

Application TSP000057

Application summary

Application ID

TSP000057

Application title

TSP - Coromandel Valley Ramblers Cricket Club

Program name

Thriving Suburbs Program

Applicant

Coromandel Valley Ramblers Cricket Club

Submitted date

2/09/2024

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Program selection

Coromandel Valley Ramblers Cricket Club

Are you a trustee acting on behalf of a trust?

No

Do you have an ABN?

Yes

Entity details

What is your ABN?

85503189670

Legal name

Coromandel Valley Ramblers Cricket Club

Business name

Coromandel Valley Ramblers Cricket Club

Date registered

19/04/2010

GST registered

No

Are you a charity registered with the Australian Charities and Not-for-profits Commission (ACNC)?

No

Are you a not-for-profit?

Yes

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Program Selection

What program are you applying for?

Thriving Suburbs Program

Component

Thriving Suburbs Program

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Eligibility

Do you have an Australian Business Number (ABN) or Office of the Registrar of Indigenous Corporations (ORIC) registration?

Yes

Select which category your entity falls under.

an incorporated not-for-profit organisation with state or territory
incorporated association status

Will you deliver the project in an eligible location?

Yes

Will your project be shovel ready at the time of signing a funding
agreement?

Yes

Do you own the land/infrastructure being upgraded or built upon or have
the landowner's permission to use the land/infrastructure?

Yes

Do you have evidence of both incorporation and not-for-profit status?

Yes

Do you have evidence of all cash contributions from another source?

Yes

Which co-funding group do you align to (as per section 3 of the
guidelines)?

Group 3

Applicant address

Applicant street address

Is the address located in Australia?

Yes

Address details

442B Main Rd
COROMANDEL VALLEY SA 5051
Australia

Applicant postal address

Is the address located in Australia?

Yes

Address details

442B Main Rd
COROMANDEL VALLEY SA 5051
Australia

Key contacts

Primary contact

Title

§47F

Given name

§47F

Family name

§47F

Phone number

§47F

Email address

club@coromandelramblers.com.au

Relationship to applicant

Office holder

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About your organisation

Indigenous organisations

Is your organisation Indigenous owned?

No

Is your organisation Indigenous controlled?

No

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Project information

Project title and description

Project title

Hawthorndene Oval Multi-Use Changerooms and Public Toilets

Brief project description for publication

The project is to construct multi-use changerooms with a retractable wall, showers & toilets, umpires' room, storeroom, kitchenette and all-access public toilets at Hawthorndene Oval in the Adelaide Hills. The oval currently has no supporting infrastructure aside from a run-down toilet block on a hill which limits the sport and recreational use on the oval. With strong population growth in adjoining suburbs driving increases in sports teams, as well as a need for space for small user groups on week days, there is a significant need for another facility in the region. There has been much consultation with the community which resulted in designs that are of low environmental impact yet functional for organised sport and small groups.

Detailed project description and key activities

Detailed project description and key activities

The project is to construct a multi-use facility costing \$1.77m at Hawthorndene Oval in the Adelaide Hills. The facility will incorporate changerooms with a retractable wall, showers & toilets, umpire's room, store room, kitchenette and public toilets. It will also utilise rainwater harvesting, natural ventilation and thermal insulation to satisfy circular economy principles. The facility is small in footprint to cater for the surrounding magnificent redgum trees and utilises a low roof line to not impact the visuals for neighbouring residents, however it still contains all of the fit out required to support organised sport and small user groups. The facility will cater for the increased demand for sporting facilities and public amenities adjacent to oval space due to significant population growth in the region.

There has already been significant community consultation with residents, club members, local business, and the City of Mitcham (CoM) coming together in arranged meetings to agree on the proposed facility. These discussions, together with survey information received, have been reflected in the attached "HO Community Land Management Plan" where, on page 7 the need for the proposed facility is addressed. Land Owner consent from the CoM has also been provided in accordance with the CLMP.

Funding for just over half of the project cost is in place with contributions from the State Government (\$406,000), CoM (\$383,236 remaining with over \$100k spent to date), Coromandel Valley Ramblers Cricket Club (\$50,000 + kitchen fit out) & Blackwood Football Club \$15,000. The remaining funding is being sought from this application.

