments

I will require itemised

1. Civil
2. Structural
3. Geotechnical
4. Traffic – if offered
5. Other as you see fit
6. Options if you wish to offer any
7. We have a features and levels survey, please look at it and make sure that it ok
8. There is no mention of contamination – unless I missed it

Refer Tender Response Schedule –**Scope of service is to end of Design phase**

Be clear with any exclusions

Please complete the Tender schedule where appropriate- Keep it brief and don't wasn't too much time – most of it is intended for me.

Any questions – please call me.

—

Regards,

**John Galluccio**
Managing Director
0411 101 845

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Kent Town SA 5067
Australia

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studionine.net.au

STUDIO NINE
ARCHITECTS

# APPENDIX D
## - WALLBRIDGE & GILBERT
## - GEOTECHNICAL REPORT

**MEMORANDUM**

WALLBRIDGE & GILBERT
Consulting Engineers

60 Wyatt Street, Adelaide
South Australia 5000
Telephone 08 8223 7433
Email adelaide@wga.com.au

DATE: 3 March 2016

JOB NUMBER: WAD151630 - REVA

TO: STUDIO 9

ATTENTION: JUSTIN CUCCHIARELI

SUBJECT: SOILS REVIEW & COMMENTARY

---

Further to the AECOM Soil report dated the 29th February 2016 we provide the following feedback for the design team for the purpose of planning, costing and reporting. This advice is separate to further commentary on contamination results.

## 1. SITE VISIT

Our site visit showed a relatively stable ground environment for existing pavements and buildings suggesting good site preparation and sound design of individual elements.

No significant cracking of asphalts in the carparks or concrete pavement trip hazards where evident.

Noticeable paving tension cracks were evident on the south side of the facility and are broadly consistent with poor compaction of the adjacent landscaping noted below.

Medium to high plasticity clays are typically cause for concern in terms of movement effects on buildings and pavements. The positive results of the inspection infer that good drainage and a top layer of non reactive fill are sufficient to manage the clays on this site

## 2. BORE LOG OBSERVATIONS

There does not appear to be a dominant effect of alluvial soils within the boreholes. There are gravels and sand present but not in large quantities. There is significant amounts of fill noted but the fill within the paved areas is performing well.

We do not expect the fill within the landscape areas to have any form of compaction.

The Dynamic Core Penetrometer results show little evidence of compaction in the fill in all landscaped areas. This makes sense for Boreholes 1, 2 and 3. Borehole 4 is close to the road south of the club rooms but also shows a poor result. Borehole 6 shows natural clays to be dry and hard. We believe the tension cracks discussed above are a result of the poor compaction of adjacent fill to the south.

The soil report discusses the soils further in detail.

## 3. HOW DO THESE RESULTS EFFECT THE PROPOSED DEVELOPMENT?

Our preference for the site preparation options discussed in the report is option 3 i.e. rework the top 600mm of fill and tyne and compact 200mm of soil below that.

If the new building foot print extends over old landscaped areas, we would consider reworking more of the fill as the results of B.H.4. Dynamic Core Penetrometer tests are poor. The depth of preparation may require more soil tests to confirm fill profile.

The finished level of the building slab is relatively flexible and will not be driven by geotechnical factors.

WALLBRIDGE & GILBERT
Consulting Engineers

60 Wyatt Street, Adelaide
South Australia 5000
Telephone 08 8223 7433
Email adelaide@wga.com.au

## 4. FOOTINGS

We would recommend splitting the Gym Structure from change room/administration structure as it is likely we may optimise both areas separately.

4.1 The Gym and Courts.

- Site preparation as above.
- Floating traditional 150mm slab sitting on prepared subgrade.
- Columns directly on deep pads or piles, engaging directly with natural soils.
- Piles in the order of 1200 diameter and 3 to 4 metres deep (effectively deep pads to ensure engagement well into natural soils and below the expansive clay zone of influence).

4.2 Administration, Club Rooms and change rooms.

- This component is deflection sensitive and as such we would recommend a traditional stiffened raft.

Keeping these adjacent building areas separate will assist greatly in optimising both foundations and superstructure as the structures will both respond differently.

## 5. PAVEMENTS

Pavement preparation is clearly laid out in the soil report which we agree with.

## 6. POSITION OF THE BUILDING

The position of the building and detailing of the footings may be influenced by the old creek alignment. To mitigate risks, we would recommend more geotechnical testing along the old creek alignment to confirm fill details. Refer to the Aecom report Page 4 figure 2 for the approximate creek alignment.

Yours faithfully

Loreto Taglienti
for
**WALLBRIDGE & GILBERT**

LT:sb

# Mitchell Park Sports and Community Club Redevelopment

## Geotechnical Investigation

# Mitchell Park Sports and Community Club Redevelopment

Geotechnical Investigation

Client: City of Marion

ABN: 37 372 162 294

Prepared by

**AECOM Australia Pty Ltd**
Level 28, 91 King William Street, Adelaide SA 5000, Australia
T +61 8 7223 5400 F +61 8 7223 5499 www.aecom.com
ABN 20 093 846 925

29-Feb-2016

AECOM in Australia and New Zealand is certified to the latest version of ISO9001, ISO14001, AS/NZS4801 and OHSAS18001.

# Quality Information

Document Mitchell Park Sports and Community Club Redevelopment

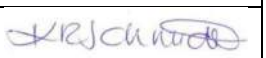
Ref

Date 29-Feb-2016

Prepared by Sarah Keenan

Reviewed by Brenton Harris

Revision History

| Revision | Revision Date | Details | Authorised | |
|---|---|---|---|---|
| | | | Name/Position | Signature |
| A | 29-Feb-2016 | Final – issue to client | Kylie Schmidt<br>Project Manager |  |
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# Table of Contents

# 1.0 Introduction

## 1.1 General

AECOM Australia Pty Ltd (AECOM) was commissioned by the City of Marion (CoM) to undertake a geotechnical and environmental investigation for the proposed redevelopment of the CoM's existing sports and recreation reserve at Mitchell Park in South Australia.

Based on the information provided, it is understood that the proposed redevelopment will include:

- demolition of an existing club house building and removal of the tennis courts, bitumen access roads and car parking areas;
- the likely removal of existing landscaping mounds;
- construction of a new building, car parking, multi-line courts, a plaza space, and other infrastructure for a variety of sporting groups.

At the time of the investigation the precise location, size and functionality of the building and car parking area(s) had yet to be determined. As such, the recommendations presented herein must be regarded as preliminary only and be reviewed once the location, size and structural loading from the new building has been more reliably determined.

This report describes the geotechnical investigation performed, presents the results of the investigation and provides geotechnical recommendations for the design of footings, pavements and earthworks.

The results of the environmental investigation are the subject of a separate report.

## 1.2 Objectives

The objectives of the geotechnical investigation were to:

- Identify the subsurface conditions at the site;
- Provide advice on design parameters for footings and pavements; and
- Provide recommendations for site development, including earthworks.

## 1.3 Terms of Reference

The terms of reference for this work comprised the AECOM proposal for geotechnical investigations dated 13 January 2016.

# 2.0 Site Description

## 2.1 Existing Surface Features

A site location plan is included in Figure 1 in Appendix A.

The site is an existing sports and recreation reserve located in Mitchell Park, in Adelaide's southern suburbs. The reserve is approximately rectangular in area (185 m wide by 340 m long) and is bounded by Waterman Terrace to the north, Bradley Grove to the east, Quick Road to the south and Moreland Avenue to the west. Residential properties surround the reserve.

The reserve comprises the following site features:

- an oval playing field in the northern portion of the site;
- open landscaped green space in the southern portion of the site;
- a playground in the south western corner of the site;
- a single storey club house building in the middle of the site;
- bitumen car parking areas adjacent to the eastern and western sides of the club house;
- bitumen access roads providing entry to the reserve from both Moreland Avenue and Bradley Terrace;
- two tennis court areas.

Excluding the tennis courts and areas surfaced with bitumen, the reserve is typically covered by grass. Numerous large gum trees are present all around the boundary of the reserve and trees are also present within the southern grassed area.

The site ground surface is typically fairly level, with survey data showing a slight fall across the site from the south east to the north west. The areas around the boundary are slightly raised however, and at the southern end of the site, some of the landscaped areas comprise low mounds which may be up to 1 m above the surrounding areas.

## 2.2 Historical Features

A comprehensive site history assessment has not been performed as part of this geotechnical investigation, however, reference has been made to the following:

- Adelaide and suburbs reticulation plans (1:3,168, publisher not identified, 1886-1935?);
- Stormwater design drawing "Design of Drain No. 21 Quick Road". Plan No. 2717, Sheet No. 8. Undated (circa 1960s, as supplied by CoM);
- Aerial photographs from 1949, 1959 and 1969 (photograph numbers 00007_00018, 00325_09366 and 01133A_00556, respectively).

The contours on the reticulation plans suggest that that area naturally had a relatively gentle fall to the west-north-west. An extract of the reticulation plans with an approximate overlay of the site boundary is presented in Figure 1.

The stormwater design drawing shows the outline of the original creek and the alignment of replacement stormwater pipes. The survey details on the drawings are largely illegible, however, the stormwater pipes are described as being twin 69" (1.75 m) diameter RCPs, Class X at a grade of 1.05% (1:95). Based on scaling from the drawing, it appears that the invert of the stormwater pipes was typically about 0.25 m to 0.6 m below the invert of the original creek, and the obvert of the stormwater pipes was typically about 1.2 m to 1.8 m below the natural surface of the creek banks. The total depth of the original creek appeared to vary from about 1.5 m to 2 m.

An extract from the stormwater design drawing has been approximately overlaid onto a recent aerial photograph (curtesy SA Government "Location SA" website) of the site, shown in Figure 2. Also shown is the approximate alignment of the stormwater pipes.

The referenced aerial photographs indicate that:

- In 1949 the site was cleared and largely undeveloped, with some agricultural land use evident. The creek line is visible from the trees and/or large shrubs growing along its alignment, with a small plantation of trees

adjacent to both banks. A house also appears to be present adjacent to the southern bank of the creek, approximately on the current site boundary;

- In 1959 the site appears largely unchanged from the 1949 photograph
- By 1969 the site was surrounded by housing, the Tonsley Rail line is evident, and the site has been partially developed into the current recreation facility. The oval is visible in the northern part of the site and the creek has disappeared, presumably replaced by the underground concrete stormwater pipes. The club room building, access roads and car parks are not visible. The southern part of the site and the area surrounding the oval appear to have been recently disturbed by earthworks.

**Figure 1 extract from Adelaide and suburbs reticulation plan**

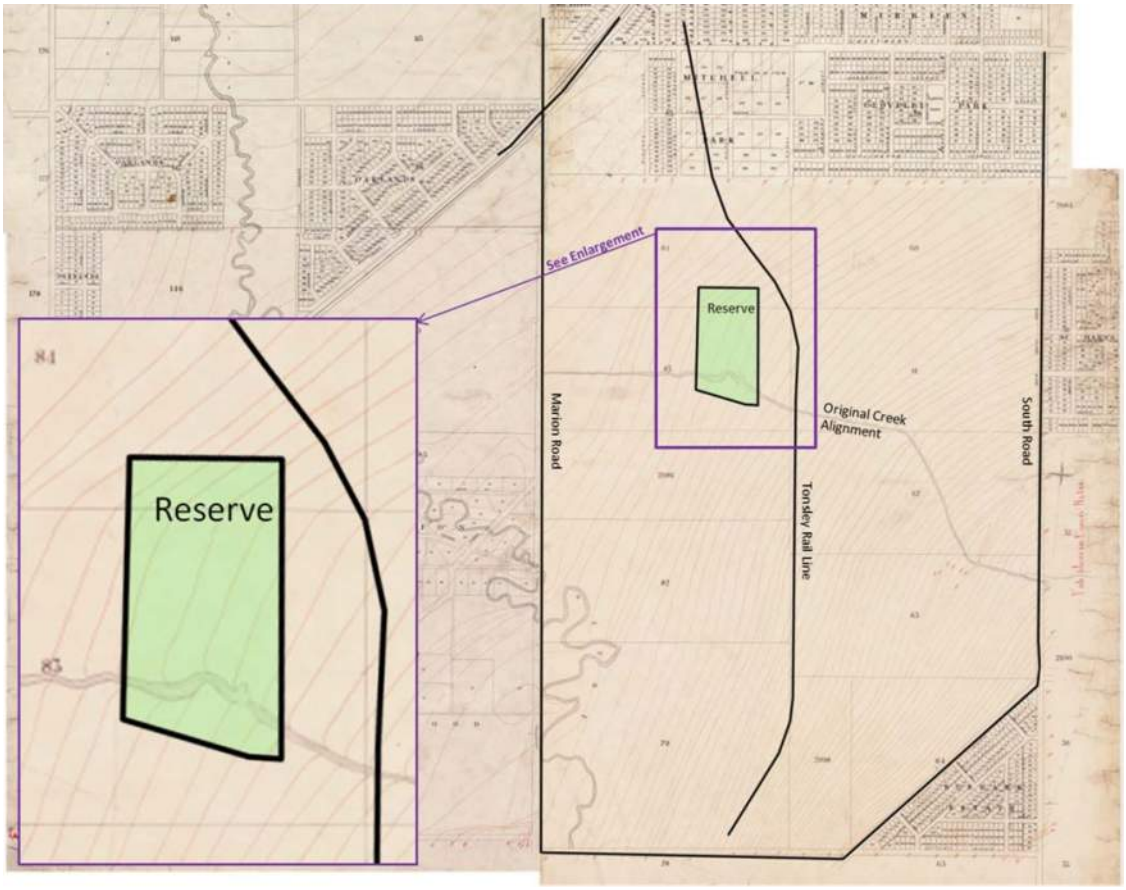


**Figure 2 Approximate overlay of stormwater design drawing over a recent aerial photograph**


## 2.3 Regional Geology

The site is located in Adelaide's Upper Outwash Plain, within the Sturt Creek alluvial fan deposits. With reference to the Soil Association Map of the Adelaide Region (Department of Mines Adelaide, 1972), the natural soil profile at the site is expected to resemble Pleistocene aged Red Brown Earth profile, type RB3/RB5 classification, with minor alluvium from modern creek channels.

These types of soil profiles are characterised by heavy red brown clay and sandy clay soils with prismatic or blocky structure over clay with variable lime. These soils may typically undergo large shrink-swell movements in response to soil moisture content. Reference has also been made to a nearby historical stratigraphic borehole "Longyear Bore", as summarised on the Geological Survey of South Australia "Noarlunga" sheet. Located between Marion Road and the Sturt River, this borehole encountered approximately 85 m thickness of Quaternary aged sediments, expected to predominantly comprise clay. Underlying the Quaternary aged sediments, a sequence of Tertiary aged materials, comprising both soil strength and rock strength materials, extended to about 250 m depth. Bedrock was not encountered.

Reference has also been made to a hydrostratigraphic log for a groundwater well installed within the site in 1967 (well reference number 6627-1719). The log summary indicates that Quaternary aged Hindmarsh Clay extended from the surface to 45.7 m and was underlain by Tertiary aged Hallett Cove Sandstone to the maximum depth of drilling of 70.1 m

# 3.0 Outline of the Geotechnical Investigation

## 3.1 Scope of work

The scope of work for the geotechnical investigation comprised:

- drilling five boreholes to a target depth of 4 m;
- drilling five boreholes to a target depth of 1.5 m; and
- undertaking five dynamic cone penetrometer (DCP) tests to a maximum depth of 2.4 m adjacent to selected boreholes.

## 3.2 Preliminaries

Prior to commencing the field investigation, a site specific Safety, Health and Environment Plan (SH&E) which demonstrated compliance with all relevant OHS, environment and technical requirements of the AECOM Management Systems was developed. All field staff and subcontractors were inducted on to this plan prior to commencing any work on the site.

Dial before you dig plans for the site and any available service plans for the existing building were obtained and reviewed. On 2 February 2016, a geotechnical engineer from AECOM and a specialist underground service location contractor from Sure Search undertook an inspection of each nominated borehole location. The locations were cleared for underground services before the commencement of drilling. The locations were also cleared for underground irrigation infrastructure by a representative from the City of Marion.

## 3.3 Field Investigation

The geotechnical field investigation was completed on 8 February 2016.

Five boreholes, denoted BH01 to BH05, were drilled to a depth of 1.5 m and five boreholes, denoted BH06 to BH10, were drilled to a depth of 4 m. Nine of the boreholes were drilled with a 4WD mounted rig using continuous push tube drilling techniques. One borehole (BH08) located in the western tennis court area did not have vehicle access and as such was drilled using hand portable drilling equipment.

Borehole BH09 was considered to be potentially close to irrigation water infrastructure, the location of which could not be definitely identified. Hand augering was undertaken to 1 m depth at that location as a precaution.

On completion of drilling all boreholes were backfilled with spoil. Where boreholes were drilled in the existing access road, carpark or tennis courts the surface was reinstated with cold mix bitumen to match the surrounding surface.

Borehole drilling was undertaken by A&S Drilling and all field work for the investigation was performed under the direction of a geotechnical engineer from AECOM.

A total of five Dynamic Cone Penetration (DCP) tests were performed adjacent to boreholes BH01 to BH04 and BH06. DCP testing was conducted in accordance with AS 1289.6.3.2, with blows recorded for every 100 mm penetration. The results of the DCP testing are presented in Appendix C and graphically in Figure 3.

The locations were recorded in the field by measuring off existing site features. The approximate borehole locations are shown in Figure 1 in Appendix A.

The soils encountered in the boreholes were logged in general accordance with AS 1726-1993. Where suitable cores of clay sample were recovered, values of unconfined compressive strength were measured in the field using a hand (pocket) penetrometer. Geotechnical soil sampling was undertaken, with disturbed small bag samples collected from the boreholes for subsequent laboratory testing.

Engineering logs and photographs of the boreholes are included in Appendix B.

# 4.0 Sub Surface Conditions

## 4.1 Soil Profile

The soil profile encountered in the boreholes was in general agreement with the soils expected from the regional geology described in Section2.3, and comprised a variable thickness of fill overlying natural clays. The natural soil profile was somewhat variable across the borehole locations, probably due to the influence of alluvial creek deposits on the broader alluvial fan deposits of the Upper Outwash Plain.

### 4.1.1 Fill

Fill was encountered at every investigation location and the thickness of the existing fill varied considerably across the site. The depth of fill encountered at each borehole is summarised in Table 1.

**Table 1 Summary of Fill Depths**

| BH location | BH ID | Fill Depth (m) |
|---|---|---|
| Southern oval | BH01 | 0.8 |
| Southern oval | BH02 | 0.3 |
| Southern mound | BH03 | 2.2 |
| Southern oval | BH04 | 1.3 |
| Carpark (adj Bradley Grove) | BH05 | 1.0 |
| Adj tennis courts near Bradley Grove | BH06 | 0.2 |
| Carpark | BH07 | 0.7 |
| In tennis courts near Moreland Ave | BH08 | 0.5 |
| Adj tennis courts near Moreland Ave | BH09 | 1.0 |
| Access Road | BH10 | 0.8 |

The fill material typically comprised:

- gravelly sand, approximately 200 mm thick, beneath the bitumen in the boreholes located in the carpark, access road and tennis court; and
- low to medium plasticity sandy clay or clay with some sand, generally brown to dark brown with fine to medium grained sand and some gravels. Some interbedded layers of medium to high plasticity clay, generally brown to orange brown, were also encountered. The variable nature of the underlying natural soil and the presence of natural gravelly alluvial lenses in places made identification of the fill/natural interface problematic in some boreholes.

The DCP test results in the fill were generally much lower than in the underlying natural soil, suggesting potentially low levels of compaction in the fill (e.g. refer to the DCP test at BH01)

### 4.1.2 Natural

The natural soil profile at the site typically comprised:

- Dark grey brown clayey topsoil, generally medium plasticity, with some gravel and charcoal fragments observed in some boreholes. In places, the topsoil had a porous structure, with many fine root holes;
- Orange brown to reddish brown clay of high plasticity, although in some boreholes (e.g. BH06), this layer was more mottled in colour and also contained some alluvial gravel throughout. In places, in-filled near-vertical seams were observed, suggesting the likely presence of in-filled desiccation cracks;

- Further clay layers of typically high plasticity, brown, grey and orange brown. Occasional short polished surfaces were observed within the deeper clay layers, suggesting the presence of extremely reactive soils.

The consistency of the natural clays varied across the borehole locations in response to variations in moisture content, but was generally in the range of very stiff to hard.

## 4.2 Regional Groundwater

Groundwater was not observed in any of the boreholes at the time of the investigation.

Reference has been made to the South Australian Government groundwater database “Obswell”, which indicates that a groundwater well was drilled on the site in 1967 (well reference number 6627-1719). The well was drilled to a depth of 70.1 m and had a latest reported standing water level reading of 21.34 m, recorded on 29 January 1974. Note, however, that this well would have been installed in the deeper Tertiary aquifer, which is separate from the uppermost Quaternary aquifer. Other shallower groundwater wells within a few hundred metres east and west of the site report standing groundwater levels more typically in the range of 5 m to 8 m.

Seasonal fluctuations in the groundwater level must be expected.

## 4.3 Dynamic Cone Penetration Testing

The results of the DCP testing are presented in Appendix C and are shown graphically in Figure 3. The DCP test results have been used to interpret values of in-situ CBR in accordance with a relationship adopted by the Department of Planning, Transport and Infrastructure (DPTI).

The interpreted in-situ CBR values are illustrated by the plots in Appendix C.

# 5.0 Geotechnical Laboratory Testing

## 5.1 Scope of Laboratory Testing

On completion of drilling, soil samples recovered from the investigation were selected for geotechnical laboratory testing. The samples were sent to Golder Associates Pty Ltd for the following tests:

- Atterberg limits and linear shrinkage (3 tests); and
- Particle size distribution (PSD) (3 tests)

## 5.2 Laboratory Test Results

The Atterberg limit, linear shrinkage and PSD test results are summarised in Table 2.

The results of the PSD and Atterberg limit testing were used to calculate estimated California Bearing ratio (CBR) values, in accordance with a method adopted by the Department of Planning, Transport and Infrastructure (DPTI) The calculated values for estimated CBR are also included in Table 2.

The laboratory test result sheets are included in Appendix D.

**Table 2 Summary of Laboratory Test Results**

| Sample | Soil Type | Atterberg Limits LL/PI/LS (%) | Grading Gravel/Sand/Fines | Lab Est CBR (%) |
|---|---|---|---|---|
| BH04_1.5-1.7 | CLAY (CH). Brown | 76 / 52 / 18 | 1 / 11 / 88 | 2.5 |
| BH09_0.5-0.7 | FILL: Sandy CLAY (CL). Dark brown | 39 / 21 / 10 | 3 / 30 / 67 | 9 |
| BH09_2.2-2.5 | CLAY (CH). Orange brown | 59 / 41 / 18 | 1 / 10 / 89 | 3.0 |

# 6.0 Geotechnical Assessment

## 6.1 General

Based on the information provided, the proposed redevelopment will comprise a building, car parking, multi-line courts, a plaza space, and other infrastructure for a variety of sporting groups.

The main geotechnical engineering issues that are expected to affect the proposed development include:

- The presence of variable thickness of uncontrolled fill beneath the site, particularly in the southern part of the site where a former creek channel has likely been filled and where some fill appears to have been placed on the surface to form the current land scaping mounds. Any such existing fill would be unsuitable to support footings and pavements.
- Uncertainty over the exact location of the former creek and associated fill
- The likely magnitude of shrink-swell movements from soil moisture changes, particularly in close proximity to existing trees.
- Soil strength and allowable bearing pressures for shallow footings subjected to both vertical and horizontal loads, for example building and light pole footings).
- Pavement design parameters for the design of flexible sealed pavements.

## 6.2 Site Classification

### 6.2.1 Soil Shrink Swell Calculation

Based on the soil suction change profile recommended in AS 2870-2011 'Residential slabs and footings' for Adelaide, a characteristic surface movement ($y_s$) value of up to about 60 mm has been assessed for the soil profile at this site. This value ignores the potential effect of trees or other abnormal soil moisture conditions at the site.

In terms of the shrink-swell potential, and in accordance with the classification system presented in AS 2870-2011, the site would be classified as Class H1-D (highly reactive clay site which may experience high ground movements from deep moisture changes).

Due to the thickness of the existing non-engineered fill at the site, however, the site would be classified as Class P (Problem site).

The flooring arrangement of the existing club rooms building is not known by AECOM. If the existing building has ventilated timber floors in some areas, the soils beneath such floors may have become highly desiccated, potentially creating abnormal moisture conditions. Also, the proximity of the proposed building to existing mature trees is unknown to AECOM. If the building is close to mature trees, particularly if those trees are to be removed during redevelopment, then abnormal moisture conditions would also be experienced by the new building. Under either of these conditions, the site would be classified as Class P (Problem site).

### 6.2.2 Earthquake

The depth to bedrock was not determined from this investigation, however based on the regional geology outlined in Section 2.3, bedrock is not anticipated within 250 m of the surface.

Accordingly, a site sub-soil class for earthquake loading of Class De (deep soil) is recommended in accordance with AS 1170.4-2007.

## 6.3 Site Preparation

The appropriate site preparation will be dependent on the degree of reliability required by the City of Marion with their new pavements. Three different options are presented below:

**Option 1** Excavate all existing fill and replace it with engineered fill. This option will provide the best solution in terms of reliability for the new pavements, but will involve extensive earthworks across the site.

This option represents the highest construction cost but least risk option in terms of pavement performance and least cost option for ongoing maintenance.

**Option 2** Leave all the existing fill in-situ and treat and compact the surface only (similar to if the site was a greenfield site underlain by natural soil). This option will provide the lowest reliability in terms of future pavement performance. The City of Marion would need to accept the ongoing deterioration of the pavements and consequential maintenance would be required, due to the likely ongoing differential settlement and/or cracking of the pavements over the deeper areas of existing non-engineered fill.

This option represents the cheapest construction cost, but the highest risk option of poor pavement performance and ongoing maintenance costs.

**Option 3** Excavate the existing fill to about 0.6 m depth below the design subgrade level across the site (or to the top of natural soil, if encountered at shallower depth). Scarify and moisture condition the top 200 mm of exposed surface to within ±3% of the Standard optimum moisture content. Compact the upper part of the remaining fill with a large vibrating pad foot roller of at least 18 tonnes static mass. Any existing underground services that are to be retained (e.g. stormwater pipes) must be protected from loads imposed by the earthworks machinery. It may be necessary to adopt smaller compaction equipment in close proximity to existing services.

The provision of a nominal 0.6 m thick compacted zone of the soil over the old fill and under the pavements will help to reduce sharp differential settlements from occurring in the pavement, but will not prevent the long-term ongoing settlement of the existing fill at depth.

This option represents a compromise between initial construction cost and long-term reliability and maintenance costs for the pavements.

Regardless of which option is adopted, all re-worked and imported fill should be placed and compacted under level 1 earthworks supervision, as outlined in AS 3798-2007.

Engineered fill should be moisture conditioned to within± 3% of the standard optimum moisture content and placed and compacted in nominal 250 mm thick layers to achieve a dry density ratio of at least 98% based on Standard compaction.

Preferably the engineered fill should comprise a well graded granular material (e.g. quarry rubble or similar), however, this would require the off-site disposal of existing fill and replacement with imported fill, which would add significant project costs. If the existing non-engineered fill is re-used as engineered fill:

- all oversize (larger than about 100 mm) material, organic or deleterious material in the existing fill must be segregated and disposed off-site;
- the shrink-swell potential of the re-worked clayey engineered fill, including the depth of the cracked zone, must be considered in the engineering design of footings and pavements.

It must also be noted that if extensive site preparation earthworks are performed, the soil profile following such earthworks will be different to that encountered during this investigation. This may affect some of the recommendations presented in this report. In particular, the shrink-swell potential, pavement design CBR values and allowable bearing pressures for shallow footings may all be affected by changes in the soil profile during earthworks.

Further geotechnical advice should be sought during the design and construction phases of the project to help quantify any such changes and to provide further specific advice regarding the impact of the geotechnical risks to different aspects of the proposed redevelopment.

## 6.4 Design Parameters for Footings

All footings must be founded in either natural clay of at least very stiff consistency, or engineered fill placed in accordance with the site preparation Option 1 presented above. Site preparation Options 2 and 3 are not suitable to support shallow footings.

A stiffened raft footing is considered generally appropriate to support the proposed building. If non-engineered fill is present beneath the building footprint, the raft sub-beams must either be:

- trenched continuously through the fill and be founded at least 200 mm into the underlying natural clay of at least very stiff consistency. Slab panels must be designed to suspend between sub-beams; or
- supported on either trenched piers or short bored piles that extend through the fill and are founded at least 300 mm in underlying natural clay of at least very stiff consistency. Footing beams must then be designed to span between piers and slab panels designed to suspend between sub-beams.

Stiffened rafts should be designed based on AS2870-2011, a site classification of Class H1-D, and a characteristic surface movement (ys) value of 60 mm, ignoring tree effects. The additional surface movement due to tree effects (yt) may be up to a further 50 mm, depending on the number of trees in a group and their proximity to the proposed footings.

Footing beams must be founded at least 0.5 m below the surrounding finished surface levels.

Strip or pad footings founded in natural clay of at least very stiff consistency at a minimum depth of 0.5 m may be proportioned based on a maximum allowable bearing pressure of 200 kPa.

Footings founded in engineered fill, placed and compacted in accordance with site preparation Option1 above may be designed based on a maximum allowable bearing pressure of 100 kPa.

Footings subject to horizontal loads should be designed in accordance with Broms' theory, assuming no support over the top 1.5 times the footing diameter/breadth and an undrained shear strength of 100 kPa below that depth.

## 6.5 Pavement Design

Based on the results of the laboratory testing and in-situ DCP testing, it is recommended that flexible pavements founded near the existing surface level be designed based on a preliminary CBR value of 3%. The appropriateness of this design parameter must be reviewed once the site preparation activities and source(s) of engineered fill material are more reliably known.

Additionally, there may be localised areas within the existing fill where the in-situ CBR is lower than the above value (e.g. BH01 – refer to the DCP results at 0.6 m to 0.8 m depth). If site preparation Options 2 or 3 are selected, then the subgrade must be carefully proof rolled to identify any zones of lower strength materials and an allowance must be made to excavate and reinstate any materials that are weaker than the adopted design value.

This CBR value assumes that the upper 200 mm of the subgrade is adequately moisture conditioned and compacted to a dry density ratio of at least 98% based on Standard compaction, as outlined in Section 6.3. It also assumes that adequate surface and subsurface drainage is provided.

Note that designing pavements based on the above CBR value will not necessarily protect the pavements from distortion caused by shrink-swell soil movements of the underlying reactive clay soils. Shrink-swell movements may result in undulations in the pavement, cracking of the pavement and poor subsurface drainage, with associated loss of serviceability and reduction in pavement life.

## 6.6 Construction Issues/Recommendations for Site Development

### 6.6.1 Excavations

The majority of excavations at the site are expected to be in sandy clay/clay fill, underlain by medium to high plasticity clay of very stiff to hard consistency.

Fill material will be unstable in unsupported vertical excavations. Excavations up to 1.5 m depth in the natural clay soil profile are expected to be relatively stable for short periods of time, providing the excavation is not subject to desiccation cracking, wet or weak soils, vibrating machinery, surcharge loads, or being located adjacent to previously filled trenches, such as underground service trenches.

In accordance with Occupational Health and Safety regulations, any excavations deeper than 1.5 m which workers are required to enter must be either shored or battered/benched to provide continuous support for the excavation.

### 6.6.2 Excavatability

The soils encountered during the investigation (to a depth of 4 m) are expected to be readily excavated by conventional earth moving machinery, such as hydraulic excavators and backhoes.

### 6.6.3 Trafficability

Trafficability of the soils is expected to be relatively good, provided the soils remain relatively dry.

Should the soils become wet then trafficability may be poor for rubber tyred vehicles, as the clay soils are likely to become slippery and boggy. Where trafficability needs to be improved, a layer of imported coarse granular material (rubble) nominally 200 mm thick may be required.

### 6.6.4 Soil Moisture Control and Drainage

The natural clay soils at this site are highly reactive and can undergo large shrink swell movements in response to changes in soil moisture content, as outlined in Section 6.2.1. Care must be taken during construction to not alter the moisture content of the clays from their long term equilibrium moisture.

As such, good site drainage must be provided during both the construction phase and in-service. Water must not be allowed to pond in the base of excavations or adjacent to footing and pavement areas. It is recommended that sealed surfaces (concrete or bitumen pavements) be provided around all footing areas and be graded to ensure that surface water does not pond adjacent to footings,

# 7.0 Conclusions and Limitations

Based on the works undertaken by AECOM, in accordance with the scope described in this Report, the soil and groundwater conditions investigated by AECOM at the site are considered broadly consistent with the typical geotechnical conditions in the area. The geotechnical conditions at the site present a number of challenges for the successful design, detailing and construction of the proposed re-development, including:

- the presence of fill including deep, non-engineered fill near the former creek alignment and in the landscaping mounds; and
- the presence of high plasticity clay soils and existing trees that may result in large shrink-swell soil movements.

The conclusions and all information in this Report is provided strictly in accordance with and subject to the following limitations and recommendations:

a) This Report has been prepared for the sole benefit of the City of Marion.

b) Except as required by law, no third party may use or rely on, this Report unless otherwise agreed by AECOM in writing. Where such agreement is provided, AECOM will provide a letter of reliance to the agreed third party in the form required by AECOM.

c) This Report should be read in full and no excerpts are to be taken as representative of the findings. No responsibility is accepted by AECOM for use of any part of this Report in any other context.

d) This conclusion is based solely on the information and findings contained in this Report.

e) This conclusion is based solely on the scope of work agreed between AECOM and the City of Marion and described herein.

f) This Report is based on the conditions encountered during the site investigations conducted, and information reviewed, from January to February 2016. AECOM accepts no responsibility for any events arising from any changes in site conditions or in the information reviewed that have occurred after the completion of the site investigations.

g) The investigations carried out for the purposes of the Report have been undertaken, and the Report has been prepared, in accordance with normal prudent practice and by reference to applicable environmental regulatory authority and industry standards, guidelines and assessment criteria in existence at the date of this Report.

h) Where this Report indicates that information has been provided to AECOM by third parties, AECOM has made no independent verification of this information except as expressly stated in the Report. AECOM assumes no liability for any inaccuracies in or omissions to that information.

i) AECOM has tested only for those chemicals specifically referred to in this Report. AECOM makes no statement or representation as to the existence (or otherwise) of any other chemicals.

j) Except as otherwise specifically stated in this Report, AECOM makes no warranty or representation as to the presence or otherwise of asbestos and/or asbestos containing materials (“ACM”) on the site. If fill has been imported on to the site at any time, or if any buildings constructed prior to 1970 have been demolished on the site or materials from such buildings disposed of on the site, the site may contain asbestos or ACM. Without limiting the generality of sub-clauses (h) and (m), even if asbestos was tested for and those test results did not reveal the presence of asbestos at specific points of sampling, asbestos may still be present at the site if fill has been imported at any time, or if any buildings constructed prior to 1970 have been demolished on the site or materials from such buildings disposed of on the site.

k) Investigations undertaken in respect of this Report are constrained by the particular site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant site features and contamination may have been identified in this Report.

l) Subsurface conditions can vary across a particular site and cannot be exhaustively defined by the investigations described in this Report. It is unlikely therefore that the results and estimations expressed in this Report will represent conditions at any location removed from the specific points of sampling.

m) Except as specifically stated above, AECOM makes no warranty, statement or representation of any kind concerning the suitability of the site for any purpose or the permissibility of any use, development or re-development of the site.

n) Use, development or re-development of the site for any purpose may require planning and other approvals and, in some cases, environmental regulatory authority approval. AECOM offers no opinion as to whether the current use has any or all approvals required, is operating in accordance with any approvals, the likelihood of obtaining any approvals for development or redevelopment of the site, or the conditions and obligations which such approvals may impose, which may include the requirement for additional environmental works.

o) AECOM makes no determination or recommendation regarding a decision to provide or not to provide financing with respect to the site.

p) The ongoing use of the site and/or the use of the site for any different purpose may require the owner/user to manage and/or remediate site conditions, such as contamination and other conditions, including but not limited to conditions referred to in this Report.

q) To the extent permitted by law, AECOM expressly disclaims and excludes liability for any loss, damage, cost or expenses suffered by any third party relating to or resulting from the use of, or reliance on, any information contained in this Report. AECOM does not admit that any action, liability or claim may exist or be available to any third party.

r) Except as specifically stated in this section, AECOM does not authorise the use of this Report by any third party.

s) It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

Appendix A

# Site Plans

# Appendix A Site Plans




PROJECT ID 60486600
CREATED BY BH
LAST MODIFIED JV 25/02/2016 15:57:14

AECOM
www.aecom.com

DATUM GDA 1994, PROJECTION MGA ZONE 54

0 10 20 30 40 50m

SCALE 1:1000

## LEGEND

- BOREHOLES
- INVESTIGATION AREA

Data Sources:
Base Data: Survey - R13083CPRdetaill.dwg

# BOREHOLE LOCATION PLAN

**CLIENT: CITY OF MARION**

*MITCHELL PARK SPORTS AND COMMUNITY REDEVELOPMENT*
*GEOTECHNICAL INVESTIGATION*

**Figure**
**1**

Map Document: (P:\604X\604866005. CAD\20-SHEETS\Geotechnical\60486600-GT-00001.dwg, [FIG_1])

A3 size

Appendix B

# Borehole Logs and Photographs

# APPENDIX E

RIDER LEVETT BUCKNALL

RLB | Rider Levett Bucknall

# MITCHELL PARK SPORTS AND COMMUNITY CLUB MASTERPLAN

## Order of Cost Estimate No.1 March 2016

Location Summary

Rates Current At March 2016

| Location | | | Total Cost |
|---|---|---|---|
| **O1** | **OPTION 1 - 4 COURT** | | |
| D1 | Demolition and Site Preparation | | 351,269.00 |
| 1A | Clubrooms Ground | | 3,958,845.00 |
| 1B | Clubroom Level 1 | | 3,937,919.00 |
| 1C | Courts | | 8,860,975.00 |
| 1D | Change / Store | | 905,502.00 |
| E1 | External Works | | 1,736,600.00 |
| | | ***O1 - OPTION 1 - 4 COURT*** | ***$19,751,110.00*** |
| **O2** | **OPTION 2 - 6 COURT** | | |
| D2 | Demolition and Site Preparation | | 496,163.00 |
| 2A | Clubrooms Ground | | 3,958,845.00 |
| 2B | Clubroom Level 1 | | 3,937,919.00 |
| 2C | Courts | | 12,384,976.00 |
| 2D | Change / Store | | 905,502.00 |
| E2 | External Works | | 1,736,600.00 |
| | | ***O2 - OPTION 2 - 6 COURT*** | ***$23,420,005.00*** |
| **O3** | **OPTION 3 - 3 COURT** | | |
| D3 | Demolition and Site Preparation | | 461,204.00 |
| 3A | Clubrooms Ground | | 3,958,845.00 |
| 3B | Clubroom Level 1 | | 3,937,919.00 |
| 3C | Courts | | 6,946,463.00 |
| 3D | Change / Store | | 905,502.00 |
| E3 | External Works | | 1,736,600.00 |
| | | ***O3 - OPTION 3 - 3 COURT*** | ***$17,946,533.00*** |
| **O8** | **OPTION 8 - NEW COMMUNITY AND CLUBROOMS ONLY** | | |
| D8 | Demolition | | 174,755.00 |
| 8A | Clubrooms Ground | | 4,168,104.00 |
| 8B | Clubroom Level 1 | | 3,949,790.00 |
| E8 | External Works | | 1,580,240.00 |
| | | ***O8 - OPTION 8 - NEW COMMUNITY AND CLUBROOMS ONLY*** | ***$9,872,889.00*** |
| **O9** | **OPTION 9 - 4 COURT, EXISTING CLUBROOM TO REMAIN** | | |
| D9 | Demolition | | 156,075.00 |
| 9A | Courts | | 8,950,200.00 |
| 9B | Change / Store | | 432,712.00 |
| E9 | External Works | | 1,616,195.00 |
| | | ***O9 - OPTION 9 - 4 COURT, EXISTING CLUBROOM TO REMAIN*** | ***$11,155,182.00*** |

RLB | Rider Levett Bucknall

# MITCHELL PARK SPORTS AND COMMUNITY CLUB MASTERPLAN

## Order of Cost Estimate No.1 March 2016

Location Summary

GFA: Gross Floor Area
Rates Current At March 2016

| Location | | GFA m² | Cost/m² | Total Cost |
|---|---|---|---|---|
| **O1 OPTION 1 - 4 COURT** | | | | |
| D1 | Demolition and Site Preparation | | | 351,269.00 |
| 1A | Clubrooms Ground | 1,471 | 2,691 | 3,958,845.00 |
| 1B | Clubroom Level 1 | 1,238 | 3,181 | 3,937,919.00 |
| 1C | Courts | 3,425 | 2,587 | 8,860,975.00 |
| 1D | Change / Store | 351 | 2,580 | 905,502.00 |
| E1 | External Works | | | 1,736,600.00 |
| | ***O1 - OPTION 1 - 4 COURT*** | ***6,485*** | ***$3,046*** | ***$19,751,110.00*** |
| | **ESTIMATED NET COST** | **6,485** | **$3,046** | **$19,751,110.00** |
| **MARGINS & ADJUSTMENTS** | | | | |
| Allowance for playground | 1.3 % | | | $250,000.00 |
| | **ESTIMATED TOTAL COST** | **6,485** | **$3,084** | **$20,001,110.00** |

# APPENDIX F
# MINUTES

**Mitchell Park Community Centre**
Meeting No. 1
Date: 10.02.2016
Location:

| Present: | Company | Person | Email |
|---|---|---|---|
| | Studio 9 Architects Pty Ltd | Justin Cucchiarelli | justin@studionine.net.au |