Designs have already been prepared, not only for viewing, but detailed for Open Market Tender (file too large to attach to this application). The design has received Planning and Development approval (attached) and the CoM engaged Chris Sale Consulting for a thorough Pre-Tender costing estimate. The tender documents are in place and only require updating as the project was previously Tendered by the CoM which resulted in a funding shortfall due to the increased costs in the construction industry.

To complete the project the following activities will need to take place:

Funding finalised – almost 50% of the project remains unfunded. With a successful application to the Thriving Suburbs Program the funding can be finalised in 2024 and with all approvals in place the project can immediately commence.

Funding Agreement between Clubs and Council – this document will guide the payments of grant monies to the CoM to manage the project and provide oversight from club representatives.

Open Market Tender – The CoM will manage the tender process and the previous tender documents will be updated and again issued to market, this time with a Pre-Tender cost estimate supporting the funding required. If funding is not secured until late 2024 this activity will need to commence in late January 2025 (which we have conservatively assumed in this application).

Contract Award – The successful tenderer will be awarded the contract to build the facility on behalf of the CoM.

Construction of the Facility – the construction of this facility will be solely by the contractor who wins the tender and is expected to take approximately 9 months once procurement of materials and resources is complete. The contractor will need to demolish the existing toilet block (picture attached “Existing Toilet Block”), complete the groundworks and lay the foundation, erect the framing and structure, utilise licenced tradesmen to install electrical, plumbing and mechanical services, complete the interior fit-out and external furnishings, and finally handover ownership to the CoM once Quality Acceptance has been completed. The CoM will project manage the activities of the contractor and conduct regular audits of the site and timeline to ensure the project remains on track and all Work, Health and Safety regulations are adhered to. The works are adjacent to a small street and the oval but with suitable separation and parking to ensure local residents aren’t impacted during construction.

The facility will then be leased to two sporting clubs – Coromandel Valley Ramblers Cricket Club during summer months for senior male and junior male & female cricket matches, and also the Blackwood Football Club during winter months for junior female football matches. Additional

licences will be issued to small user groups who will make use of the retractable wall feature in the changerooms and to families/locals who wish to hire the venue for gatherings.

The CoM will manage the maintenance and upkeep of the facility once complete.

Project outcomes

Summary of expected project outcomes

The development of the multi-use facility at Hawthorndene Oval is anticipated to yield significant social, economic, and environmental outcomes that align closely with the objectives of the funding opportunity. This project will fill an infrastructure gap in a rapidly growing community, enhance social cohesion and liveability, and contribute to broader government priorities, including sustainability and resilience.

The surrounding areas of Hawthorndene Oval have experienced substantial population growth over the past 20 years, particularly in suburbs like Craighburn Farm, where the population has increased by over 450%. Despite this growth, no additional sporting facilities have been developed. In fact the community has lost one oval to housing development (refer Blackwood Junior Oval attached), leading to inadequate infrastructure to support the needs of the growing community. The new changeroom facility will directly address this unmet need by bringing an additional oval online, specifically supporting the growth of women's and girls' football and cricket teams. This development will alleviate pressure on existing facilities and ensure equitable access to sports infrastructure. Sport and physical education are powerful tools for promoting social cohesion and building resilient communities. The new facility will provide a dedicated space for people from various social and cultural backgrounds to engage in physical activities together, fostering a strong sense of community. By supporting both organised sports and informal recreation, the facility will help build stronger, more inclusive communities that are better equipped to face social and economic challenges. The facility's design, which includes a DDA-compliant toilet and accessible public amenities, further underscores its commitment to inclusivity and accessibility for all community members.

Liveable communities offer a high quality of life, characterised by social inclusion, affordability, accessibility, and safety. The new facility will significantly enhance the liveability of the area by providing a welcoming, inclusive space for both sports and community gatherings. The addition of modern, accessible amenities—such as DDA-compliant toilets—replaces the outdated and inaccessible facilities currently on site, improving the overall functionality and attractiveness of the oval. This upgrade will make Hawthorndene Oval a more pleasant and convenient place for the entire

community to gather, engage, and thrive.

The project has been designed with sustainability at its core, aligning with government priorities to reduce emissions. The facility's placement carefully avoids impacting native trees, thereby preserving the natural environment. Additionally, runoff from the facility will be captured and recycled, protecting local waterways and promoting water conservation.

The use of natural ventilation, without relying on mechanical air conditioning, supports the move toward net zero emissions, making this project a model of sustainable development in suburban areas.

The project aligns with several key priorities of the Australian Government's National Urban Policy:

- No-one and no place left behind: By addressing the critical gap in sports infrastructure in a rapidly growing area, the project ensures that the community is not left behind in terms of access to essential facilities.

- All people are welcome: The facility promotes accessible participation in community life, particularly through its inclusive design, which welcomes people of all abilities.

- Safe and sustainable: The project enhances safety through inclusivity and accessibility in public spaces, while also contributing to sustainability goals by reducing emissions and protecting natural environments. The toilets will move to a well-lit location with easy access from the car park.

- Promote health and wellbeing: By providing a space for physical activity and community engagement, the facility will significantly contribute to the health and well-being of the local population.

The facility will relieve pressure on overused community spaces in the area, providing new opportunities for the growth of both football and cricket. By offering a venue for various community activities—including use by local groups and for events or family gatherings—the facility ensures broad utility and maximises its impact across the region.

The investment in this facility will contribute to increased economic activity, improved health outcomes, and enhanced social cohesion, making it a valuable asset for the community. Moreover, by providing a space that supports diverse uses with the retractable wall and is accessible to all, the facility will continue to align with government priorities for resilience, adaptability, and sustainability. The investment in this facility will contribute to increased economic activity, improved health outcomes, and enhanced social cohesion.

Project duration

Estimated project start date

04/11/2024

Estimated project end date

03/03/2026

Estimated project duration (in months)

16

Project milestones

Milestone title

Funding Finalisation

Milestone description

Once grant funding is confirmed the Coromandel Valley Ramblers Cricket Club and the City of Mitcham will enter into a funding and project management agreement where funds will be passed from the club to the council. The club already has the State Government funds and club funds and will transfer these to the council at specified project milestones in the agreement. A draft agreement is already in place so it is envisaged that the agreement can be completed as soon as a grant has been awarded to the club. It should only take a little over a month to update and sign the grant.

Estimated start date

04/11/2024

Estimated end date

13/12/2024

Milestone title

Open Market Tender Completion

Milestone description

An open market tender has previously been issued for this project with the outcome being additional funding is needed to meet the increased costs in the building industry. The previous tender allows for a quick turnaround with a new tender however, assuming the Thriving Suburbs grants are not received until November 2024, the tender would be unlikely to be issued late in the year and would need to commence in late January 2025 when contractors are back at work. A 4 week open tender and 3 weeks to assess the proposals and negotiate with the preferred tenderer should allow a tender award by 18th March 2025.

Estimated start date

02/12/2024

Estimated end date

18/03/2025

Milestone title

Procurement/Mobilisation to Site

Milestone description

Once a contractor has been awarded the tender they will need sufficient time to procure the materials and labour resources to commence the construction of the facility. Procurement can be a difficult task at times so we have allowed for 2 and a half months from the date of contract award to organise resources and then a further 2 weeks to mobilise all necessary equipment, fencing, and materials to site.

Estimated start date

19/03/2025

Estimated end date

20/06/2025

Milestone title

Demolition and Groundworks

Milestone description

Once all equipment is on site and public access is prevented the removal of 3 trees and non-indigenous shrubs can commence. As the trees are all small in size this will be a relatively quick process before the ground works commence. Ground works are relatively light for this project as we are not wishing to disturb the roots of magnificent redgums in close proximity however we cannot rule out the possibility of bed rock being encountered and causing delays. To cover this possibility we have allowed 3 weeks for this process.

Estimated start date

23/06/2025

Estimated end date

11/07/2025

Milestone title

Foundation

Milestone description

Once the site is prepared the footings, formwork and concrete slab can be completed. As the site is located adjacent to a significant tree the task may be more difficult if large roots are encountered. With much of the facility comprising wet areas there will be significant plumbing work included in the foundations. The work will also be completed during winter which can cause delays for concreting. Once the concrete is down there are a number of weeks where the site must be left for the concrete to set. As such we have allowed 6 weeks to achieve this milestone.

Estimated start date

14/07/2025

Estimated end date

22/08/2025

Milestone title

Framing & Structure

Milestone description

Once the foundation has cured the framework can be built to create the overall structure. The overall footprint of the building is not large, however there are many separate facilities incorporated into the space with associated utilities to install framework for. Almost two months have been allocated to this milestone due to the significant work required and need for significant materials to be delivered to site which carries risk in procurement.