**Apologies:**

| Item # | Details | Action | By |
|---|---|---|---|
| 1 | 70 people per day | | |
| 2 | 2 main rooms - divided | | |
| 3 | Fence kids in | | |
| 4 | Storage | | |
| 5 | Light | | |
| 6 | Kitchen - secondary | | |
| 7 | Programs - 10-25 people | | |
| 8 | Cooking classes - equipment + deep fryer (bench top) | | |
| 9 | Functions during day (30-80 people) | | |
| 10 | Store Food | | |
| 11 | Space of Creche | | |
| 12 | 5 children per staff | | |
| 13 | 20 perople creche | | |
| 14 | office with 4 | | |
| 15 | Storage critical off multipurpose space | | |
| 16 | Shed - sewing, sports equipment | | |

**Mitchell Park Community Centre**
Meeting No. 2 - Dog Club
Date: 11.02.2016
Location: City of Marion

| Present: | Company | Person | Email |
|---|---|---|---|
| | Studio 9 Architects Pty Ltd | Justin Cucchiarelli | justin@studionine.net.au |
| | Studio 9 Architects Pty Ltd | Tony Zappia | tony@studionine.net.au |
| | City of Marion | Birgit Stroeher | Birgit.Stroeher@marion.sa.gov.au |

**Apologies:**

| Item # | Details | Action | By |
|---|---|---|---|
| 1 | 8 x Dog rink (30x15) | | |
| 2 | Lighting for dogs | | |
| 3 | Under cover outdoor area | | |
| 4 | Separate trialling store | | |
| 5 | General equipment store - 75m2 (currently 50m2) | | |
| | Trolleys | | |
| | Banner | | |
| | Fly Ball Boxes | | |
| 6 | Office connect to outside | | |
| 7 | No space for agility equipment | | |
| 8 | Trialling Store 30m2 | | |
| | Doesn't access outside | | |
| 9 | Office / records 20-25m2 - Face window | | |
| 10 | Foyer not needed | | |
| 11 | Hall - current size optimum: | | |
| | Puppy kindy - 2 nights per week | | |
| | Minimum 25 dogs | | |
| | Lino Floor | | |
| | Monday night committee - max 20 people | | |
| | Irish Dancer / Square Dancer | | |
| | Neonatal Group | | |
| | Step into Life | | |
| | 80 Chairs in Hall | | |
| 12 | Membership | | |
| | 550 Throughout Year | | |
| | 100 Permanent Members | | |
| | Wednesday night 125-150 people | | |
| | Sunday 200 people over 3 sessions | | |
| 13 | Possibility for night trials with lights | | |
| 14 | 4-5m buffer between rink and playground | | |

**Mitchell Park Community Centre**
Meeting No. 2 - Dog Club
Date: 11.02.2016
Location: City of Marion

| Item # | Details | Action | By |
|---|---|---|---|
| 15 | Rink flat without trees | | |
| 16 | Suggested 2m between rinks | | |
| 17 | Rallio - night | | |
| 18 | Agility trials - requires additional storage | | |
| 19 | Location is good | | |
| 20 | Lack of - storage; parking; lights | | |
| 21 | Members $45 per year incl. puppy school | | |
| 22 | Need area for dogs inside for training in the rain<br>Requires vision from office | | |
| 23 | Undercover area - current length and a little wider | | |
| 24 | Grass area - access for car and caravan - Car to get onto grass for trials | | |
| 25 | Computer in office area (1 sit, 2 stand) | | |
| 26 | Sell - collar, leashes, food | | |
| 27 | 2 fridges, 2 microwaves, sink, counter | | |
| 28 | Meals<br>No cooking facilities<br>Just BBQ outside<br>Tea, coffee, biscuits, softdrinks<br>Store BBQ | | |
| 29 | Club - strategic plan | | |
| 30 | Controlled by:<br>Dogs SA<br>Aust Dog Kennell Club | | |

Wednesday Morning - Visit Site
Measure and Photograph

**Dog Club Approx Areas**

| | |
|---|---|
| Kitchenette | 3 x 3 |
| Office / Store | 3 x 5 |
| Office | 3 x 5 |
| Trialling Equipment | 3 x 3 |
| Equipment Store | 4 x 4 |
| Main Hall | 8 x 17 |
| Puppy Kindy | 8 x 10 |
| Foyer | 3 x 3 |

**Mitchell Park Community Centre**
Meeting No. 3
Date: 15.02.2016
Location: City of Marion

| Present: | Company | Person | Email |
|---|---|---|---|
| | Studio 9 Architects Pty Ltd | Justin Cucchiarelli | justin@studionine.net.au |
| | City of Marion | Sean O'Brien | Sean.OBrien@marion.sa.gov.au |
| | City of Marion | Birgit Stroeher | Birgit.Stroeher@marion.sa.gov.au |

**Apologie**

| Item # | Details | Action | By |
|---|---|---|---|
| 1 | South Adelaide Basketball Club / Basketball SA | | |
| 2 | Numbers: Seniors - 200. Juniors - 500 | | |
| 3 | District competition - 50 teams | | |
| 4 | Mini ball & School Comps - 3:40 - 6pm School Days | | |
| 5 | Southern district junior league association - 18 teams | | |
| 6 | Through stadium 2000 - 2500 per week | | |
| 7 | Seniors - Mon/Tues Night | | |
| 8 | Juniors - Thursday, Friday, Saturday | | |
| 9 | Social - Wednesday | | |
| 10 | Training - Sunday | | |
| 11 | 9 Courts | | |
| 12 | 3:30-11:30pm weekdays | | |
| 13 | Weekends all day | | |
| 14 | Staff 1 Staff | | |
| 15 | 100 Volunteers | | |
| 16 | 3 people office:<br>Stadium Manager<br>Business & Relation<br>President / Treasurer | | |
| 17 | Club (3) | | |
| 18 | Hotdesk (3) | | |
| 19 | Open all year except January | | |
| 20 | Clubroom for trophies | | |
| 21 | Windows to court | | |
| 22 | Normal meeting committee - 20 | | |
| 23 | Sponsor Night - 50-100 - once a month | | |
| 24 | Presentation Night (Junior) - 400-500 | | |
| 25 | Presentation Night (Senior) - 100-150 | | |
| 26 | Committee meeting - monthly | | |
| 27 | A few meetings a week | | |

**Mitchell Park Community Centre**
Meeting No. 3
Date: 15.02.2016
Location: City of Marion

| Item # | Details | Action | By |
|---|---|---|---|
| 28 | Whole venue licensed | | |
| 29 | Viewing corporate facilities (looking out to courts) | | |
| 30 | Viewing adjacent courts | | |
| 31 | National Championships | | |
| | 1000 seats on show court | | |
| 32 | Premier League | | |
| | 500-750 people | | |
| 33 | WNBL | | |
| | 750-1000 people | | |
| 34 | Permanent and retractable seat: 500 plus 500 | | |
| 35 | NBL - 3,000 seat | | |
| 36 | Netball SA - 3,000 seat | | |
| 37 | Commercial kitchen for 100-150 | | |
| | Stock Control | | |
| 38 | 3:30 - 11:30pm: | | |
| | Hot chops | | |
| | Meals | | |
| | Hot dogs | | |
| | Pies/Pasties | | |
| 39 | Sponsor Nights - Finger food | | |
| 40 | Senior Presentation: 2-3 course | | |
| 41 | Storage Club - room - 60sqm | | |
| 42 | Change rooms: 4 basketball | | |
| 43 | Cross over between kids and adults | | |
| 44 | More important for tactics space rather than showers | | |
| 45 | 4 for championships | | |
| 46 | Junior team 13 people with whiteboard | | |
| 47 | Senior team 15-20 people with whiteboard | | |
| 48 | Foyer: | | |
| | Sell stuff (retail space) | | |
| | Admin / Reception Desk | | |
| | Canteen | | |
| | Try on uniform / changeroom | | |
| | Assume 1400 in couple of years | | |
| 49 | Need Display | | |
| | Try on uniform / changeroom | | |
| | Collect | | |
| | Shop | | |
| | Spare Storage | | |

**Mitchell Park Community Centre**
Meeting No. 3
Date: 15.02.2016
Location: City of Marion

| Item # | Details | Action | By |
|---|---|---|---|
| 50 | Foyer: | | |
| | Do wait in rain | | |
| | Notice Boards: Digital; Upcoming Games | | |
| | Pay on Entry | | |
| | To get to bar event | | |
| 51 | Peak time Friday Night | | |
| 52 | Reception Area (50-60sqm) | | |
| | Waiting | | |
| | Coming in / Going out | | |
| 53 | Office space - few filing cabinets | | |
| 54 | Court Space | | |
| | Spectators | | |
| | Score bench 4-6 typical | | |
| | Show court bench 10 | | |
| 55 | Ideal set up | | |
| 56 | Nets between courts | | |
| 57 | Average spectators - 50 people | | |
| 58 | Central Oval - portable seats good | | |
| 59 | Netball larger with 3.0m run off | | |
| 60 | Spring floor | | |
| 61 | Referees room (8 people) | | |
| 62 | M&F Toilets; locker; shower; fridge | | |
| 63 | First aid room | | |
| 64 | Lighting FIBA standard | | |
| 65 | Natural lighting important | | |
| 66 | Condensation A/C | | |
| 67 | Non refridgerated A/C - check with Gascoigne | | |
| 68 | Suck out hot air | | |
| 69 | Evaporative system | | |
| 70 | LED scoreboards - $10,000 each | | |
| 71 | Least amount of resources to manage - e.g. bar & canteen | | |
| 72 | Create efficiencies | | |
| 73 | Canteen at ground level | | |
| 74 | Use a gym | | |
| 75 | Ice baths? For Footy Too | | |

**Mitchell Park Community Centre**
Meeting No. 4
Date: 18.02.2016
Location: MPSCC

| Present: | Company | Person | Email |
|---|---|---|---|
| | Studio 9 Architects Pty Ltd | Justin Cucchiarelli | justin@studionine.net.au |
| | City of Marion | Sean O'Brien | Sean.OBrien@marion.sa.gov. |
| | City of Marion | Birgit Stroeher | Birgit.Stroeher@marion.sa.gov.au |
| | Studio 9 Architects Pty Ltd | Tony Zappia | tony@studionine.net.au |
| | Mitchell Park Sports Community Club Members | Various | |

**Apologie**

| Item # | Details | Action | By |
|---|---|---|---|
| 1 | Existing consultation - MPSCC | | |
| 2 | Nets cricket | | |
| 3 | Tennis courts | | |
| 4 | masterplan still relevant | | |
| 5 | Netball - female change | | |
| 6 | Meeting space | | |
| 7 | Office space | | |
| 8 | Neighbourhood Centre | | |
| 9 | Community groups that meet during the day | | |
| 10 | 2 storey building | | |
| 11 | Good viewing from new scoreboards | | |
| 12 | External balcony? | | |
| 13 | Home and away changerooms | | |
| 14 | Netball female changerooms | | |
| 15 | SANFL Umpires room | | |
| 16 | Water and power to scoreboard | | |
| 17 | Outdoor courts | | |
| 18 | Netball | | |
| | Train indoors / outdoor | | |
| | Play outdoors | | |
| 19 | 2 netball courts at the moment at churct | | |
| 20 | Play at Morphetville or Adelaide | | |
| 21 | Tennis minimum 4 courts | | |
| 22 | Football | | |
| 23 | Tennis | | |
| 24 | Netball | | |
| 25 | Cricket | | |
| 26 | Rugby | | |
| 27 | Step into Life | | |

**Mitchell Park Community Centre**
Meeting No. 4
Date: 18.02.2016
Location: MPSCC

| Item # | Details | Action | By |
|---|---|---|---|
| 28 | Netball | | |
| | Ropes Latter | | |
| | Goal Post | | |
| | Balls | | |
| | Bibs | | |
| | Blower vac | | |
| 29 | Sports Club Office | | |
| | 2 desk | | |
| | Used every day | | |
| | With safe (secure area) | | |
| | Foodball office - small room | | |
| 30 | Cricket, rugby, netball - no office | | |
| 31 | One big office - used at different times | | |
| 32 | Serving meals - double kitchen size | | |
| 33 | Function kitchen upstairs | | |
| 34 | Canteen access from outside | | |
| 35 | Serve meals through canteen | | |
| 36 | Club shop with outdoor access | | |
| 37 | Sell apparel at end of bar / canteen | | |
| 38 | Footy / cricket - sell clothing | | |
| 39 | Deliveries via lift | | |
| 40 | What works well | | |
| | Good oval surface - SANFL trains | | |
| | Keep the trees | | |
| | Environmental design | | |
| | Clubs get on well | | |
| | No signage / No profile | | |
| 41 | Functions up to 150 - footy presentation | | |
| 42 | 50th birthday - 90 people | | |
| 43 | 200 people divided into 2 in 4 rooms | | |
| 44 | Majority of usage Tuesday - Saturday after 4pm | | |
| 45 | 2 Junior Rugby pitches to run the other way | | |

# APPENDIX G
# SURVEYS

CITY OF MARION

# Mitchell Park Club Survey

## Section 1 – Club Contact/Correspondence Details

Club name: Mitchell Park Cricket Club Inc.

**Administrative Contact** (e.g. Administrator/Secretary)

Name: Christopher Hibberd

Position Secretary

Phone no (B/H): — Mobile: 0432093308

Phone no (A/H): 08 83225435 Mobile: "

Fax:

Email address: mpcc1968@gmail.com or hibbopher@gmail.

Club web site address: http://mitchellparkcc.sa.cricket.com.au

mycricket.cricket.com.au (search for Mitchell Park CC)

## Section 2 – General Information

1. Please list the sports/activities played within your club.

Junior + Senior Cricket

2. Please indicate the total number of players/predicted players in the table below:

| | 2014 | 2015 | 2016 | 2017 | 2018 |
|---|---|---|---|---|---|
| **Seniors** | 55 | 70 | 70 | 80 | 80 |
| **Juniors** | 30 | 40 | 45 | 50 | 50 |

2. Why do you think your membership has decreased/increased or remained stable?

Recruitment, club signage, Medium density housing
Reputation
Local development (residential).

3. Is your club affiliated with a peak sporting body?

(Yes) (Name) ① Adelaide and Suburban Cricket Association
② South Australia Metropolitan Cricket Association
③ South Central Junior Cricket Association
No

4. How many paid staff are involved with your organisation?

Only Senior Coach is paid to cover expenses only.

5. How many volunteers are involved with your organisation?

30-40

## Section 3 – Facility Information

1. What months does your club use the facility? (Please tick all that apply)

Name of facility: _____

| Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ✓ | ✓ | ✓ | | | | | ✓ | ✓ | ✓ | ✓ | ✓ |

**Flood lighting**

+ Monthly meetings all year round
Football has priority use of oval April – September

2a. Do you use your facility for night training and/or games or would you use lights if they were available? (Please tick)

(Yes)
No
Not applicable

2b. If yes, what days and times do you use the lights?

| | Example | | | |
|---|---|---|---|---|
| **Name of Venue** | Oval | Oval | Velodrome | Greens |
| Sunday | | 5pm-9pm* | | |
| Monday | 5pm-8pm | | | |
| Tuesday | | | | |
| Wednesday | 5pm-8pm | | | |
| Thursday | | | | |
| Friday | | 5pm-9pm* | | |
| Saturday | | 5pm-9pm* | | |

* Scheduled cricket matches (20/20s)
SAMCA / ASCA — as required
SJCA



CW PARK –

## USAGE OF GROUNDS AND CLUBROOMS

3. In a normal week what outdoor areas do you use and what times?

| List all grades & teams in your club (Seniors & Juniors) | Please mark if the ground is used for practice sessions or matches | MON | TUE | WED | THURS | FRI | SAT | SUN |
|---|---|---|---|---|---|---|---|---|
| **EXAMPLE** Seniors A grade Main Oval | Practice | | 7pm – 9pm | | 7pm – 9pm | | | |
| | Matches | | | | | | 12 – 6pm | 12 – 6pm |
| Seniors A + B Grade Main Oval + | Practice | | 5:30-7:30pm | | 5:30-7:30pm | | | |
| | Matches | | | | | | 12-6pm | 12-6pm * |
| Seniors C + D + E Grades Main Oval + | Practice | | 5:30-7:30pm | | 5:30-7:30pm | | | |
| | Matches | | | | | | | |
| Juniors U14s + U16s | Practice | | 3:30-5:30pm | | | | | |
| | Matches | | | | | | | 9AM-1PM |
| Juniors U10s + U12s | Practice | | 3:30-5:30pm | | | | | |
| | Matches | | | | | | | |
| Seniors T20 comp | Practice | | | | | | | ~~12-9pm~~ |
| | Matches | | | | | | | 12-9pm |
| | Practice | | | | | | | |
| | Matches | | | | | | | |

use + nets and oval

* March Finals, as required

12-9pm as scheduled day and evening x2 matches.

Plus Changeroom

4. Which clubroom(s) does your club usually use on a typical week?

Sports Club Main room or Emu Bar (Rear)
— Meetings, Presentations, Social events etc
Tuesdays, Thursdays (evenings), Saturday after match mostly.

5. What is your clubs regular use of the clubrooms?

On the table below, please provide details of other activities which your club currently uses the facilities

| List of activities | MON | TUE | WED | THURS | FRI | SAT | SUN | Number of attendees | Frequency of Use |
|---|---|---|---|---|---|---|---|---|---|
| **EXAMPLE** Bingo Night | | | 7pm – 9pm | | 7pm – 9pm | | | 140 | Weekly |
| After training | | 7 pm 10pm | | 7 pm – 10pm | | 12 PM – 10 PM | | 40-50+ | 11 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

Comments:

MPCC Committee Meetings 7 – 10 pm Various evenings (monthly)
SJCA Meetings as required " "
ASCA " " " "
Booked through Sports Club – "umbrella" organisation

6. Does your club hold any special events during the year?

Presentation Nights (March/April) + AGM (March/April) + Social Committee events as scheduled

7. Which is the largest event for the year and how many people attend?

Presentation Night (Senior + Junior) as above → Players + family 60–100 people

8. Does your club make your clubrooms available to other parties for events?

(Yes)
No

If YES

Please explain whether it is to Private Individuals/Other community groups/Commercial organisations and if they are charged for the venue or provided event services such as catering or bar service. Also describe the approximate number of events per year and if these are regular arrangements or ad hoc.

Clubrooms are shared + booked through MP Sports Club – Various Sports / Organisations / Private functions
Please refer to Sports Club Survey

9. Do you hold any club events/functions at alternative locations because the clubroom cannot meet your needs? How many people attend this/these events?

NO

If YES, please explain why.

Cricket Club needs additional grounds/pitches for extra teams in Senior + Juniors to play. Always struggling to find venues close to home.

## Section 4: Facility Planning

1. How satisfied are you that the outdoor facilities are fit for purpose?

(Please tick)

| | Very Satisfied | | | | Very Dissatisfied |
|---|---|---|---|---|---|
| **Oval** | 5 | 4 | (3) | 2 | 1 |
| **Cricket facilities** | 5 | 4 | 3 | (2) → (1) | 1 |
| **Courts** | 5 | 4 | 3 | 2 | 1 |
| **Dog Club area** | 5 | 4 | 3 | 2 | 1 |

2. Does your club/organisation predict any changes to the outdoor facilities it requires over the next five year period? *(ie does your club require extra playing or training areas or are current facilities adequate?)*

(Please tick)

(Yes)

No

If **YES**, please explain why.

With expanding numbers of junior + senior teams we require safer and better orientated net/ training facilities* (currently train facing setting sun) and more playing areas/venues as main ground is used to capacity. Current facilities require updating + upgrading

3. How satisfied are you that the clubrooms/halls/indoor spaces are fit for your club/organisation's purpose?

(Please tick)

| | Very Satisfied | | | | Very Dissatisfied |
|---|---|---|---|---|---|
| **Main Clubroom** | 5 | 4 | (3) | 2 | 1 |

designed

* Suggest indoor basketball courts be easily converted to indoor cricket nets as required for pre season + inclement weathe

**Change rooms and amenities**

| Very Satisfied | | | | Dissatisfied |
|---|---|---|---|---|
| 5 | 4 | 3 | (2) | 1 |

**Kitchen/Bar/Function spaces**

| Very Satisfied | | | | Dissatisfied |
|---|---|---|---|---|
| 5 | 4 | (3) | 2 | 1 |

4. Does your your club/organisation predict any changes to the indoor facilities it requires over the next five year period?

(Please tick)

(Yes)

No

If **YES**, please explain why.

Change rooms require upgrading/updating. Greater number of players require indoor court/training facilities higher standard.

5. Are you serving meals in the function areas? Does the club have any plans growing the use of function spaces?

Yes — Please refer to MP Sports Club for plans/use of function spaces.

6. Would your club use indoor court spaces if they were available?

Yes, both for training preseason and when weather inclement and possible indoor cricket teams.

7. Are there any key aspects of the facility that work well at the moment? (What would you like to see in a new facility that you currently have?)

Under cover game viewing areas + beer garden, upgraded to seating

## Section 5: Club Management

1. Does your club have a strategic plan?

(Please tick)

Yes ✓

No

2. Please provide a list of your clubs top three strategic objectives

Maintain current membership

(1) Grow membership ✓

Financial stability ✓

Develop strategic plan ✓

(3) € Develop Coaches ✓

€ Volunteer recruitment/management/training ✓

(2) € Improve facilities ✓

Other Provide indoor cricket teams, female team, make club even more family friendly/welcoming.