Estimated start date

25/08/2025

Estimated end date

17/10/2025

Milestone title

Mechanical, Electrical & Plumbing

Milestone description

With framework in position the services can be installed by electricians and plumbers. In reality the plumbers and electricians would commence some of their work during the framework stage so only 3 weeks is provided between the completion of framework to the install of services. Many final connections will not be completed until the Interior/Exterior completion so for this milestone it is the install of services required before interior and exterior finishing are in place.

Estimated start date

20/10/2025

Estimated end date

07/11/2025

Milestone title

Interior Finish

Milestone description

With framework and services in place the walls can be boarded up, waterproofed in wet areas, tiling and flooring installed. The number and varying use of spaces in the facility requires significant resources and materials to complete. The sports focus while also catering for other user groups and family use means the facility has many different interior finishes to make the facility multi-purpose. With the project nearing Christmas and many resources/materials involved 7 weeks is allocated to this milestone.

Estimated start date

10/11/2025

Estimated end date

24/12/2025

Milestone title

Exterior Finish

Milestone description

The exterior finish will likely commence prior to Christmas while the interior is being completed, however will not be completed prior to the end of year break for trades. We anticipate the trades will return in late January 2026 after Australia Day and require 4 weeks to complete the exterior finishes. With the facility designed to blend in with the natural surrounds wood features and natural colours make this task more complex than usual.

Estimated start date

27/01/2026

Estimated end date

20/02/2026

Milestone title

Quality Assurance and Handover. Project Complete.

Milestone description

Once the finishings are in place and the facility is technically complete the final touches and quality assurance will take place. This will involve inspections and testing of the facility with council staff involved in ensuring the facility complies with all relevant codes. Once the facility has been approved the handover to Mitcham Council can be completed and final balance of monies owed to the contractor paid. Less than 2 weeks has been allocated for the final step however if the relevant people are not available in a timely fashion this may extend a little longer.

Estimated start date

23/02/2026

Estimated end date

03/03/2026

Project location

Project site 1

1 Wattle Avenue
Hawthorndene SA 5051
Australia

Estimated % of project value expected to be undertaken at site

100

Project partners

CITY OF MITCHAM

Is the project partner a trustee acting on behalf of a trust?

No

Does the project partner have an ABN?

Yes

Project partner details

What is the ABN?

92180069793

Legal name

CITY OF MITCHAM

Business name

CITY OF MITCHAM

Date registered

1/11/1999

GST registered

Yes

Is the project partner registered with the Australian Charities and Not-for-profits Commission (ACNC)?

No

Is the project partner a not-for-profit?

No

Project partner attachment

Letter of support

Details required in the letter of support are outlined in the funding opportunity guidelines.

CoM Project Partner Letter.pdf

BLACKWOOD FOOTBALL CLUB INCORPORATED

Is the project partner a trustee acting on behalf of a trust?

No

Does the project partner have an ABN?

Yes

Project partner details

What is the ABN?

75556778702

Legal name

BLACKWOOD FOOTBALL CLUB INCORPORATED

Business name

BLACKWOOD FOOTBALL CLUB INCORPORATED

Date registered

14/06/2000

GST registered

No

Is the project partner registered with the Australian Charities and Not-for-profits Commission (ACNC)?

No

Is the project partner a not-for-profit?

Yes

Project partner attachment

Letter of support

Details required in the letter of support are outlined in the funding opportunity guidelines.

BFC Project Partner Support.pdf

Project budget

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s47G(1)(a)



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s47G(1)(a)



Grant amount sought

Select the co-funding group for your project.

Group 3

Grant amount sought

\$ 822,764

Contributions

Applicant contribution

Name of contributor

Coromandel Valley Ramblers Cricket Club Inc

Details of contribution

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Contribution type	Due date	Amount	Description
Cash	1/02/2025	\$50,000	<p>The cricket club has a long term lease on Hawthorndene Oval, having occupied the oval for almost 100 years and committed \$50,000 in cash towards the project as noted in Mitcham council documents. The club will also purchase equipment to furnish the kitchenette and other cleaning equipment. The estimated all-in cash contribution will be in excess of \$55,000. There is no end date attached to the clubs funding however the club is expected to</p>
Total		\$50,000	

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Contribution type	Due date	Amount	Description
			provide the funds to council to manage the project by February 2025. The funds will be provided from existing cash reserves as proven in the attached Westpac Bank Statement (note \$406,000 of State Govt grant is included in this account).
Total		\$50,000	

Other contribution

Name of contributor

Blackwood Football Club Inc

Details of contribution

Contribution type	Due date	Amount	Description
Cash	1/02/2025	\$15,000	As a joint-user of the proposed facility the Blackwood Football Club will commit \$15,000 towards the build, in addition to the ongoing licence fees for using the facility. There is no end date on the funding provided by the football club however the funds will need to be provided to the council to manage the project by February 2025. The funds will be sourced from existing cash reserves.
Total		\$15,000	

State, territory or local government grant

Name of contributor

Government of South Australia

Details of contribution

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Contribution type	Due date	Amount	Description
Cash	1/02/2025	\$406,000	<p>The State Government awarded a special purpose grant for the Hawthorndene Oval in 2018 and a further grant of \$326,000 in 2020 under the Grassroots Football, Cricket and Netball Facility Program. The grants have received numerous extensions as planning approvals were finalised and now seeking the final funding to commence the project. The State Government funding expires 31/12/24 if no other funding is secured. The funds are held by</p>
Total		\$406,000	

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Contribution type	Due date	Amount	Description
			the Coromandel Valley Ramblers Cricket Club (refer Westpac Bank Statement attached) and will be transferred to City of Mitcham to manage the project in early 2025.
Total		\$406,000	

Name of contributor

City of Mitcham

Details of contribution

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

Contribution type	Due date	Amount	Description
Cash	1/05/2025	\$383,236	<p>Mitcham Council has already spent in excess of \$100k for community consultation, environmental assessment, designs, planning/development approval, indigenous consultation & pre-tender price estimate. The council has a further \$383,236 available for this project as detailed in their project partner support letter. These funds have been endorsed by the council chamber on multiple occasions and the funds are currently available for commencement. The due date is May as the council will manage the project and spend it's own funds when required. Other contributors will have</p>
Total		\$383,236	

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Contribution type	Due date	Amount	Description
			paid their funds to the Council by February 2025 to align to tender award.
Total		\$383,236	

Assessment criteria

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Assessment criterion 1

Contribution to social and community inclusion

(Score out of 40)

The proposed changeroom facility at Hawthorndene Oval will significantly enhance social and community inclusion in the surrounding suburbs. Supported by the Coromandel Valley Ramblers Cricket Club (CVRCC) and the Blackwood Football Club (BFC), this project addresses key community needs and will deliver long-lasting benefits.

Existing licensees CVRCC, with 150 members, and BFC, with over 700 members including 140 female players, lack adequate facilities at Hawthorndene Oval. Hawthorndene Oval is now crucial for these clubs after the membership explosion from the Craighburn Farm suburb development, particularly due to the growth of female football.

The lack of infrastructure has been a major barrier to increasing participation, especially for women and girls who need safe, appropriate changing areas. The new facility will serve both sporting clubs and the wider community, accommodating various groups, including a local dance club Choo La La who have shown interest, and hosting events like birthday parties. This multi-purpose design ensures it will cater to a wide range of users, promoting greater community connection and making it a vibrant community hub.

Furthermore, the project aligns with the community's desire for greater use of the oval for organised sports. Recent community consultation in July 2024 conducted by the City of Mitcham (CoM) showed that 76.6% of surveyed residents supported the issuing of a long-term licence at Hawthorndene Oval to BFC for junior sport, highlighting strong community support given the majority of respondents were not from a sporting club. This is displayed in attachment "CoM Football Licence Survey". Significant Community Consultation was also undertaken to prepare the Community Land Management Plan (CLMP) at Hawthorndene Oval. Democracy Co were engaged to facilitate discussion by 30 stakeholders regarding the future use of the oval and the proposed Changerooms and Public Toilets. The participants were primarily local residents and over 4 separate

sessions suggestions and concessions provided the platform for the existing CLMP. This engagement is reported in the attachment "CoM HO Community Engagement".

Beyond meeting immediate needs, the project will improve the area's liveability and amenity. It supports pathways for women and girls in sport, ensuring they have the necessary infrastructure to participate safely and confidently. This is crucial not only for the success of these programs but also for promoting gender equality in sports, fostering a more inclusive community environment. The availability of modern, well-designed facilities encourages participation among women and girls, helping to break down barriers and promote a more equitable sporting landscape.