3. Is there a group in the community which you target for recruiting new members?

(Please tick)

(Yes)

No

If **YES**, please describe.

Local Schools

4. Has your club made a profit or loss over the past financial year?

(Please tick)

Profit ✓

Loss

We have maintained performance/balance despite expenditure on pitch and increasing playing costs.

5. Does your club support a new governing body to be introduced?

(Please tick)

YES May do - would require a members vote, likely to prefer a similar model to the current Sports Club committee

NO

What are your clubs key issues?

Making club even more family orientated
Stability of Coaching and Leadership
Maintaining high standards of sportsmanship and performance.
Ongoing responsible use of alcohol and Drug free zone.
Child safe environment
Financial security.
Sunday comp cricket? (for senior cricketers)

6. Are there any other management issues/options you would like to be considered for Mitchell Park Oval?

* We want to overcome the "sand on" "sand off" process between cricket / football by financial support / funding for "Gecko Matting" or similar → covers for cricket pitch.
* Given the distance of indoor cricket centres — could be viable use of indoor courts all year round.

7. What are the key management and financial issues for your club moving forward?

- Find the funding for cricket pitch cover
- Find more funding for coaching fees
- ongoing inclusiveness for multicultural participation
- Building community through social activities
- Gaining redevelopment of oval and clubrooms / facilities
- access and facilities for disability sector
- safe clean new environments for children / juniors and families.

## Section 6: Any other comments

CITY OF MARION

# Mitchell Park Club Survey

## Section 1 – Club Contact/Correspondence Details

Club name: MITCHELL PARK FOOTBALL CLUB.

**Administrative Contact** (e.g. Administrator/Secretary)

Name: KEN KELSALL

Position VICE PRESIDENT

Phone no (B/H): _____ Mobile: 0424 573 787

Phone no (A/H): _____ Mobile: 0424 573 787

Fax: _____

Email address: committee@mitchellpark.com.

Club web site address: mitchellparkfc.com.

## Section 2 – General Information

1. Please list the sports/activities played within your club.

FOOTBALL - AUSSIE RULES.

JUNIORS & SENIORS

FROM 2017 - WOMENS.

2. Please indicate the total number of players/predicted players in the table below:

| | 2014 | 2015 | 2016 | 2017 | 2018 |
|---|---|---|---|---|---|
| **Seniors** | 35 | 65. | 75-80 | SEN. 70-80+ WOMEN. 30 | SEN 70-80+ WOMEN 60-65 |
| **Juniors** | APPROX 80 | 60-80 | 60-80 → | | |

2. Why do you think your membership has decreased/increased or remained stable?

SENIORS 2014 ONE SENIOR SIDE → 2015 2 SENIOR SIDES & PREMIERSHIP - MAINTAIN 2 SENIOR SIDES - A's & RES DIV 6. WITH AIM TO COMPETE AT HIGHER GRADES. JUNIORS - NUMBERS FLUCTUATE EVERY YEAR WITH INCOMING AUSKICK & LOSS OF PLYR & PLAYERS TO SCHOOL & OTHER CLUBS. SENIOR WOMENS TEAM FROM 2017 WITH PLAN TO INCREASE W/ UNDER 18'S IN 2018.

3. Is your club affiliated with a peak sporting body?

Yes (Name) SthAust Amateur Football League, (SAAFL)
SthAust National Footy League (SANFL)
Community Football League (CFL)
AFL Footy League (AFL)

No

4. How many paid staff are involved with your organisation?

Senior Coach + Head Trainer - Honourarium only. + SAAFL umpires.

5. How many volunteers are involved with your organisation?

As many as we can get. Committee + game day, canteen, etc Assist coaches, ≥ 25 to 30 persons in total

## Section 3 – Facility Information

1. What months does your club use the facility? (Please tick all that apply)

Name of facility: _____

Pre season training

| Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ✓ | ✓ | ✓ | | Game Fixture + Finals | | | | | AGM + Presentation Night | | |

### Flood lighting

2a. Do you use your facility for night training and/or games or would you use lights if they were available? (Please tick)

Yes ✓ DO + will again 2016. Training 2x wk (Seniors train 1x wk Juniors & Women)

No

Not applicable

* Lights essential for training.
+ night games when avail. Approx 2 home matches/season.

2b. If yes, what days and times do you use the lights?

| | Example | | | |
|---|---|---|---|---|
| **Name of Venue** | Oval | Oval | Velodrome | Greens |
| Sunday | | | | |
| Monday | 5pm-8pm | | | |
| Tuesday | | ✓ 6.30-8.00 | | |
| Wednesday | 5pm-8pm | ✓ 5.30-7.00 | | |
| Thursday | | ✓ 6.30-8.00 | | |
| Friday | | | | |
| Saturday | | * 6.30-8.00 | * Night Games x 2 per Season | |

## USAGE OF GROUNDS AND CLUBROOMS

3. In a normal week what outdoor areas do you use and what times?

| List all grades & teams in your club (Seniors & Juniors) | Please mark if the ground is used for practice sessions or matches | MON | TUE | WED | THURS | FRI | SAT | SUN |
|---|---|---|---|---|---|---|---|---|
| **EXAMPLE** Seniors A grade Main Oval | Practice | | 7pm – 9pm | | 7pm – 9pm | | | |
| | Matches | | | | | | 12 – 6pm | 12 – 6pm |
| SEN A Grade Main Oval | Practice | | 6.30 - 8.00 | | 6.30 - 8.00 | | [illegible] | |
| | Matches | | | | | | 2.00 - 4.00 | |
| Sen Reserves Main Oval | Practice | | 6.30 - 8.00 | | 6.30 - 8.00 | | | |
| | Matches | | | | | | NOON - 2.00 | |
| Juniors All Grades Main Oval | Practice | | | 5.30 - 7.00 | | | | |
| | Matches | | | | | | | 8.00 - 1.00pm |
| Women's | Practice | | | | | | | |
| | Matches | FROM 2017 | | | | | | |
| | Practice | | | | | | | |
| | Matches | | | | | | | |
| TIGERS RUGBY SENIOR + JUNIOR | Practice | | | 6.30 - 8.00 | | | | |
| | Matches | | | | | | | 1.30 - 5.00 |

4. Which clubroom(s) does your club usually use on a typical week?

Scoreboard / office
CHANGEROOMS + TRAINING + GAME DAY.
BAR + ~~DINING~~. AFTER TRAINING TUES
BAR + DINING / KITCHEN THURS + SAT NIGHTS.
CANTEEN. SAT (Seniors) + SUN (Juniors)

5. What is your clubs regular use of the clubrooms?

On the table below, please provide details of other activities which your club currently uses the facilities

| List of activities | MON | TUE | WED | THURS | FRI | SAT | SUN | Number of attendees | Frequency of Use |
|---|---|---|---|---|---|---|---|---|---|
| **EXAMPLE** Bingo Night | | | 7pm – 9pm | | 7pm – 9pm | | | 140 | Weekly |
| Season Future | | 6-9 | | 6-~~8~~ | | 8am - 10pm | | 60 + Players + Officials + 60-100 supporters. | WEEKLY. |
| THURS NIGHT | | | | 8-10 | | | | 50+ | x 30 wks incl pre season. |
| SAT NIGHTS | | | | | | 8pm 12pm | | 70-80 + + supporters, families | x 30 WKS |
| + ONE OFF FUNCTIONS | | | | | | 8pm 12pm | | 40 - 120 | 8 per season. |
| | | | | | | | | | |
| | | | | | | | | | |

Comments:

Facilities used. Tues night Training - Changerooms + Bar (Players + supporters)
Wed night - Juniors - Changerooms (Bar for parents)
Thurs night Training - Changerooms + Bar (Players + supporters.
Fri night - Bar players supporters - SOCIAL -
Sat - game day - ~~All facilities~~ - Canteen (Scoreboard changeroom oval etc from 8:00am till 6:00pm then
Bar + Dining - Presentations + Games nights, band
Quiz night, + other fundraisers for MPFC.

6. Does your club hold any special events during the year?

Match Day + Anzac Day Game. Fundraising Events, AGM + End Season Player Presentation Night etc — Full Program per 22 wks.

7. Which is the largest event for the year and how many people attend?

FUNDRAISING NIGHTS AVERAGE ATTEND DEPD ON EVENT. 40+ to 140+

8. Does your club make your clubrooms available to other parties for events?

(Yes) MPSCC.

No

If YES

Please explain whether it is to Private Individuals/Other community groups/Commercial organisations and if they are charged for the venue or provided event services such as catering or bar service. Also describe the approximate number of events per year and if these are regular arrangements or ad hoc.

Sports Club Hires facilities to other sporting organisations ie SAAFL DIV 1 Feature games. Glenelg FC, AUSKICK, Rugby SA. Also private functions

* NOT RUN BY FOOTY CLUB - RUN + STAFFED x SPORTS CLUB.

9. Do you hold any club events/functions at alternative locations because the clubroom cannot meet your needs? How many people attend this/these events?

If YES, please explain why.

NO. Some events held @ Sponsor business (Hotel)

## Section 4: Facility Planning

1. How satisfied are you that the outdoor facilities are fit for purpose?

(Please tick)

| | Very Satisfied | | | | Very Dissatisfied | |
|---|---|---|---|---|---|---|
| **Oval** | (5) FOOTBALL | 4 | 3 | 2 | 1 | |
| **Cricket facilities** | 5 | 4 | 3 | 2 | 1 | N/A. |
| **Courts** | 5 | 4 | 3 | 2 | (1) | |
| **Dog Club area** | 5 | 4 | 3 | 2 | 1 | N/A. |

2. Does your club/organisation predict any changes to the outdoor facilities it requires over the next five year period? *(ie does your club require extra playing or training areas or are current facilities adequate?)*

(Please tick)

(Yes)

No

If **YES**, please explain why.

NEW BUILDING – DBLE STOREY WITH ALL WEATHER VIEWING AREA. INCLUDING NEW CANTEEN FACILITIES REPLACEMENT FUNCTION & DINING/KITCHEN AREA. UPGRADE BAR AREAS. SEPARATE UMPIRES ROOM (SAAFL Requirement) SEPARATE MALE & FEMALE/JUNIOR CHANGEROOMS.

3. How satisfied are you that the clubrooms/halls/indoor spaces are fit for your club/organisation's purpose?

(Please tick)

| | Very Satisfied | | | | Very Dissatisfied |
|---|---|---|---|---|---|
| **Main Clubroom** | 5 | 4 | 3 | (2) | 1 |

**Change rooms and amenities**

| Very Satisfied | | | | Dissatisfied |
|---|---|---|---|---|
| 5 | 4 | 3 | 2 | 1 ✓ |

**Kitchen/Bar/Function spaces**

| Very Satisfied | | | | Dissatisfied |
|---|---|---|---|---|
| 5 | 4 | 3 | 2 ✓ | 1 |

4. Does your your club/organisation predict any changes to the indoor facilities it requires over the next five year period?

(Please tick)

Yes ✓

No

If **YES**, please explain why.

AS PER PROPOSED REDEVELOPMENT.
WITH CONSULTATION WITH MP SPORTS CLUB + ALL
AFFILIATES ~ NB DOVER DOG CLUB IS NOT AN AFFILIATE.

5. Are you serving meals in the function areas? Does the club have any plans growing the use of function spaces?

YES. EVERY THURS + SAT NIGHT DURING SEASON.
CANTEEN EVERY SAT + SUN DURING SEASON.
FUTURE PLAN TO INCREASE RANGE + NO OF MEALS ↑ NO OF
PLAYER, SUPPORTERS + GUESTS.

6. Would your club use indoor court spaces if they were available?

DEFINATELY. INDOOR TRAINING AREA + ALTERNATIVE
TRAINING PRACTICES.

7. Are there any key aspects of the facility that work well at the moment? (What would you like to see in a new facility that you currently have?)

OVAL + NEW SCOREBOARD -

## Section 5: Club Management

1. Does your club have a strategic plan?

(Please tick)

(Yes) ✓

No

2. Please provide a list of your clubs top three strategic objectives

Maintain current membership

✓ Grow membership – players, supporters, sponsors, volunteers, on field support -

✓ Financial stability – player sponsors + club financial viability + SPONSERS

Develop strategic plan – ONGOING IMPROVEMENT

✓€ Develop Coaches – required + ongoing - seniors + juniors - recruit junior coaches -

✓€ Volunteer recruitment/management/training – always ongoing committee + game -

✓€ Improve facilities – ~~REDEVELOPMENT PLAN~~ - MARION COUNCIL

Other ALL ABOVE EQUALLY IMPORTANT TO FURTHER DEVELOP FOOTBALL CLUB

- SENIOR MENS TEAMS TO PLAY AT HIGHER LEVEL
- INCREASE NUMBER JUNIOR PLAYERS + RETAIN PLAYERS AFTER U14'S (STOP DRIFT TO SCHOOLS + "SUPERCLUBS"
- INTRO 2017 WOMENS SENIOR TEAM + 2018 - U18'S TEAM -

3. Is there a group in the community which you target for recruiting new members?

(Please tick)

(Yes) ANYONE WHO WANTS TO PLAY FOOTY - MALE OR FEMALE OVER THE AGE OF 6.

No

If **YES**, please describe.

RECRUITMENT OF PLAYERS, GAME DAY OFFICIALS, COMMITTEE, SPECTATORS + SUPPORTERS.

4. Has your club made a profit or loss over the past financial year?

(Please tick)

(Profit) - MINIMAL - WE DONT PAY PLAYERS. LIKE MOST OTHER CLUBS.

Loss

WE ARE A COMMUNITY CLUB - EVERYTHING GOES BACK INTO PLAYER, EQUIPMENT, FEES, UMPIRE CHARGES, INSURANCES ETC. WE HAVE LOWEST PLAYER FEES - SENIOR + JUNIOR BY FAR - WE WOULDNT SURVIVE WITHOUT SPONSORS.

5. Does your club support a new governing body to be introduced?

(Please tick)

YES ✓?

NO

What are your clubs key issues?

WOULD REQUIRE MORE INFORMATION AS TO WHAT CONSULTATION WITH AFFILIATES + SPORTS CLUB + IMPACT ON THE 'CONTINUATION' OF THE FOOTBALL CLUB - ONGOING + ADDITIONAL SUPPORT + CONSULTATION

6. Are there any other management issues/options you would like to be considered for Mitchell Park Oval?

MEMBERSHIP OF A CONSULTATIVE COMMITTEE IF THE MANAGEMENT BECOMES AN INDEPENDANT BODY GOVERNED BY MARION COUNCIL -

7. What are the key management and financial issues for your club moving forward?

- UPGRADE FACILITIES TO PROVIDE AN AESTHETIC & PROFESSIONAL VENUE
- ATTRACTION OF PRIVATE FUNCTIONS TO ↑ REVENUE
- UPGADE TO INCLUDE INDOOR COURTS TO ATTRACT MORE SPORTS.
- UPGRADE OF OUTSIDE COURTS TO ENABLE RETURN OF NETBALL & TENNIS CLUBS.

## Section 6: Any other comments

CONSULTATION RE REDEVELOPMENT PLAN

- TO ENSURE ALL SPORTS CATERED FOR
- ATTRACT & SUPPORT LOCAL COMMUNITY GROUPS (E.G. SENIOR CITIZENS, SUPPORT GROUPS,
- TO ENSURE FLOORPLAN MEETS REQUIREMENTS & PROVIDES FOR MALE & FEMALE & JUNIOR PLAYERS, SUPPORTERS & PATRONS.

THANK YOU FOR THE OPPORTUNITY TO PRESENT THIS INFO.

Ken Kilhall.

CITY OF MARION

# Mitchell Park Club Survey

## Section 1 – Club Contact/Correspondence Details

Club name: Mitchell Park Netball Club.

**Administrative Contact** (e.g. Administrator/Secretary)

Name: Kylie Weekley
Position Secretary

Phone no (B/H): _____ Mobile: 0404 413 617

Phone no (A/H): _____ Mobile: 0404 413 617

Fax: _____

Email address: sckylie@bigpond.com

Club web site address: _____

## Section 2 – General Information

1. Please list the sports/activities played within your club.

Netball

2. Please indicate the total number of players/predicted players in the table below:

| | 2014 | 2015 | 2016 | 2017 | 2018 |
|---|---|---|---|---|---|
| **Seniors** | 10 | 30 | 40 | | |
| **Juniors** | 10 | / | / | | |

2. Why do you think your membership has decreased/increased or remained stable?

Membership increased on the senior side
Juniors decreased due to no training facilities
on site

3. Is your club affiliated with a peak sporting body?

(Yes) (Name) Southern United Netball Assoc.
Netball SA.
No

4. How many paid staff are involved with your organisation?

/

5. How many volunteers are involved with your organisation?

8

## Section 3 – Facility Information

1. What months does your club use the facility? (Please tick all that apply)

Name of facility: _____

| Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

### Flood lighting

2a. Do you use your facility for night training and/or games or would you use lights if they were available? (Please tick)

Yes
(No) Nothing available @ this stage.
Not applicable

2b. If yes, what days and times do you use the lights?

| | **Example** | | | |
|---|---|---|---|---|
| **Name of Venue** | Oval | Oval | Velodrome | Greens |
| Sunday | | | | |
| Monday | 5pm-8pm ✓ | | | |
| Tuesday | | | | |
| Wednesday | 5pm-8pm | | | |
| Thursday | | | | |
| Friday | | | | |
| Saturday | | | | |

# USAGE OF GROUNDS AND CLUBROOMS

3. In a normal week what outdoor areas do you use and what times?

| List all grades & teams in your club (Seniors & Juniors) | Please mark if the ground is used for practice sessions or matches | MON | TUE | WED | THURS | FRI | SAT | SUN |
|---|---|---|---|---|---|---|---|---|
| **EXAMPLE** Seniors A grade Main Oval | Practice | | 7pm – 9pm | | 7pm – 9pm | | | |
| | Matches | | | | | | 12 – 6pm | 12 – 6pm |
| SENIORS | Practice | 6:30→7:30 | | | | | | |
| | Matches | | | | | | | |
| | Practice | | | | | | | |
| | Matches | | | | | | | |
| | Practice | | | | | | | |
| | Matches | | | | | | | |
| | Practice | | | | | | | |
| | Matches | | | | | | | |
| | Practice | | | | | | | |
| | Matches | | | | | | | |
| | Practice | | | | | | | |
| | Matches | | | | | | | |

4. Which clubroom(s) does your club usually use on a typical week?

_____

_____

_____

5. What is your clubs regular use of the clubrooms?

On the table below, please provide details of other activities which your club currently uses the facilities

| List of activities | MON | TUE | WED | THURS | FRI | SAT | SUN | Number of attendees | Frequency of Use |
|---|---|---|---|---|---|---|---|---|---|
| **EXAMPLE**<br>Bingo Night | | | 7pm – 9pm | | 7pm – 9pm | | | 140 | Weekly |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

Comments:

_____

_____

_____

_____

_____

6. Does your club hold any special events during the year?

YES - Presentation Night

7. Which is the largest event for the year and how many people attend?

50 → 60 people

8. Does your club make your clubrooms available to other parties for events?

Yes

No

If YES

Please explain whether it is to Private Individuals/Other community groups/Commercial organisations and if they are charged for the venue or provided event services such as catering or bar service. Also describe the approximate number of events per year and if these are regular arrangements or ad hoc.

9. Do you hold any club events/functions at alternative locations because the clubroom cannot meet your needs? How many people attend this/these events?

If YES, please explain why.

NO.

## Section 4: Facility Planning

1. How satisfied are you that the outdoor facilities are fit for purpose?

(Please tick)

| | | | | | |
|---|---|---|---|---|---|
| **Oval** | **Very Satisfied** 5 | 4 | 3 | 2 | **Very Dissatisfied** 1 |
| **Cricket facilities** | **Very Satisfied** 5 | 4 | 3 | 2 | **Dissatisfied** 1 |
| **Courts** | **Very Satisfied** 5 | 4 | 3 | 2 | **Dissatisfied** (1) |
| **Dog Club area** | **Very Satisfied** 5 | 4 | 3 | 2 | **Dissatisfied** 1 |

2. Does your club/organisation predict any changes to the outdoor facilities it requires over the next five year period? *(ie does your club require extra playing or training areas or are current facilities adequate?)*

(Please tick)

(Yes)

No

If **YES**, please explain why.

Need netball courts.

Only 1 court available @ this time and unfortunately due to court surface we are unable to use it.

3. How satisfied are you that the clubrooms/halls/indoor spaces are fit for your club/organisation's purpose?

(Please tick)

| | | | | | |
|---|---|---|---|---|---|
| **Main Clubroom** | **Very Satisfied** 5 | (4) | 3 | 2 | **Very Dissatisfied** 1 |

**Change rooms and amenities**

| Very Satisfied | | | | Dissatisfied |
|---|---|---|---|---|
| 5 | 4 | 3 | 2 | (1) |

**Kitchen/Bar/Function spaces**

| Very Satisfied | | | | Dissatisfied |
|---|---|---|---|---|
| 5 | (4) | 3 | 2 | 1 |

4. Does your your club/organisation predict any changes to the indoor facilities it requires over the next five year period?

(Please tick)

(Yes)
No

If **YES**, please explain why.

Ladies changerooms would be required.