Additionally, the facility is expected to increase the users of Hawthorndene Oval, which has been underutilised due to a lack of supporting infrastructure and in particular useable toilets. Increased activity at the oval will contribute to a more vibrant and active community, with positive impacts on local businesses, like the adjacent cafe, as patronage from facility users and their families grows. Families and friends will also be able to hire the venue for birthdays and gatherings. This boost in activity will enhance community cohesion, fostering stronger social ties and a more connected community.

Communities engaged in sport and recreation develop stronger social bonds and are generally healthier and happier. The new facility will serve as a central hub for these activities, with a retractable wall opening the changerooms up to be a useable space for pilates, yoga, dance or any other small user groups. The importance of physical activity, particularly for young people, is well-documented, with studies showing that active children perform better academically, exhibit better behaviour, and have improved concentration. Further, the rubber floor in the changerooms is ideal for activities for the elderly. Melanie Smith, former CEO of Active Ageing Australia and policy advisor to SA Health explains the benefits of this facility in her letter "Melanie Smith Active Ageing". By providing a dedicated space for sports and recreational activities, the facility will support overall community well-being, encouraging active lifestyles and social engagement.

The changeroom facility at Hawthorndene Oval is more than an

infrastructure project; it is a catalyst for social and community inclusion. Addressing the needs of CVRCC, BFC, and the broader community, the project will foster a more connected, active, and resilient community. The facility will provide vital space for organised sport, community gatherings, and social activities, ensuring the oval becomes a vibrant hub of activity and inclusion for years to come. It will serve as a cornerstone for future growth in community participation, supporting a wide range of recreational and social opportunities that will benefit all community members.

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Assessment criterion 2

Alignment with Government strategic priorities

(Score out of 20)

The proposed multi-use changeroom facility at Hawthorndene Oval is designed to align with the social, economic, and environmental priorities of both local and federal governments. It addresses the immediate needs of the community while contributing to broader goals like sustainability, economic growth, and social inclusion.

The City of Mitcham (CoM) has identified in a sports facility strategy that it has a lower provisioning of sporting open space than would ideally be provided on page 10 of the attached "CoM Sports Facilities Strategy" and specifically identified the need for a facility to be constructed at Hawthorndene Oval on page 29 of the document. This has been reinforced by an independent Survey Report in June 2022 which identified the need for additional playing spaces with facilities in the region (page 4 of the attached "CoM Pitch Study Mitcham Hills" and specifically the changerooms at Hawthorndene Oval on page 14).

Economically, the project will support the local economy through job creation during construction, generating direct and indirect employment opportunities for construction workers, engineers, and architects. The demand for materials and services will boost Blackwood businesses, especially in sectors like hospitality and retail, benefiting from increased patronage by workers involved in the project.

The facility is designed as a multi-use space to benefit various community organisations, including sporting clubs, local schools, and community groups. Its flexible configuration, with an operable wall between two change rooms, allows for different needs, such as large gatherings, sports events, or smaller activities. The facility will be wheelchair accessible which aligns with government priorities for infrastructure that serves diverse needs and improves access, equity, and social inclusion for all.

The facility addresses the gap in community infrastructure due to rapid expansion, particularly the development of the adjacent suburb Craighburn

Farm from farmland (map of recent building development in the region attached "Recent Housing Developments Map". Between 2001 and 2021, Craighburn Farm saw a 398.51% explosion in dwellings and a 455.07% rise in population, with further growth in surrounding suburbs. There has not been one new oval or sport facility constructed in the region since Craighburn Farm was established. In fact, the community has one less oval than 30 years ago due to housing development in the heart of Blackwood, approx. 2 min drive from Hawthorndene Oval – see "Blackwood Junior Oval" attached.

The project also contributes to broader government priorities such as employment and sustainability. By engaging local builders and tradespersons, the project supports the local economy and creates jobs, enhancing regional economic resilience. The sustainable design features of rainwater harvesting and natural ventilation while maintaining the existing tree canopy align with the CoM's goal of reducing greenhouse gas emissions and the federal government's net zero targets.

The facility is expected to enhance the local economy by attracting more visitors, benefiting local businesses. Increased use of Hawthorndene Oval for sports and community events will make the area more vibrant and liveable, improving overall amenities. The increased patronage at the oval will support the adjacent café, Joans Pantry, which employs local young people who are a government key target group for employment.

The facility is designed to enhance the area's amenity, focusing on pleasantness and functionality, including safety, comfort, and convenience. It will feature external seating, an automated dog water bowl, new public toilets, and a veranda, thereby improving functionality which makes the space more attractive for residents and visitors alike.

Environmentally, the project is designed to minimise its impact with sustainable features like natural ventilation, thermal insulation, and rainwater recycling, thereby reducing the carbon footprint and aligning with circular economy principles. The CoM's climate action initiatives, such as upgrading street lights to LEDs and installing solar panels, will complement the project's sustainability focus in the future.

A consultation with First Nations groups by CoM during the planning

approval was conducted with no concerns, reflecting the project's inclusivity and minimal impact on the environment. Significant consultation with the local community has guided the development of CoM policies and plans for the proposed facility.

The changeroom facility at Hawthorndene Oval aligns with the strategic priorities of both local and federal governments. It meets the immediate needs of a growing community while contributing to broader initiatives such as sustainability, economic development, and social inclusion. This project demonstrates how thoughtful community infrastructure can enhance suburban quality of life.

Assessment criterion 3

Capacity, capability and resources to deliver and sustain the project

(Score out of 40)

The City of Mitcham (CoM), as the future owner of the facility, will manage the project from the tender submission through the construction and finally handover. The council has the capacity and resources to deliver and maintain the proposed changeroom facility at Hawthorndene Oval. The attached file "CoM Project Experience" lists several projects where the council has managed the construction:

\$1.7m construction of the Karinya Reserve Community Centre in 2024

\$12.7m construction of the Blackwood Community Centre in 2023

\$1.8. Kingswood Oval Clubrooms redevelopment in 2021

\$5.9m Mitcham Library Redevelopment in 2018

The council has an experienced building construction team who employ recognised project planning methods to ensure the project adheres to the scope, timeline and budget. Scope creep will be prevented with fixed price contracts with the builder from the already completed tender-ready designs and regular audits will ensure the project remains on-track. A risk register has been developed and will be updated throughout the project with the council's own Project Manager ensuring mitigations are actioned. The council and Blackwood Football Club (BFC) have also worked together on a changerooms project in the past.

The project will be led by an experienced project manager from CoM, supported by a dedicated working group, including executive members from each club and council sport and recreation staff. This team brings extensive experience in project management, community engagement, and a sport/recreation focus, ensuring the project remains on track and the facility is fit-for-purpose.

Extensive community consultation over the years has ensured the project meets community expectations and needs with these incorporated into the design. The project is fully scoped, with detailed architectural drawings and tender documents prepared from a previous submission. Minor

updates to the tender documents will have an Open Tender underway in a short time period. DASH Architects, a reputable firm, designed the facility, and the plans have been costed by a CoM quantity. The project is set to go out to tender in early 2025, with construction to begin ASAP after, contingent on successful grant approval.

Upon completion, CoM will handle the facility's maintenance and management, with a budget for ongoing depreciation and maintenance. User group fees will offset operational costs, ensuring long-term financial sustainability. CVRCC holds a 10-year license for the oval, while BFC has a 5-year license, both including provisions for the new facility's use. This arrangement ensures the infrastructure will be well-utilised and maintained, providing long-term community benefits and supporting local sports and recreation growth.

The project is 'shovel-ready,' with all regulatory and development approvals obtained from CoM. Landowner consent is secured and attached to this application, ensuring no legal or procedural obstacles to construction. The project's design and costings have been fully scoped and reviewed, confirming the budget is realistic and achievable. This readiness ensures a smooth transition from funding to construction.

The project has already secured significant funding commitments: \$406,000 from the Government of South Australia, \$383,236 from CoM, \$50,000 from Coromandel Valley Ramblers Cricket Club (CVRCC), and \$15,000 from BFC. The remaining \$822,764 is sought through this grant application. This diverse funding base demonstrates strong financial backing and a collaborative approach to resource allocation, reflecting stakeholder confidence in the project's success.

A comprehensive business case has been attached, including detailed plans, budget outlines, and timelines. A cost-benefit analysis shows the benefits far outweigh the costs, confirming the project's feasibility and sustainability and providing a strong foundation for successful implementation and substantial returns to the community.

A robust risk management plan identifies potential risks and outlines mitigation strategies to address them. This plan ensures risks related to construction, budget overruns, and community engagement are

proactively managed, reducing the likelihood of delays or unforeseen challenges. All identified risks have a low risk rating or mitigations in place to ensure the risk rating is low.

Following the completion of the building, the CoM's community development team ensure optimal community utilisation of the facility, overseeing the building's operation as a "hall for hire", consistent with their practice at numerous community buildings across the City.