5. Are you serving meals in the function areas? Does the club have any plans growing the use of function spaces?

YES.

6. Would your club use indoor court spaces if they were available?

YES.

7. Are there any key aspects of the facility that work well at the moment?
   (What would you like to see in a new facility that you currently have?)

## Section 5: Club Management

1. Does your club have a strategic plan?

(Please tick)

Yes

No

2. Please provide a list of your clubs top three strategic objectives

Maintain current membership

Grow membership

Financial stability

Develop strategic plan

€ Develop Coaches

€ Volunteer recruitment/management/training

€ Improve facilities _____

Other _____

3. Is there a group in the community which you target for recruiting new members?

(Please tick)

Yes

No

If **YES**, please describe.

4. Has your club made a profit or loss over the past financial year?

(Please tick)

Profit

Loss

5. Does your club support a new governing body to be introduced?

(Please tick)

YES

NO

What are your clubs key issues?

6. Are there any other management issues/options you would like to be considered for Mitchell Park Oval?

7. What are the key management and financial issues for your club moving forward?

## Section 6: Any other comments

CITY OF MARION

# Mitchell Park Club Survey

## Section 1 – Club Contact/Correspondence Details

Club name: MITCHELL PK SPORTS COMMUNITY CLUB

**Administrative Contact** (e.g. Administrator/Secretary)

Name: PHILL WHYBORN

Position MANAGER

Phone no (B/H): _____ Mobile: 0428226039

Phone no (A/H): _____ Mobile: _____

Fax: _____

Email address: DPhillWhyborn@Big Pond.com

Club web site address: _____

## Section 2 – General Information

1. Please list the sports/activities played within your club.

Football - CRICKET - TENNIS - RUGBY - Netball
EMU club - BINGO

2. Please indicate the total number of players/predicted players in the table below:

| | 2014 | 2015 | 2016 | 2017 | 2018 |
|---|---|---|---|---|---|
| **Seniors** | 160 | 200 | 220 | | |
| **Juniors** | 100 | 110 | 120 | | |

2. Why do you think your membership has decreased/increased or remained stable?

OUR MEMBERSHIP IS Slowly growing
Good Committe looking after all clubs
Trying to PROVIDE for all good bar
Service

3. Is your club affiliated with a peak sporting body?

Yes (Name)_____

(No)

4. How many paid staff are involved with your organisation?

4

5. How many volunteers are involved with your organisation?

20

## Section 3 – Facility Information

1. What months does your club use the facility? (Please tick all that apply)

Name of facility: _____

| Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

### Flood lighting

2a. Do you use your facility for night training and/or games or would you use lights if they were available? (Please tick)

(Yes)

No

Not applicable

2b. If yes, what days and times do you use the lights?

| | **Example** | | | |
|---|---|---|---|---|
| **Name of Venue** | Oval | Oval | Velodrome | Greens |
| Sunday | | | | |
| Monday | 5pm-8pm | | | |
| Tuesday | | 5.00-9.00 | | |
| Wednesday | 5pm-8pm | 6.00 - 8.00 | | |
| Thursday | | 5.00 - 9.00 | | |
| Friday | | SOME FRIDAYS | | |
| Saturday | | SOME HOME GAMES. | | |

## USAGE OF GROUNDS AND CLUBROOMS

3. In a normal week what outdoor areas do you use and what times?

| List all grades & teams in your club (Seniors & Juniors) | Please mark if the ground is used for practice sessions or matches | MON | TUE | WED | THURS | FRI | SAT | SUN |
|---|---|---|---|---|---|---|---|---|
| **EXAMPLE** Seniors A grade Main Oval | Practice | | 7pm – 9pm | | 7pm – 9pm | | | |
| | Matches | | | | | | 12 – 6pm | 12 – 6pm |
| Football | Practice | ~~6pm – 8pm~~ | 6PM - 8PM | | 6PM - 8PM | | | |
| | Matches | | | | | | 12 - 6 PM | 8:00 - 12:00 |
| CRICKET | Practice | | 5PM - 7:30 | | 5PM - 7:30 | | | |
| | Matches | | | | | | 1:30 - 6PM | 9AM - 12:00 |
| RUGBY | Practice | | | 6PM - 8PM | | | | |
| | Matches | | | | | | | 10 - 5PM |
| Tennis | Practice | | COURTS | NO | GOOD | | | |
| | Matches | | | | | | | |
| NETBALL | Practice | | COURTS | NO | GOOD. | | | |
| | Matches | | | | | | | |
| | Practice | | | | | | | |
| | Matches | | | | | | | |

4. Which clubroom(s) does your club usually use on a typical week?

Both MAIN ROOM AND EMU ROOM

5. What is your clubs regular use of the clubrooms?

On the table below, please provide details of other activities which your club currently uses the facilities

| List of activities | MON | TUE | WED | THURS | FRI | SAT | SUN | Number of attendees | Frequency of Use |
|---|---|---|---|---|---|---|---|---|---|
| **EXAMPLE** Bingo Night | | | 7pm – 9pm | | 7pm – 9pm | | | 140 | Weekly |
| MAIN BAR | | 3.00 12.00PM | 3.00 12.00PM | 3.00 12.00PM | 3.00 12.00PM | 300 12.00 | 12.00 8.00 | ALL CLUBS | Weekly |
| | | | | | | | | | |
| EMU BAR | | 12.00 4.00 | | | 12.00 8.00 | | | | Weekly |
| | | | | | | | | | |
| BINGO | | 10.00 3.00 | | | | | | | |
| | | | | | | | | | |

Comments:

All Sporting Clubs utilize main Bar Some Weeks very Busy other Weeks a bit Slower it average's it self out

6. Does your club hold any special events during the year?

Yes

7. Which is the largest event for the year and how many people attend?

200 club up to 200 - 250

8. Does your club make your clubrooms available to other parties for events?

(Yes)

No

If YES

Please explain whether it is to Private Individuals/Other community groups/Commercial organisations and if they are charged for the venue or provided event services such as catering or bar service. Also describe the approximate number of events per year and if these are regular arrangements or ad hoc.

PRIVATE FUNCTIONS B/DAYS, ENGAGEMENTS, WEDDING, WAKES, ALSO COMMUNITY EVENTS TONSLEY GROUP, JUNCTION AUST. FIRST AIDE COURSES, ASSOCIATION MEETINGS ALL CLUBS COME TO US (CRICKET)(FOOTBALL)

9. Do you hold any club events/functions at alternative locations because the clubroom cannot meet your needs? How many people attend this/these events?

If YES, please explain why.

NO

## Section 4: Facility Planning

1. How satisfied are you that the outdoor facilities are fit for purpose?

(Please tick)

| | Very Satisfied | | | | Very Dissatisfied |
|---|---|---|---|---|---|
| **Oval** | ✓ 5 | 4 | 3 | 2 | 1 |
| **Cricket facilities** | 5 | 4 | 3 | (2) | **Dissatisfied** 1 |
| **Courts** | 5 | 4 | 3 | 2 | **Dissatisfied** ✓ 1 |
| **Dog Club area** | 5 | ✓ 4 | 3 | 2 | **Dissatisfied** 1 |

2. Does your club/organisation predict any changes to the outdoor facilities it requires over the next five year period? *(ie does your club require extra playing or training areas or are current facilities adequate?)*

(Please tick)

(Yes)

No

If **YES**, please explain why.

Hopefully we get "NEW" TENNIS COURTS have NONE Netball COURTS "Have NONE" New CRICKET NETS, So all these clubs CAN train here instead of elsewhere

3. How satisfied are you that the clubrooms/halls/indoor spaces are fit for your club/organisation's purpose?

(Please tick)

| | Very Satisfied | | | | Very Dissatisfied |
|---|---|---|---|---|---|
| **Main Clubroom** | 5 | 4 | (3) | 2 | 1 |

GETTING OLD.

**Change rooms and amenities**

| Very Satisfied | | | | Dissatisfied |
|---|---|---|---|---|
| 5 | 4 | (3) | 2 | 1 |

**Kitchen/Bar/Function spaces**

| Very Satisfied | | | | Dissatisfied |
|---|---|---|---|---|
| 5 | 4 | (3) | 2 | 1 |

4. Does your your club/organisation predict any changes to the indoor facilities it requires over the next five year period?

(Please tick)

(Yes)
No

If **YES**, please explain why.

Have been waiting for 5 years
All other clubs in the council area have been fixed

5. Are you serving meals in the function areas? Does the club have any plans growing the use of function spaces?

Yes meals on certin nights.
Yes we would love to expand and have more people here.

6. Would your club use indoor court spaces if they were available?

YES. more people

7. Are there any key aspects of the facility that work well at the moment?
(What would you like to see in a new facility that you currently have?)

MAIN ROOM AND BAR working well.
SPORTING clubs very Succesful
All things need to be updated things
We have now are 40 years old

## Section 5: Club Management

1. Does your club have a strategic plan?

(Please tick)

(Yes)
No

2. Please provide a list of your clubs top three strategic objectives

✓ Maintain current membership
✓ Grow membership
✓ Financial stability
Develop strategic plan
€ Develop Coaches
€ Volunteer recruitment/management/training
✓ € Improve facilities

Other
TO GET ALL clubs in ONE Place
Total upgrade of all outside Facility
Good Committe to take control

3. Is there a group in the community which you target for recruiting new members?

(Please tick)

(Yes)

No

If **YES**, please describe.

Young People to Play Sport who bring there Parents.

4. Has your club made a profit or loss over the past financial year?

(Please tick)

Profit

(Loss)

very small

5. Does your club support a new governing body to be introduced?

(Please tick)

(YES)

NO

What are your clubs key issues?

If it heles the club

Trying to get all our clubs into the Same Place it Better 4 Sales Bar - Food - Patrons. To do this all facillitys need to upgraded, Tennis Courts. Netball courts, Cricket Nets. Change Rooms

6. Are there any other management issues/options you would like to be considered for Mitchell Park Oval?

FIND OUT from Council what part of the water bill we pay, water runs to oval sprinklers on both ovals and to public toilets, Seem like we pay all.

7. What are the key management and financial issues for your club moving forward?

To have a Successful MANAGEMENT team Committe make right dissiosions help all clubs.

## Section 6: Any other comments

My wish is MITCHELL PK SPORTS CLUB AND MARION COUNCIL to have a Good Working Relationship which we Already have and to last for many more years

MANAGER MPSCC

Meeting with South Adelaide Basketball and Basketball SA 15 Feb 2016

Attendees
Claire and Zoran - South Adelaide Basketball
Mark Hubbard – Basketball SA
Justin Cucchiarelli – Studio Nine
Birgit Stroeher and Sean O Brien – CoM

- District, School including mini ball, southern districts junior
- Junior members 497 Seniors 200
- Visitation 2000-25000 a week
- Times
    - after school 3:40pm – 6pm games are M-Fri
    - Seniors M-Tue team size 15
    - Junior Thurs.-Sat team size 13
    - Social wed
    - Training Sun
- 10 courts are used over multiple venues currently 1 full time staff and 100 volunteers
- Stadium Manager, secretary, coaching and treasurer, filing only in mobile pedestals
- Office requirements
    - Club 3 positions +3 hot desk, stadium Management 3 positions
- Club room spaces facing courts
    - Meetings
    - Committee 12 seats
    - Sponsor nights 50-100 seats 1 -2 times a month finger food catering
    - Senior presentations 100-150 seats sit down meal 1/year
    - Trophy display area
    - Possible additional viewing areas/like corporate boxes into court area desirable.
    - National Championship games require 1000 seats
    - WMBL 750-1000 seats
    - Premier games 500-750 seats
    - Kitchen commercial grade from 3:30-11:30 counter meal, pastries etc. type food. Functions - such as sit down meals. Separate stock areas required for the potential; multiple stakeholders
    - Storage for balls, equipment around 55-80sqm
    - Toilets/change room facilities 4 required for championships weekly usage 2-4. Change rooms to have normal amenities including a pre/post-game coach area with whiteboard. Not accessible from the outside.
    - First aid area consider gender and age separation ability
    - Ice bath desirable

- Foyer requires
    - Reception desk, milling around space for 50 people
    - Canteen access
    - Retail space for merchandise, uniform trying on and display. Uniforms then ordered in
    - Noticeboard this could be digital
    - Need a control point in the foyer so payment must be made prior to entering the courts area
- Referees area required storage for personal belongings, small bar fridge, toilet. Umpire area needs seating for post-game discussion for up to 8 people

Meeting with Step into Life – Kerrie 15 Feb 2016

Attendees
Kerrie – Step into life (outdoor fitness sessions)
Birgit Stroeher – CoM

- Kerrie has been working from the site for 9 years
- She only uses the outside grassed area to the south for sessions.
- 13 sessions held a week
- Boxing, cardio, weights, power flex circuit
- Smallest class 4-5 average 14 biggest class up to 25 Saturday morning
- Membership levels are stable currently 57 members has been 50-65 over the past 5 years.
- Demographic are women aged 30-48 with the average age 41.
- The youngest is 22 and the oldest is a 76 year old who has been a member for 5 years.

- Franchise is affiliated with Recreation SA and Fitness Australia
- 1 staff member and nil volunteers
- They operate all year round. Lights required from Mar-October. These lights need to be sub metered. Currently usage charged by Dog club to Kerrie. Unsure if this is currently sub metered.
- 6-7am M- W and 6:15-7:15pm M-Th.

- Last 5 months they have access to a 5sqm internal storage area ( previously a toilet and basin area) which is a manageable size for her. Currently this is on the northern side of the clubrooms so ideally access from the south directly adjacent the grassed area would be great. Weights box is currently located outside fixed securely.
- Verandah adjacent existing dog club is approximately 80sqm and is used for sessions when it is raining.
- The benches on the perimeter of the grassed area are used for step ups.
- In Summer the eastern perimeter trees provide valuable shade in the morning and in the afternoon the 2 trees located on the mound provide shade.

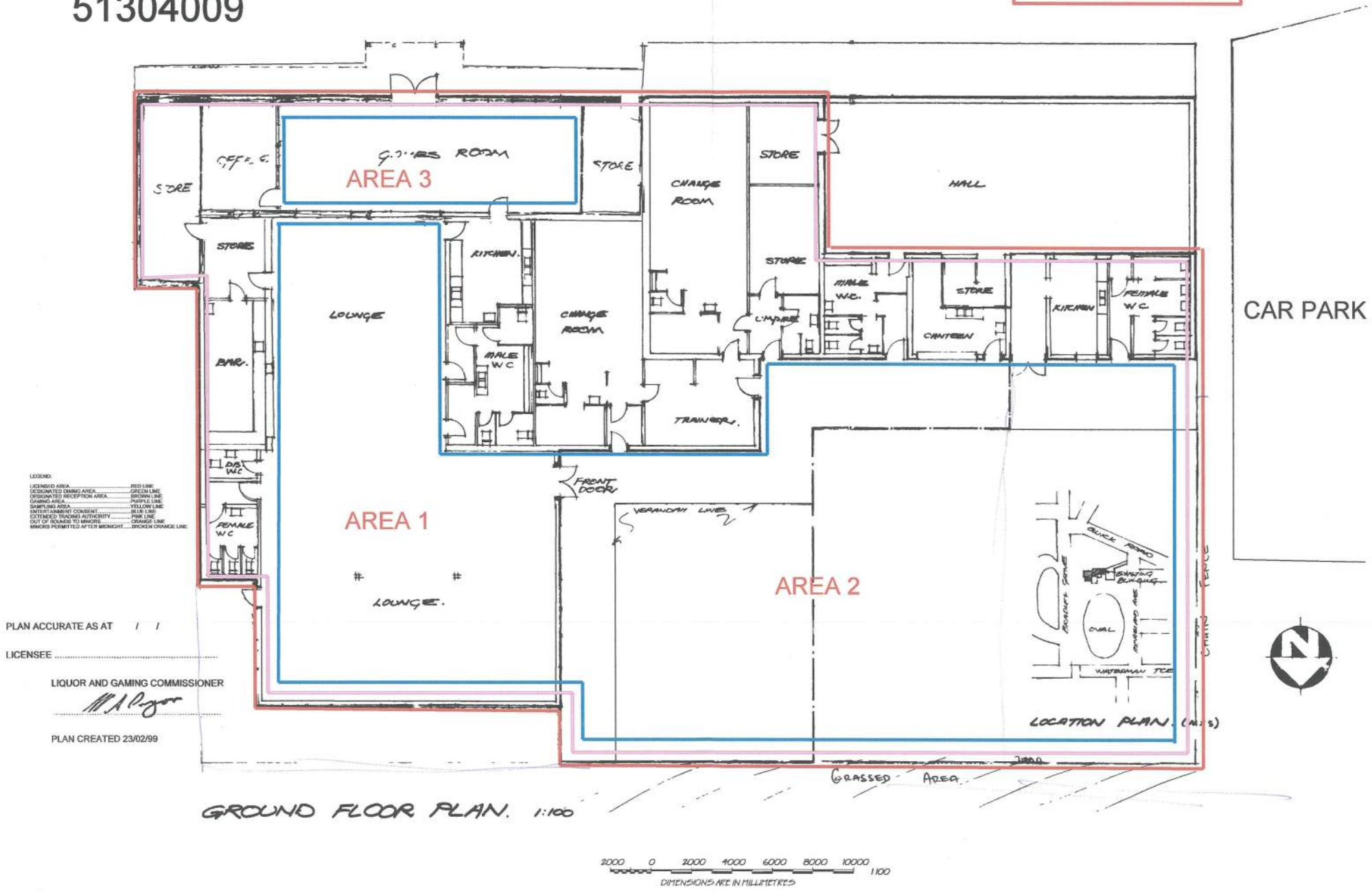
- Top three strategic objectives are to maintain and grow membership which will provide finical stability.
- No additional infrastructure is required
- Opportunities for increased membership would be by becoming accredited for ‘strength for life’ classes etc which could be a complimentary programme for the community/neighbourhood centre activities.

- Better access to drinking water, than the current one tap to the west would be desirable.

# APPENDIX H
# EXISTING BUILDING

# MITCHELL PARK SPORTS & COMMUNITY CLUB
# 51304009

"THE PLAN MUST BE KEPT ON THE PREMISES AT ALL TIMES AND BE PRODUCED TO AN AUTHORISED OFFICER UPON REQUEST."
( NEED NOT BE DISPLAYED )




LEGEND:

| | |
|---|---|
| LICENSED AREA | RED LINE |
| DESIGNATED DINING AREA | GREEN LINE |
| DESIGNATED RECEPTION AREA | BROWN LINE |
| GAMING AREA | PURPLE LINE |
| SAMPLING AREA | YELLOW LINE |
| ENTERTAINMENT CONSENT | BLUE LINE |
| EXTENDED TRADING AUTHORITY | PINK LINE |
| OUT OF ROUNDS TO MINORS | ORANGE LINE |
| MINORS PERMITTED AFTER MIDNIGHT | BROKEN ORANGE LINE |

PLAN ACCURATE AS AT / /

LICENSEE .....

LIQUOR AND GAMING COMMISSIONER

PLAN CREATED 23/02/99


9 King William Street
Kent Town SA 5067
Australia

P — +61 8 8132 3999
F — +61 8 8363 7499

hello@studionine.net.au
studionine.net.au

ABN 670 960 316 04

APPENDIX 2

# Mitchell Park Sports Club Consultation February 2016

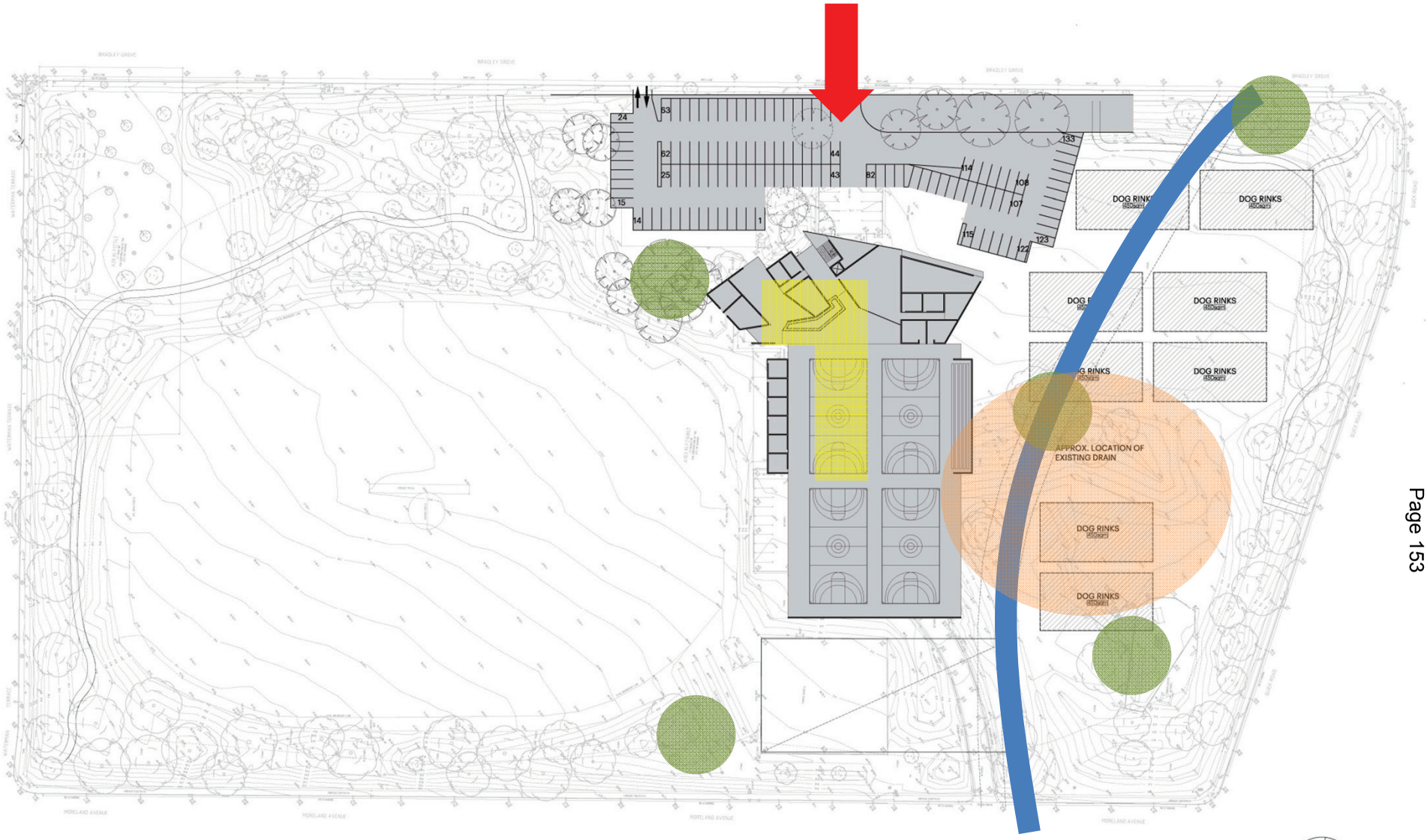
| Section | Question | Dog Club | MP Cricket Club | MP Football Club | MP Rugby | MP Netball | MP Sports Club |
|---|---|---|---|---|---|---|---|
| 1. **Present at meeting** | | John Turner<br>Gill - President<br>Eric - Secretary | Chris Hibberd | Ken Kelsall vice president | | Kylie Weekley | Phil Whyborn – Clubroom Manager |
| 2. **General** | **1. Sport played** | Dog Obedience<br>Puppy Kindy<br>Trials<br>Dog Agility<br><br>Would like to have<br>Rally – O?<br>Increase Agility Training. | - Junior cricket<br>- Senior cricket | - Senior and Junior Football (Aust Rules) | | Netball | Football,<br>Cricket<br>Tennis<br>Rugby<br>Netball<br>Emu Club<br>Bingo |
| | **2. Player numbers** | 550 year Total<br><br>100 Permanent members<br><br>Wed nights 125 to 150<br><br>Sundays 3 sessions approx. 200 | 70 Senior<br>40 Junior<br><br>Expecting some growth over next 5 years | 80 seniors<br>80 Juniors – varies season to season<br><br>Like to expand to senior women's in 2017 | | 40 | 220 senior<br>120 Junior |
| | **3. Peak body** | Dogs SA<br>http://www.dogssa.com.au/<br><br>Australian National Kennel Council<br><br>http://ankc.org.au/Home | Adelaide Suburban Cricket Assoc<br>SA Metro Cricket<br>SAJCA | SA amateur League<br>SANFL<br>AFL | | Southern United Netball Assoc | Individual clubs are affiliated |
| | **4. Paid staff** | All Volunteers | Senior Coach to cover expenses | Senior Coach/Head Trainer/Umpires | | NA | 4 |
| | **5. Volunteer nos** | Unknown | 30 | 25 to 30 | | 8 | 20 |
| 3. **Facility info** | **1. Season** | February to November<br><br>No club activity – Nov to Feb<br><br>Membership is stronger over warmer months of the year | Season August to March (summer) | Pre season Jan – Mar<br>Season April to August<br>AGM October | | Summer and Winter | |
| | **2. Use of lights**<br>**3. Location/ Time of use** | Yes – approx. 50 lux over dog rings | Yes use lights<br>Friday, Sat sun nights | Yes – main user group<br>Tues Wed and Thursday<br>Sat night games | | | |
| | **4. Use of clubrooms**<br>**5. Time and intensity of use** | Indoor hall<br>• Puppy Kindy – up to 25 dogs 7 to 8pm 2 days per week<br>• Monday committee meetings<br>• Fridays – Irish dancing<br>• Hall caters for up to 80 people/chairs | Use main sports club areas Tues, Thursday, Sat & Sun<br>Committee meetings monthly – book times through sports club | Scoreboard/Office<br>Change rooms<br>Bar<br>Kitchen<br>Canteen | | | |
| | **6. Special events** | BBQ meals<br>Bring salads etc..<br>Lunches and meals | Presentation nights<br>AGM | AGM presentations etc | | 60 people<br><br>Presentation nights | Private functions, birthdays, weddings, wakes, community events |
| | **7. Biggest events** | 200 | 100 | 140+ | | | 200-250 |
| | **8. Third party use** | Irish dancers | Clubrooms booked through | | | | |

| Section | Question | Dog Club | MP Cricket Club | MP Football Club | MP Rugby | MP Netball | MP Sports Club |
|---|---|---|---|---|---|---|---|
| | | Square dancing<br>Potential for greater use<br>Step into life fitness | MP Sports Club | | | | |
| | **9. Use of other facilities** | | | | | | |
| 4. **Facility Planning** | **1. Outdoor facilities now**<br>**2. Outdoor facilities future** | 8 x Dog Rings 15 x 30m Flat grassed area<br>2metre run off area<br><br>*NOTE; Review in consultation with Australian National Kennel Council*<br><br>5metre buffer to play ground | Oval use<br>Tuesday and Thursday afternoon/evening<br>Sat and Sunday games<br><br>Struggle to find enough venues to play games.<br><br>Need new cricket nets that face north south<br><br>Gecko matting for pitches | Oval and dog club area pre season | | Need netball courts<br><br>Ladies change rooms | Would like new tennis/netball courts and cricket nets |
| | **3. Indoor facilities now**<br><br>**4. Indoor facilities future** | <u>Current Facilities</u><br>Hall 100sqm<br>Kitchen<br>• 2 fridge<br>• 2 microwave ovens<br>Office also used for storage 20sqm<br>Under cover area – wider in new concept if possible<br>Storage<br>• Equipment store 75sqm<br>• Trail equipment stored separately 10sqm<br>*Note; Areas need to be measured for confirmation and photo's*<br><br>Roll out vinyl floor for puppy school<br><br><u>New Facility</u><br>Office connected to outdoor area – serving counter<br><br>Access to open space areas for car and trailer | Would like indoor training if possible – access and court conversion?<br><br>Would use indoor courts if unable to train outdoors due to weather<br><br>Need upgraded change rooms<br><br>Would like to have womens cricket team but lack facilities. | Meal served on Tues and Thursday nights<br>Canteen sat & sun<br><br>Would use indoor training areas | | Would use function spaces | Clubroom open<br>Tuesday 5pm to 9pm<br>Wednesday 6pm to 8pm<br>Thursday 5pm to 9pm<br>Fridays – open sometimes<br>Saturday – Home games<br><br>All clubs use the main bar<br><br>Meals are served at events<br><br>Club needs renewal "getting old" |
| | **5. Use – Notes on how club use facility** | Ventilated storage – dog food<br><br>Club sells drinks, dog food and dog training equipment<br><br>Office has computer and laptop<br><br>Need a sink in kitchen<br><br>Serve tea and coffee soft drinks | Use function spaces | | | | |
| 6. **Club Management** | **1. Strategic plan** | *Club to provide a copy* | yes | | | | yes |
| | **2. Strategic objectives** | 3 key issues<br>• Lack of storage<br>• Parking<br>• Lights | Grow membership<br>Improve facilities<br>Financial stability<br>Develop coaches | | | | Grow membership<br>Improve facilities<br>Financial |

| Section | Question | Dog Club | MP Cricket Club | MP Football Club | MP Rugby | MP Netball | MP Sports Club |
|---|---|---|---|---|---|---|---|
| | **3. Target for new members** | | Local schools | | | | |
| | **4. Financial status** | To be provided | Profit – stable but costs increasing | | | | Small operating loss |
| | **5. Support for single mgt structure** | | Would require members vote | | | | |
| | **6. Other mgt issues** | | | | | | |
| | **7. Key mgt / financial issues for future** | | | | | | |
| | **8. What works well at the moment you'd like to see stay** | Location of club<br>Lease and exclusive use | | Scoreboard can be used for storage | | | |
| | **9. What doesn't work** | Storage, parking, lights | | | | | Water costs require review |
| **6 Other comments** | | | | | | | |


## Site analysis

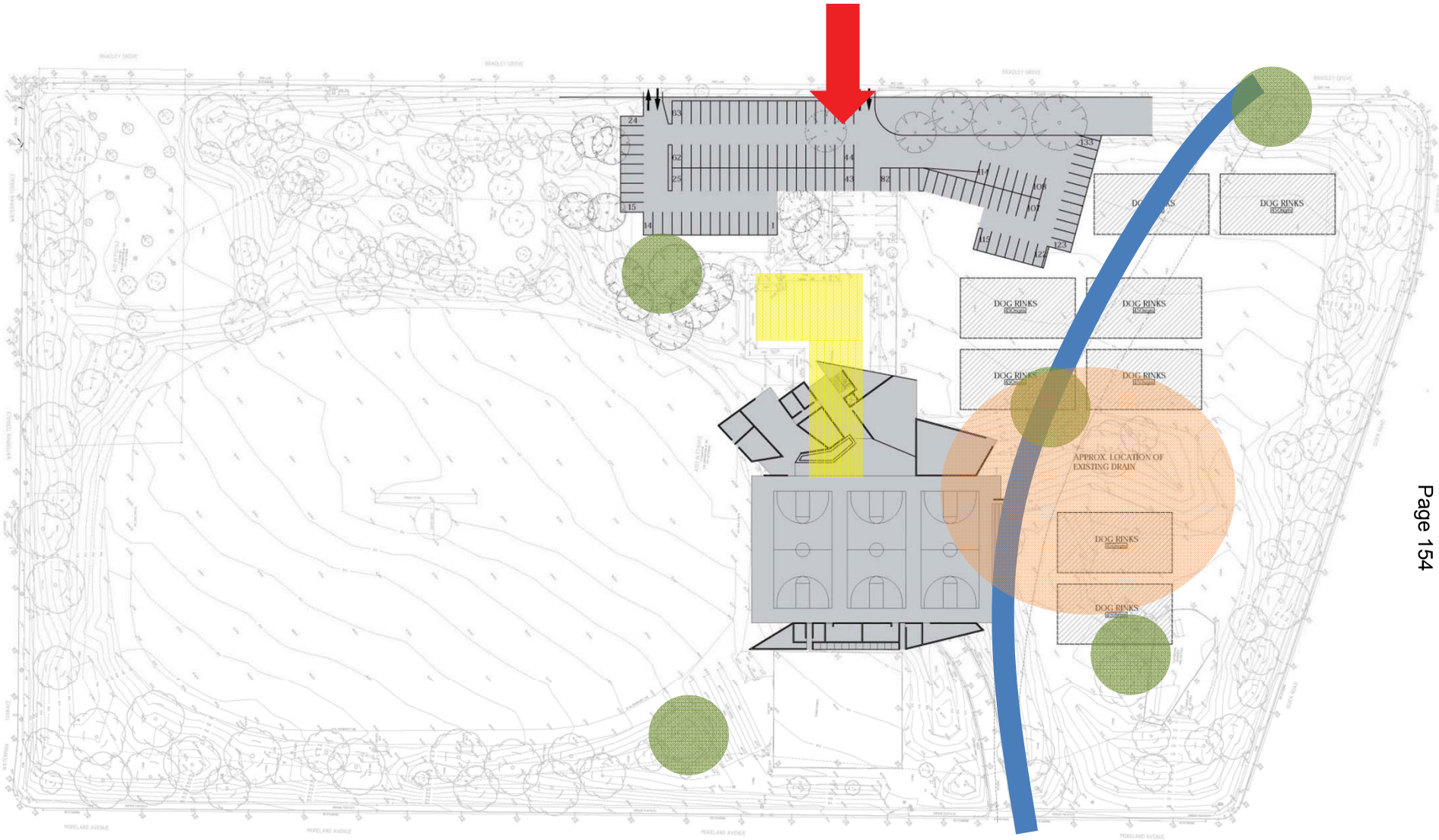
- Storm water pipes
- Site fill mounding
- Vehicular site access
- Significant trees
- Existing Sports club




OPTION 6- SITE PLAN
SCALE 1:500 @ A1

# 4 indoor courts, full build

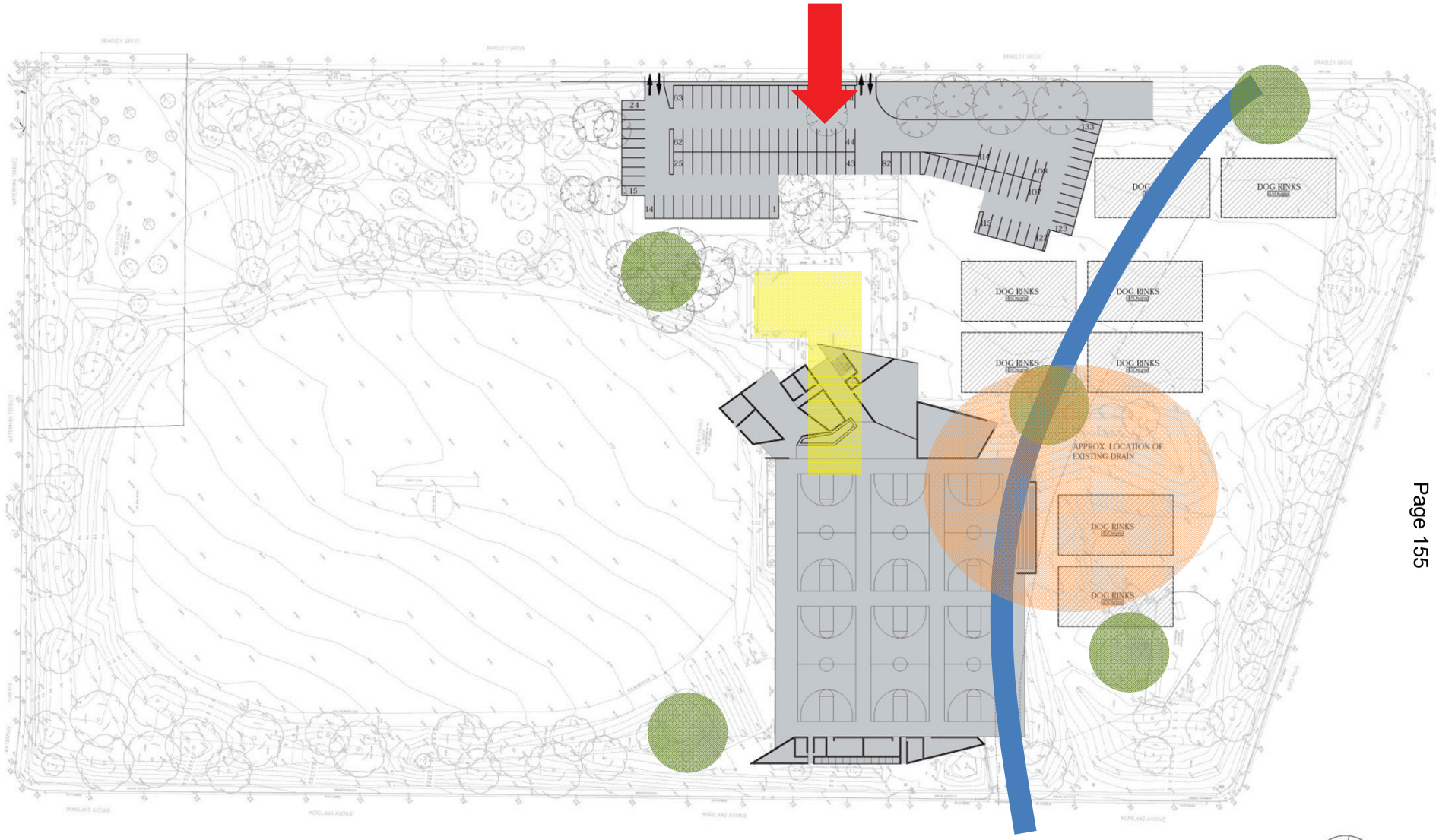
- Layout enables future 5th indoor court
- Meets anticipated demand
- Layout does not clash with stormwater or sits significantly within the fill area
- Tennis and Netball external courts unaffected




OPTION 5- SITE PLAN

# 3 indoor courts, full build

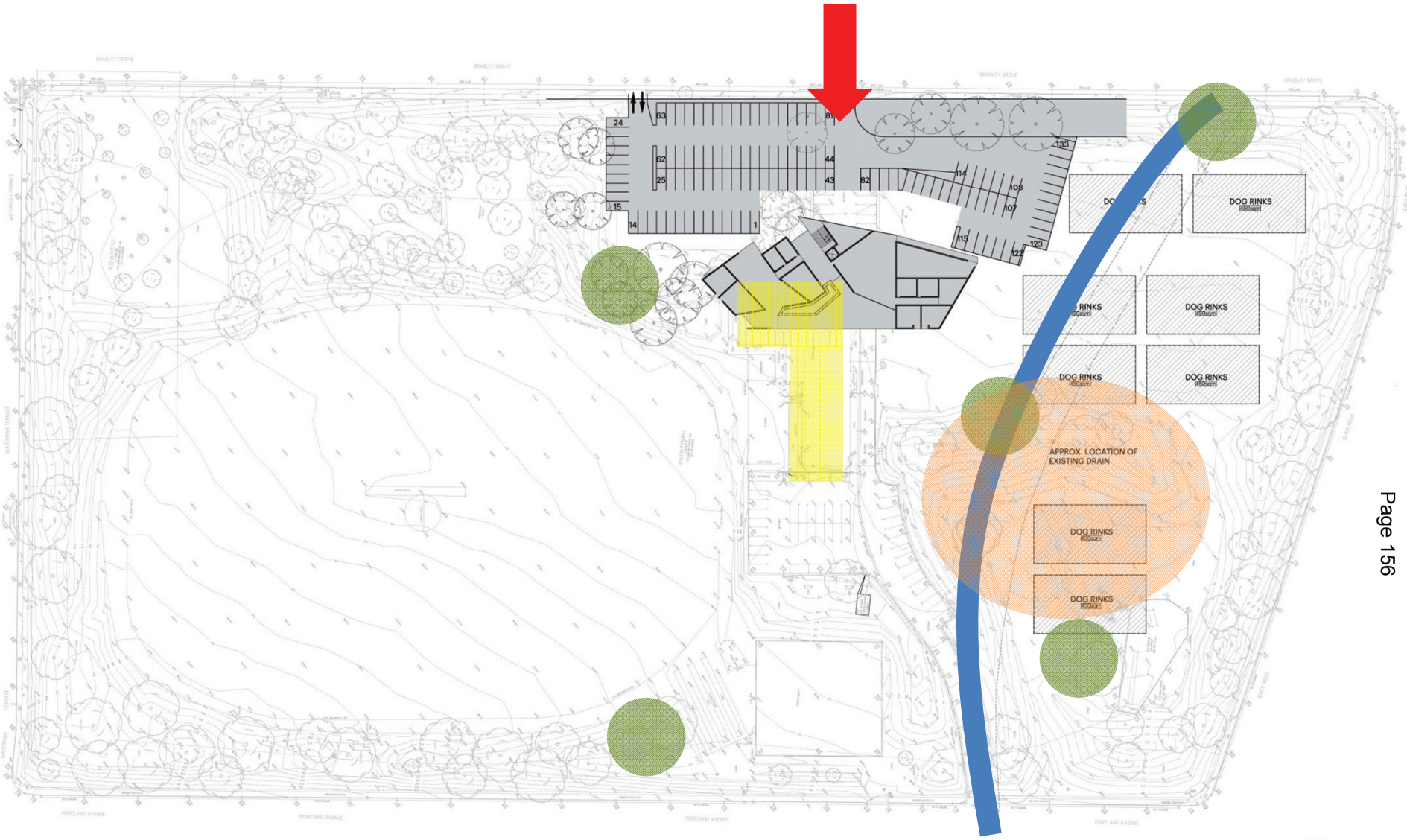
- Layout enables staged future courts
- 3 courts does not fulfill the anticipated demand
- Layout sits over the stormwater pipes and fill area
- Tennis and Netball external courts unaffected




OPTION 3- SITE PLAN
SCALE 1:500 @ A1

# 6 indoor courts, full build

- Layout sits over the stormwater pipes and fill area
- Number of courts exceeds anticipated requirement
- Car parking will need to increase  to allow for 6 courts
- Tennis and Netball external courts demolished




OPTION 8- SITE PLAN
SCALE 1:500 @ A1

# New Community and clubrooms only

- Layout enables  for staged construction
- Layout does allow for  future indoor court facility.

BRADLEY GROVE

WATERMAN TERRACE

QUICK ROAD

MORELAND AVENUE

DOG RINKS 450sqm

APPROX. LOCATION OF EXISTING DRAIN

PROPOSED FOOTPATH

PROPOSED TENNIS COURTS



0 5 10 20 50

# OPTION 10- SITE PLAN

SCALE 1:500 @ A1

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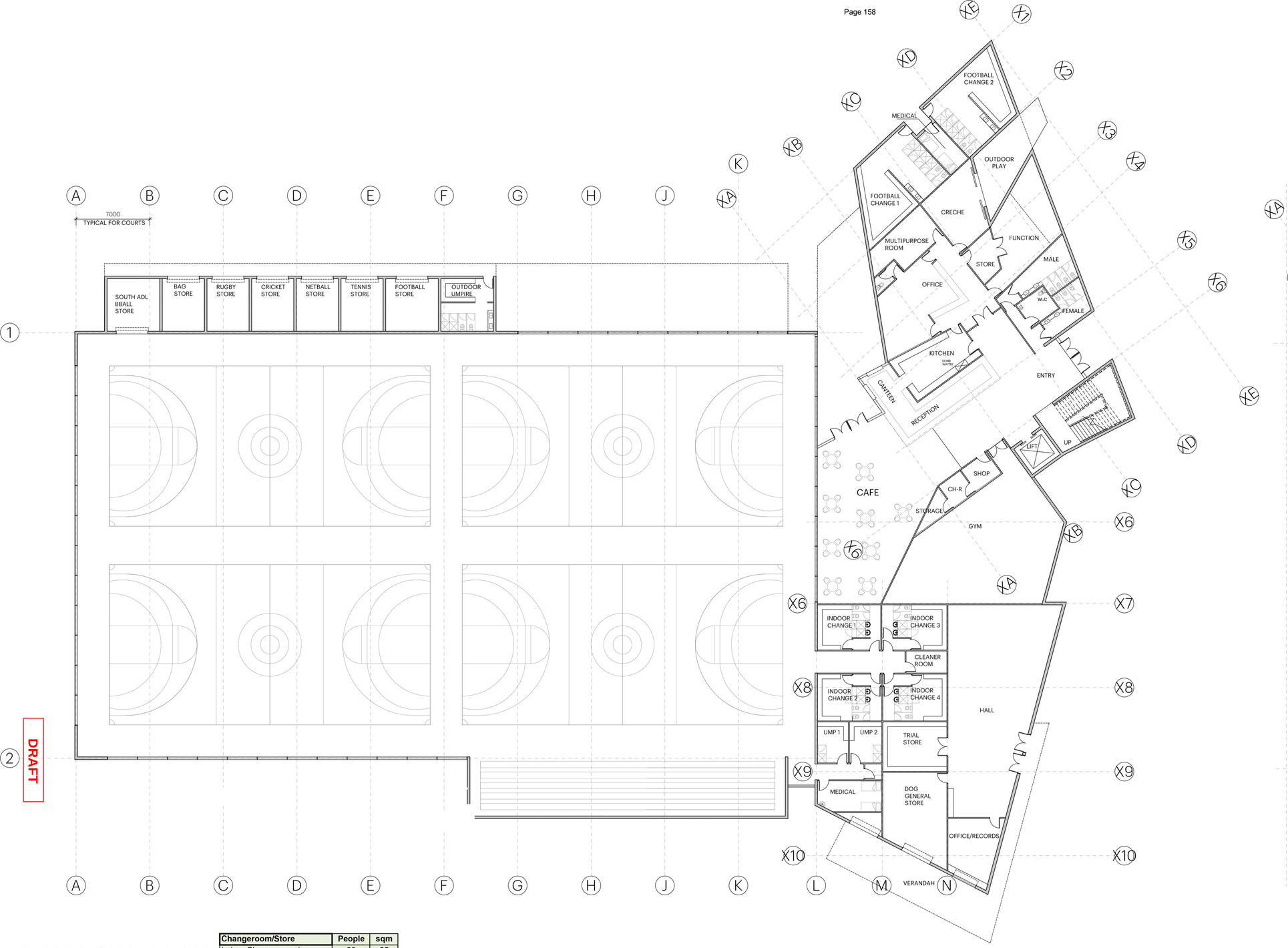
PROJECT
MITCHELL PARK SPORTS CENTRE

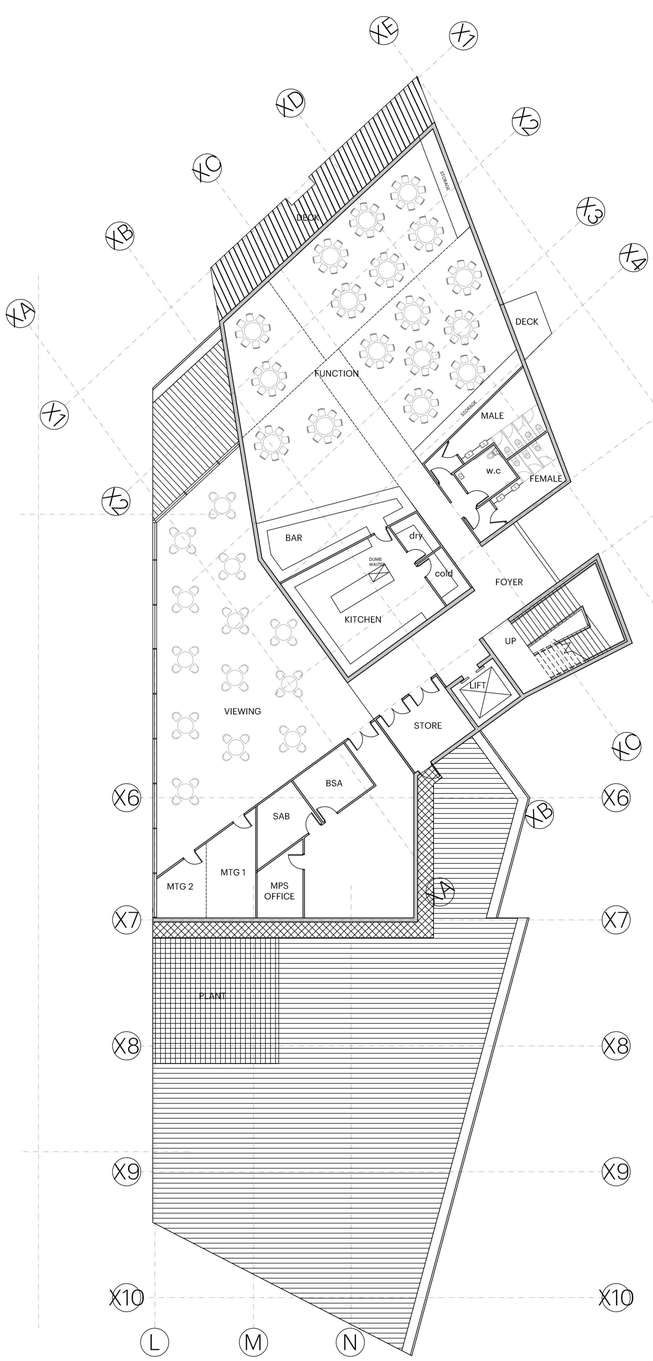
DRAWING TITLE
SITE PLAN

DRAWING NUMBER
0909-052 SK1

REVISION
B

Plotted: 22-04-2016 File: K:\Synergy\Projects\0909\0909-052 Mitchell Park Sports & Community Centre Redevelopment\05 SD\0909-052 SK-12




## OPTION 8- GROUND FLOOR

SCALE 1:200 @ A1

| Changeroom/Store | People | sqm |
|---|---|---|
| Indoor Changeroom 1 | 20 | 25 |
| Indoor Changeroom 2 | 20 | 25 |
| Indoor Changeroom 3 | 20 | 25 |
| Indoor Changeroom 4 | 20 | 25 |
| Indoor Officials Room | 8 | 10 |
| Indoor Medical Room | | 17 |
| Outdoor Changeroom 1 | 25 | 53 |
| Outdoor Changeroom 2 | 25 | 48 |
| Outdoor Umpires Room | 6 | 25 |
| Outdoor Massage First Aid | 3 | 11 |
| Utility Cleaners | 1 | 8 |
| Football store | | 25 |
| Tennis store | | 18 |
| Netball store | | 18 |
| Cricket store | | 18 |
| Rugby store | | 18 |
| Step into Life Store | | 5 |
| Shop and changeroom | | 10 |
| Bag Store | | 20 |

| Public/Common Space | People | sqm |
|---|---|---|
| Business Enterprise Office | | 30 |
| Retractable Seating | 500 | 500 |
| Lift and Stair | | 30 |
| Public Toilets/Ground | | 50 |
| Function Area /First Floor | | 300 |
| Public Toilets/First | | 50 |
| Deck | 50 | 50 |

| Neighbouhood Center | People | sqm |
|---|---|---|
| Main Hall | 80 | 45 |
| Creche | 20 | 30 |
| Storage | | 20 |
| Office | 4 | 47 |
| Play | | 33 |

| Dog Community | People | sqm |
|---|---|---|
| Trialling Store | | 29 |
| General Store | | 47 |
| Office/Records | 3 | 28 |
| Hall | 25 | 158 |
| Kitchenette | 3 | 7 |

| Office Space | People | sqm |
|---|---|---|
| BSA Office | 3 | 13 |
| SAB Office | 3 | 13 |
| Sports Club Office | 2 | 12 |
| SAB Shop & Changeroom | | 17 |
| Sports Club Open Office | | 60 |
| Meeting Rooms 1 | | 19 |
| Meeting Rooms 2 | | 11 |

| Kitchen | People | sqm |
|---|---|---|
| Reception Area | | 31 |
| Commerical Kitchen | | 51 |
| Cold Store | | 10 |
| Dry Store | | 5 |
| Café and Kitchen | | 48 |

| Active Sports Space | sqm |
|---|---|
| Gymnasium | 150 |
| Tennis /Netball Courts | 3000 |
| Playground | 100 |
| Cricket Nets | 100 |
| Dog Rinks | 3600 |
| Indoor Courts | 2830 |

| OVERALL SPACE | sqm |
|---|---|
| Total Gross Ground Floor Area | 4689.1 |
| Total Gross First Floor Area | 942.5 |
| **Total Gross Floor Area** | **5631.6** |

| | |
|---|---|
| Indoor Courts and Seating | 3051 |
| Northern Storage Wing (Exc Basketball Store) | 168 |

## OPTION 8- FIRST FLOOR

SCALE 1:200 @ A1

PRELIMINARY
DATED 22/04/16

0 1 5 10 20

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PROJECT
MITCHELL PARK SPORTS CENTRE

DRAWING TITLE
FLOOR PLAN

DRAWING NUMBER
0909-052 SK2

REVISION
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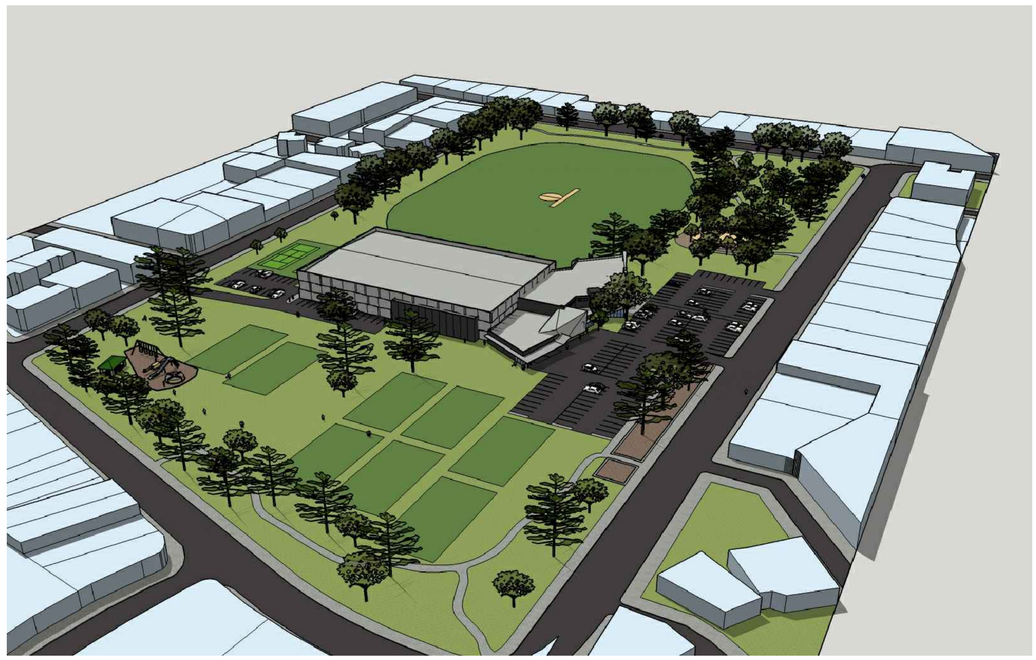
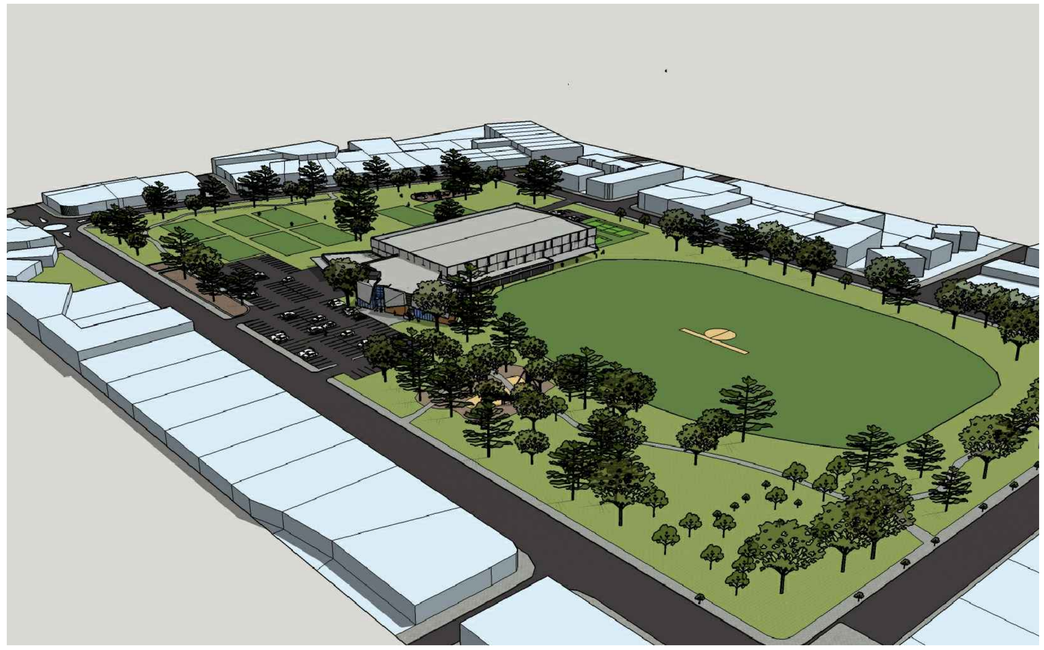
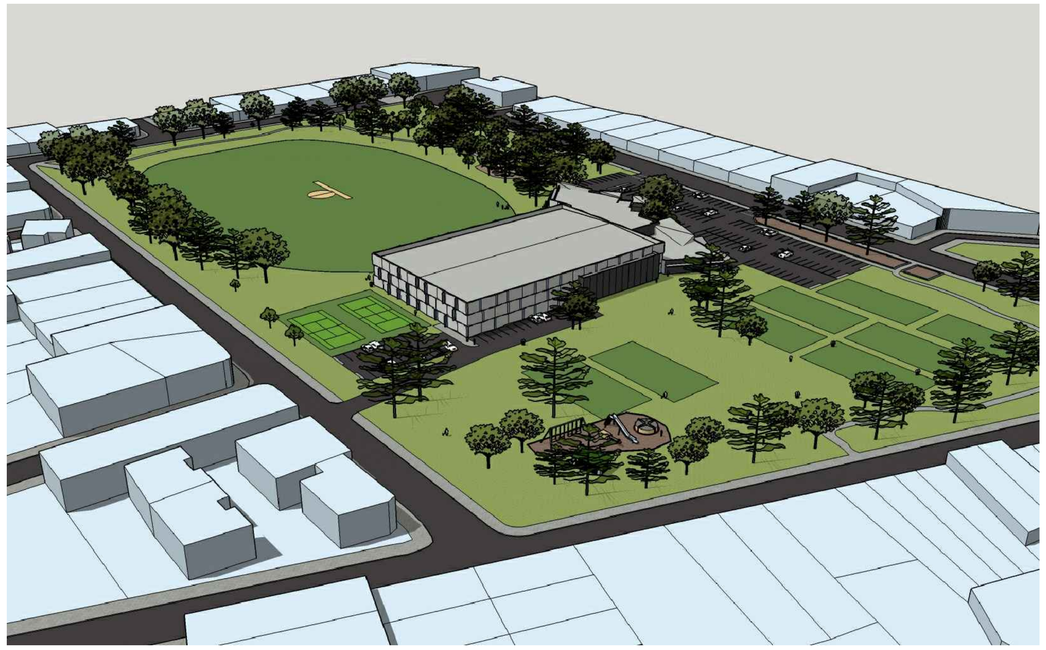
AERIAL PERSPECTIVE
VIEW LOOKING SOUT



AERIAL PERSPECTIVE
VIEW LOOKING NORTH



AERIAL PERSPECTIVE
VIEW LOOKING WEST



AERIAL PERSPECTIVE
VIEW LOOKING EAST



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PROJECT
MITCHELL PARK SPORTS CENTRE

DRAWING TITLE
AERIAL PERSPECTIVE

DRAWING NUMBER
0909-052-SK05

REVISION
-

PERSPECTIVE VIEW
ONE

PERSPECTIVE VIEW
TWO

PERSPECTIVE VIEW
THREE

PERSPECTIVE VIEW
FOUR

Plotted: 01-04-2016 File: Y:\Synergy\Projects\0909\0909-052 Mitchell Park Sports & Community Centre Redevelopment\05 SD\0909-052-SK-12

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DRAWING TITLE
AERIAL PERSPECTIVE

DRAWING NUMBER
0909-052-SK06

REVISION
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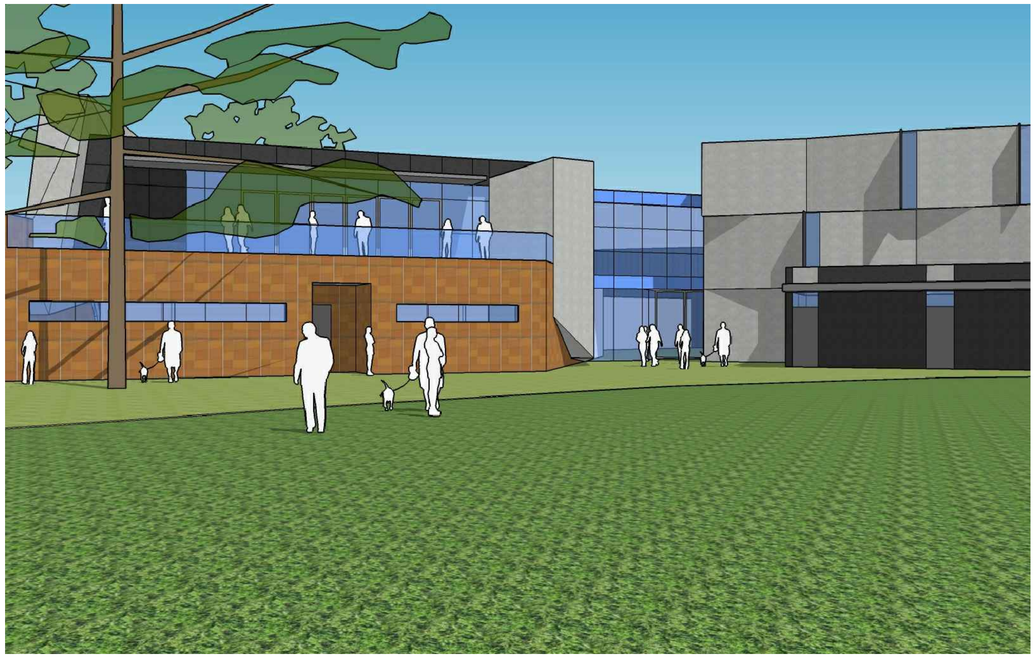
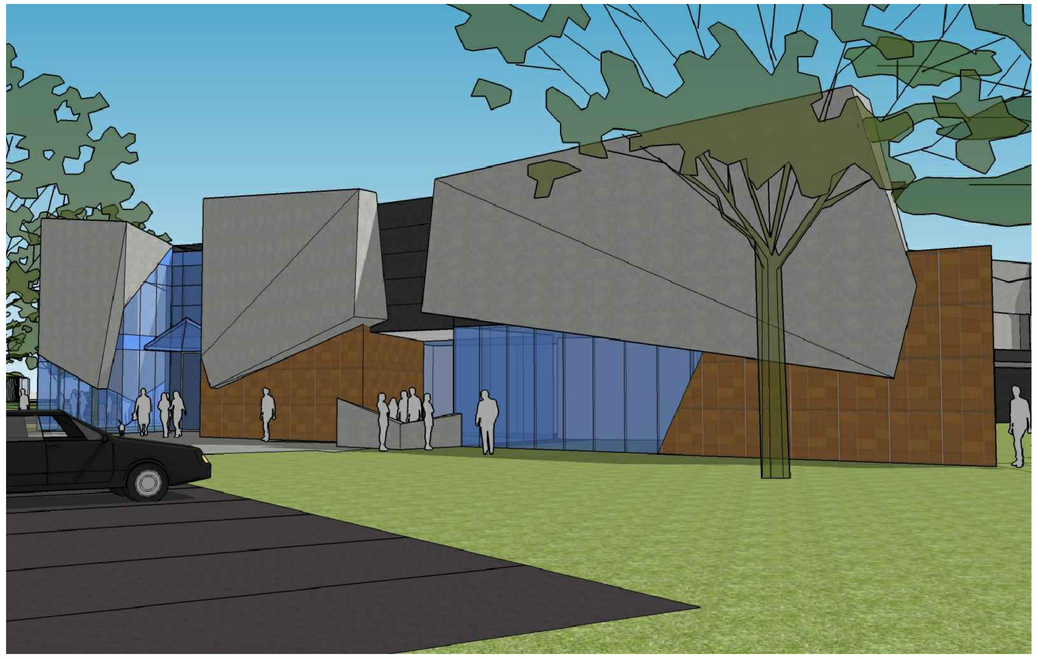


PERSPECTIVE VIEW
FIVE



PERSPECTIVE VIEW
SIX

PERSPECTIVE VIEW
SEVEN

PERSPECTIVE VIEW
EIGHT



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PROJECT
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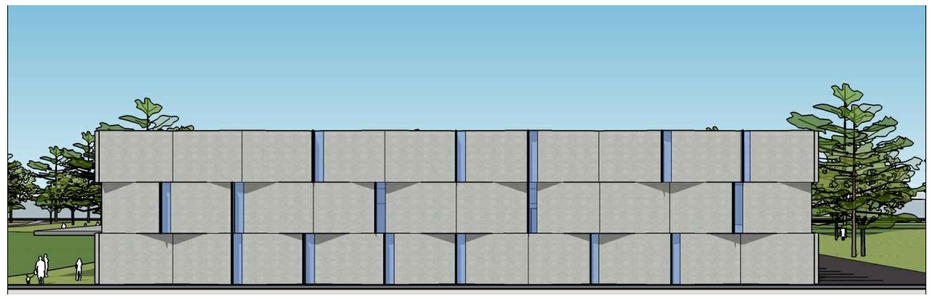
SPORTS CENTRE

DRAWING TITLE
AERIAL
PERSPECTIVE

DRAWING NUMBER
0909-052-SK07

REVISION
-



## EAST ELEVATION

SCALE 1:200 @ A1

0 1 5 10 20

## SOUTH ELEVATION

SCALE 1:200 @ A1

0 1 5 10 20

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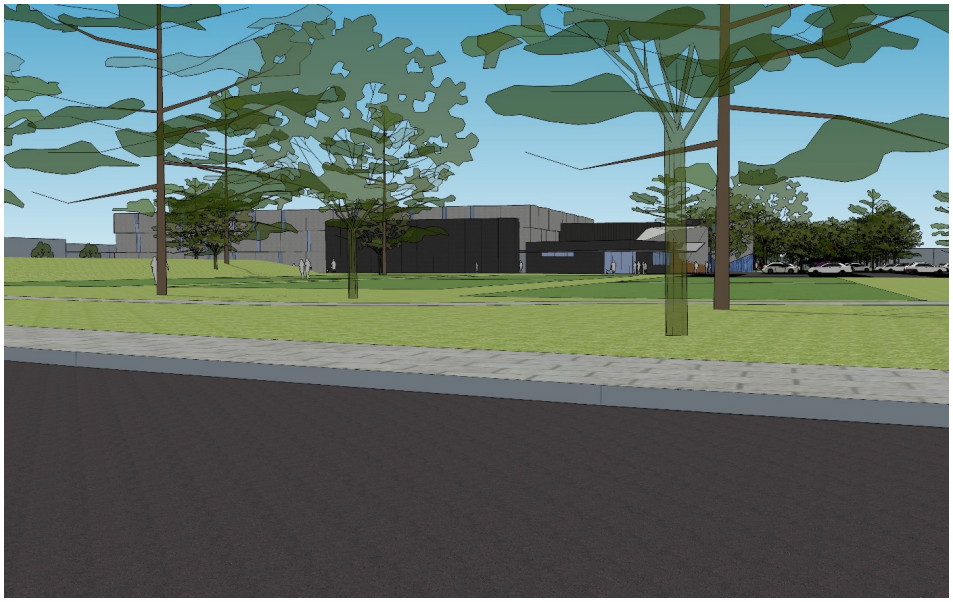
MITCHELL PARK SPORTS CENTRE

DRAWING TITLE
ELEVATIONS 01

DRAWING NUMBER
0909-052-SK03

REVISION
-

View from Bradley Grove



View from Quick Road

View from Waterman Terrace

View from Moreland Avenue

INTERNAL PERSPECTIVE
NOT TO SCALE

Plotted: 08-04-2016 File: Y:\Synergy\Projects\0909\0909-052 Mitchell Park Sports & Community Centre Redevelopment\05 SD\0909-052 SK12

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SPORTS CENTRE

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INTERNAL
RENDER

DRAWING NUMBER
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REVISION
#@

KPMG ENTERPRISE

# City of Marion

## Mitchell Park Re-development Concept Stage Options consideration

5 May 2016

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# Tabulated options comparison

The following table provides information provided in the above report, in a tabulated format, for the purposes of ease of comparison.

| | Option 1 | Option 2 | Option 3 | Option 4 | Option 5 | Option 6 |
|---|---|---|---|---|---|---|
| | **New Community Centre and four (4) indoor courts** | **New Community Centre and six (6) indoor courts** | **New Community Centre (initially no courts but allows for staged development)** | **New Community Centre (no capacity for future courts)** | **Do nothing** | **New Community Centre and three (3) indoor courts** |
| Visitation per annum | 420,193 | 550,417 | 159,745 | 159,745 | n/a | 355,081 |
| Redevelopment of Community Centre | ✓ | ✓ | ✓ | ✓ | ✗ | ✓ |
| Resolves Norfolk Road basketball ageing facility issue | ✓ | ✓ | ✓ **(partial)** (provides an option for future development) | ✗ | ✗ | ✓ (meets major proportion of identified demand) |
| Potential partners (incl. capital contribution) | ✓ | ✓ | ✓ | ✓ | ✗ | ✓ |
| Building size ($m^2$) | 12,226$m^2$ (building footprint is substantial | 13,738$m^2$ (has major impact on amenity of the site, building footprint is too large for the site, substantial impact for residents) | 9,036$m^2$ (configuration risks in relation to whether courts get constructed in the future) | 9,036$m^2$ Building re-oriented on site to provide optimum amenity | n/a | 11,470$m^2$ Three courts building could be repositioned to provide enhanced amenity for the existing clubs compared to 4 & 6 court options. |
| Traffic and car parking | Traffic impact on surrounding street network/car parking overflow to street (peak times) | Significant traffic and noise impact on residents surrounding street network/car parking, overflow to street (peak times) | Future traffic impact to be assessed | Moderate increase compared to current | No change from current (further decrease in patronage over time as facility condition declines) | Reduced traffic and car parking impact compared to four (or six) court option |

# Draft concept stage financials

The following table provides a high-level overview of financial considerations across the key options. The purpose of the concept stage financial is to provide high-level indication only, based on an estimate (at this concept stage) of (i) operating revenues, (ii) operating expenditures, (vi) depreciation expenditure and (iii) funding (principal and interest) and. This following financial information provides high-level guidance only. Please refer to notes for assumptions and further information.

| | Notes | Option 1 | Option 2 | Option 3 | Option 4 | Option 5 | Option 6 |
|---|---|---|---|---|---|---|---|
| | | New Community Centre and four (4) indoor courts | New Community Centre and six (6) indoor courts | New Community Centre (initially no courts but allows for staged development) | New Community Centre (no capacity for future courts) | Do nothing (note-14) | New Community Centre and three (3) indoor courts |
| **Financial considerations (concept design stage only)** | | | | | | | |
| Approximate total design and construction costs | | $19.75 million | $23.42 million | $9.87 million | $9.02 million | n/a | $17.95 million |
| Marion contribution | | $9.875 million | $13.42 million | $4.94 million | $4.51 million | n/a | $8.975 million |
| Potential NSRF contribution | | $9.875 million | $10 million | $4.94 million | $4.51 million | n/a | $8.975 million |
| **Revenue** | | | | | | | |
| Court fees | 2 | $877,199 | $1,315,798 | n/a | n/a | n/a | $657,899 |
| Secondary spend | 3 | $147,068 | $192,646 | $55,911 | $55,911 | n/a | $124,278 |
| Function hire | 4 | $26,000 | $26,000 | $26,000 | $26,000 | n/a | $26,000 |
| **Total revenue** | | **$1,050,266** | **$1,534,444** | **$81,911** | **$81,911** | **n/a** | **$808,177** |

| | Notes | Option 1 | Option 2 | Option 3 | Option 4 | Option 5 | Option 6 |
|---|---|---|---|---|---|---|---|
| | | New Community Centre and four (4) indoor courts | New Community Centre and six (6) indoor courts | New Community Centre (initially no courts but allows for staged development) | New Community Centre (no capacity for future courts) | Do nothing (note-14) | New Community Centre and three (3) indoor courts |
| **Expenditures** | | | | | | | |
| Number of FTEs | 5 | 5.0 | 6.0 | 0.8 | 0.8 | n/a | 3.0 |
| Staffing cost | 6 | $375,000 | $450,000 | $60,000 | $60,000 | n/a | $225,000 |
| Utilities (power & water) | 7 | $150,747 | $169,390 | $111,414 | $111,414 | n/a | $141,425 |
| Marketing | 8 | $16,808 | $22,017 | $6,390 | $6,390 | n/a | $14,203 |
| Insurance | 9 | $27,949 | $33,026 | $13,972 | $12,748 | n/a | $25,191 |
| Repairs and maintenance | 10 | $96,999 | $114,619 | $48,491 | $44,241 | n/a | $87,427 |
| Other (security, cleaning, admin and waste) | 11 | $70,000 | $70,000 | $40,000 | $40,000 | n/a | $70,000 |
| **Total expenditure** | | **$737,503** | **$859,052** | **$280,266** | **$274,792** | **n/a** | **$563,246** |
| **Total operating surplus/(deficit)** | | **$312,764** | **$675,392** | **($198,356)** | **($192,881)** | **n/a** | **$244,931** |
| Capital renewal (depreciation) | 12 | ($582,053) | ($687,784) | ($290,973) | ($265,471) | n/a | ($524,612) |
| **Net funding surplus/(deficit) before borrowings** | | **($269,290)** | **($12,392)** | **($489,329)** | **($458,352)** | **$0** | **($279,681)** |
| Interest repayments (1st year) | 13 | $411,181 | $558,759 | $205,535 | $187,840 | n/a | $373,613 |
| Principle repayments (1st year) | 13 | $811,352 | $1,102,555 | $405,566 | $370,649 | n/a | $737,222 |
| **Net funding surplus/(deficit) – after renewal, interest & principal** | | **($1,491,823)** | **($1,673,706)** | **($1,100,430)** | **($1,016,841)** | **n/a** | **($1,390,516)** |

## Risks and assumptions

The information provided in this paper is based on the information provided to KPMG by City of Marion stakeholders. In addition, KPMG consulted with City of Marion stakeholders to workshop key assumptions and estimations. City of Marion provided CERM benchmark data which was utilised for the purposes of the financial considerations. Importantly, the financial considerations represent high-level estimates only commensurate with the concept design stage of the project. Financials should not be relied upon, and are subject to change as part of the subsequent design and financial forecasts, across capital, revenues and expenditures.

| | Notes/Source |
|---|---|
| 1 | CERM estimated that there were 64 visits per square meter. |
| | 365 days a year operation was assumed for the daily visitation. |
| | intraday visitation was assumed at 86% between 3pm and 11pm. |
| | CERM estimated that the annual direct court usage was 46 visits per square meter (non-spectators). |
| | Square meters calculated using the site plans issued by Studio Nine Architects and information included in "site visits" spreadsheet provided by the City of Marion. |
| | Costs obtained from report provided by the City of Marion. |
| | Option 4 was not fully costed in the report. The costs used were calculated by using option 3 less unnecessary construction costs as discussed with the City of Marion stakeholders. |
| | Assumes a maximum contribution by NSRF (50% up to $10 million). |
| | Assumes the City of Marion take on the entire burden of the remaining cost. |
| 2 | Assumes a court fee of $4.69 per visitor (direct users only) as estimated by CERM. |
| 3 | Assumes a secondary spend of $0.35 per visitor (all visitors) as estimated by CERM. |
| 4 | Assumed function room usage of 1 function per week at a $500 fee. |
| 5 | Approximation of Number of FTEs required as discussed with the City of Marion stakeholders. |
| 6 | Was estimated by the City of Marion stakeholders that FTE cost would be $75,000 per annum including on-costs. |
| 7 | Utilities calculated on a square meter basis using CERM estimate (power $11/m2, water $1.33/m2). |
| 8 | Marketing costed at $0.04 per visitor using CERM estimates. |
| 9 | Insurance costed at 0.14407% of total capital cost based COM insurance schedule |
| 10 | Repairs and Maintenance approximated at 0.5% of capital costs. This is based on a new building estimate within the first year only. |
| 11 | Other expenditures approximated at $70,000 for facility with courts and $40,000 without courts. |
| 12 | Assumes a full depreciation over 33.33 years. |

| | Notes/Source |
|---|---|
| 13 | A) Calculated at an interest rate of 4.25% with a term of 10 years paid at 6-monthly intervals.<br>B) Only the first year's expenditure is included in the financials. |
| 14 | Option 5 – Financial information for the existing operations subject to further work based on actuals. This will information to be provided in detailed section 48 report. |

APPENDIX 5


# South Adelaide Basketball Club

PO Box 47, Park Holme SA 5043 www.southadelaide.basketball.net.au


Mr Adrian Skull
Chief Executive Officer
City of Marion
PO Box 21
OAKLANDS PARK SA 5046

15th April 2016

Dear Adrian,

South Adelaide Basketball Club is delighted to partner with the City of Marion in its plans for the Mitchell Park Sporting Complex. With our proud 60 year heritage and 800 strong membership we are looking forward to partnering not only with the City of Marion but with the other sporting associations that are a part of this exciting initiative.

As you know despite being the largest district basketball club in the state our current facility on Norfolk Road is more than ten years past its use by date. The club does its best to maintain our aging facility but one of the problems is we have outgrown the current two court configuration and this simply does not give us the options for our growing member base. We have every confidence that should the Mitchell Park Sporting Complex become a reality that we would see significant further growth in our membership with all of its associated positive community benefits.

Should the facility be constructed by 2018 our strategic plan suggests with a four court facility that our membership would be expected to exceed 1000. A four court stadium would allow us to host national competitions bringing elite level athletes and further community economic benefits to the region. We have the strong support of Basketball SA and enjoy an excellent working relationship with the other sporting associations who would be sharing in the complex.

We look forward to working with the City of Marion on this project. I would be pleased to provide further information and have members of my Executive Committee and our Basketball Operations Manager meet with you as required.

Yours Sincerely,

**David Frick**
**President**
**South Adelaide Basketball Club**

Mitchell Park
Sports and Community Club
PO Box 130
PARKHOLME SA 5043
ph: 8374 0995

c/- John Gumley President
ph : 0419 822 006
gumley@internode.on.net

14. 4. 2016

CEO Adrian Skull

City of Marion

P O Box 21

Oaklands Park S A 5046

Re : Submission for proposed redevelopment of

Mitchell Park Sports & Community Club

The executive, committee, members and affiliates of the Mitchell Park Sports & Community Club fully support the proposal as presented by Studio 9 Architects and the Marion Council for either firstly ( a ) 4 courts Full Build, or secondly ( b ) New Clubrooms only.

With over 700 registered members of all affiliated clubs, and many more ex players and supporters, community groups, and local residents, we feel this redevelopment with higher quality amenities will be greatly enhance this facility for all participants.

The existing hall and clubrooms were built over 40 years ago, they are tired, inadequate in terms of change space, plus community neighbourhood spaces, but still function, and these current clubrooms will have increasing maintenance costs.

As a " no pokies, no TAB " club, we provide a safe, family and environmentally friendly facility, with affordable attractive activities for juniors and seniors from very diverse backgrounds, and our Mitchell Park Sports & Community Club encourages members of the community to participate in our various activities, and volunteers many hours of coaching and mentoring to many ages to foster new skills and fitness

The MPSCC and affiliates are all non-profit clubs that endeavor to keep participation costs at a minimum, to encourage membership both new and continued.

We are more than happy to discuss any ways we can provide assistance to help keep the overall costs down and offer in kind assistance for the achievement of this project. However, we are currently not in a position to provide any financial assistance for this project, as our income is fully utilized for the improvement of sporting opportunities and ongoing maintenance at this site

Having a playing oval of a high standard that is prized by our community and our competitors, we enthusiastically support this redevelopment of the Mitchell Park Sports & Community Club which will add amenity for many years to a community that is so needing it

Yours 

John Gumley

President

Mitchell Park Sports & Community Club

Dover Gardens Kennel and Obedience Club Inc.
PO. BOX 91, PARKHOLME 5043 PH: 08 8277 0803
ABN 43 171 343 401

15/4/16

To: Birgit Stroeher
Registered Architect, Strategic Projects | City of Marion

Reference: Mitchell Park Community Sports Centre Upgrade

Birgit

Thank you for updating the community groups on 7th April in relation to the progress of the Mitchell Park Community Sports Centre Upgrade.

This information was presented to our committee and we offer the following feedback.

The preferred option was the 4 indoor court proposal.

This was followed by the community clubrooms proposal and then the do nothing proposal. The 6 court proposal appears far too big for the sports ground area.

The basic layout for the DGK&OC area within the administration building, its location and independent access met with approval and if the project was to proceed we would request some small changes to better suit our needs.

The committee members also discussed the possibility of contributing some funds towards the project. We would look at this favourably provided all groups involved would also contribute.

Trust this will assist in the council reaching a decision.

On behalf of the DGK&OC committee

Eric Hopkins

Secretary DGK&ODC

19th April 2016

Sean O'Brien
City of Marion
Community Facilities Planner

Dear Sean

**RE: LETTER OF SUPPORT – MITCHELL PARK SPORTS & COMMUNITY CLUB REDEVELOPMENT**

Basketball SA is fully supportive of a proposed redevelopment of the Mitchell Park Sports Club to incorporate a new **four court indoor stadium** and new community sports centre.

Basketball SA has been advocating for a solution to replace the existing 2-court indoor stadium on Norfolk Road, Marion for more than 10 years given the significant concerns for the existing ageing stadium (48 years old) and due to the increase in demand for basketball in the region. The combination of the condition, risk and age of the facility with the demand and restrictions on growth have clearly demonstrated for a long time that a new facility is required.

**The Marion Stadium has been identified in Basketball SA's infrastructure strategy as one of the state's highest risk facilities (*see attached extract from Basketball SA's 2016 Facilities Report*), but also one of the best opportunities to generate growth in participation**.

Currently there are almost 2,000 participants (excluding parents, coaches, officials and volunteers) that utilise the Marion Stadium making this one of the largest sports associations in the Marion Council, if not the largest, with increasing demand. The size of our sport is often not understood, but make no mistake, basketball is one of the largest sports in the City of Marion.

Basketball SA and South Adelaide Basketball Club have worked with Council now for a number of years to find a suitable site and plan for a new facility. We were the first sport back in 2010-11 to apply for a community facility grant through the Council to develop a master plan for the Marion Sports and Community Club (MSCC) to develop a new indoor facility. This resulted in Council determining that they should lead a master planning process for all Council sports hubs and subsequently develop a "solution" for a new four court venue on Sturt Road. This option was not supported by the members of the MSCC and as such did not progress; therefore the issues and risks associated with the existing stadium and lack of resolution for the growth demands continue.

Fortunately, through ongoing collaboration with Council, alternate options were developed to address the urgent need for a new facility and it was determined that building a new four court facility at the Mitchell Park site would provide positive outcomes for not only basketball, but a range of other sports and community groups. Basketball SA supports the development of sports and community hubs and believe that Council should not only support the Mitchell Park project, but prioritize the project given that it will provide the greatest benefits to the largest number of sports, community user groups and participants in the City of Marion.

We urge Council to support a four court development, as this would be the minimum number of courts required to accommodate demand and it is also the minimum number of courts to generate the revenues required for sustainable operations.

We appreciate the ongoing positive relationship we have with Council and the work that has gone in to developing the Mitchell Park project. We certainly hope that Council will support the four court facility model and will recognise the value in investing the necessary capital expenditure into the project which will be vital to secure matched state and federal funding to complete the project. Unfortunately, should this not occur, our 2,000 participants face an uncertain future within a facility that is recognised as having a life expectancy of only 3-5 years.

I can be contacted at any time by the Councillors or staff to discuss this further.

Regards

Mark Hubbard
Chief Executive Officer

Direct: 08 8345 8607
Mobile: 0400 253 484
Email: mhubbard@basketballsa.com.au