The CoM's Property and Facilities team will be responsible for the building's ongoing maintenance and will conduct regular compliance checks to ensure the building remains safe for all patrons.

The CoM, together with CVRCC and BFC, have the experience, capacity and resources to deliver and sustain the Multi-Use facility.

Application finalisation

Conflict of interest

Do you have any perceived or existing conflicts of interest to declare?

No

Additional information

Evidence of both incorporation and not-for-profit status

You must attach either a current Australian Charities and Not-for-profits Commission (ACNC) registration; State or territory incorporated association status; or Constitutional documents and/or Articles of Association that demonstrate the not-for-profit character of the organisation.

ASIC ACN.pdf

Evidence to demonstrate eligibility of your entity type

You must attach evidence that demonstrates eligibility of your entity type.

Coromandel Valley Ramblers Cricket Club Constitution.docx

Evidence to support eligibility for Group 1 co-funding

Where you have selected Group 1, you must provide: an Indigenous Corporation Number (ICN) or evidence of ORIC registration, or a declaration that you are a Traditional Owner or that the organisation is at least 51 per cent owned or controlled by Indigenous persons or the Indigenous Enterprise has 50 per cent Indigenous ownership (using the template on business.gov.au).

Evidence of all cash contributions

You must attach formal documentation provided by each source confirming their cash contribution.

GFCNFP240 and 2018-14035-01 - Letter of Variation.pdf

BFC Project Partner Support.pdf

City of Mitcham Funding Confirmation.pdf

Evidence that you own or have landowner's permission

You must attach evidence that you either own the land/infrastructure being built/upgraded upon, or that you have the landowner's permission to use the land/infrastructure. You must use the letter template provided on business.gov.au.

Thriving Suburbs Program landowners permission letter City of Mitcham.pdf

Business case

You must attach a business case which must include a detailed project budget that shows all income sources and eligible expenditure items, project plan, project risk assessment plans and cost benefit analysis.

Hawthorndene Multiuse Facility Project Budget.pdf

Hawthorndene Oval Risk Register.pdf

HO Multiuse Facility Business Case.pdf

Blackwood Junior Oval.jpg

Evidence the project is ready to commence

You must attach evidence the project is ready to commence including approved development applications, project designs and timelines, noting the project needs to be 'shovel ready' at the time of entering into a funding agreement.

Development Approval 21022329-1942276.pdf
Hawthorndene_oval_project_designs.pdf
Hawthorndene Oval Timeline.pdf

Detailed evidence that supports assessment criteria responses

You must provide evidence to support your assessment criteria.

CoM Football Licence Survey.pdf
Melanie Smith Active Ageing.pdf
CoM HO Community Engagement.pdf
CoM Sports Facilities Strategy.pdf
CoM Pitch Study Mitcham Hills.pdf
CoM Project Experience.pdf
HO Community Land Management Plan.pdf
Recent Housing Developments Map.png
Existing Toilet Block.jpg
Blackwood Junior Oval.jpg

Recent costings/quotes

You must attach costings or quotes for major costs that you have included in your application.

Hawthorndene Oval PTE April 2024.pdf

Accountant declaration

You must provide an accountant declaration as per the template provided on business.gov.au.

CVRCC Accountant Declaration.pdf

Evidence of funding strategy

This should include financial statements, loan agreements, cashflow documents.

Westpac CVRCC Bank Statement Jul24.pdf

CVRCC Mitcham Council Agreement.pdf

Hawthorndene Multiuse Facility Project Budget.pdf

Trust documents

Where you have indicated your entity type is a trustee applying on behalf of a trust, you must attach trust documents showing the relationship of the incorporated trustee to the trust.

Program feedback

How did you hear about this grant opportunity?

Internet

Did you read the grant opportunity guidelines?

Before starting your application

How useful were the guidelines in completing your application?

Very useful

How satisfied were you with the process of applying for this grant?

Highly satisfied

We welcome any additional feedback on the application process.

Upon the extension of time I requested for the application to be re-opened after my earlier submission. I have attempted to add one more attachment "Blackwood Junior Oval" under the "Detailed Evidence that supports assessment criteria responses" which the application allows me to do, but after saving I am unable to open the attachment. I assume it cannot be seen at the Business.gov.au side either. I have reached out to the Business.gov.au support team but they have not been able to assist. I will separately email the attachment. Thank you

Declaration

Privacy and confidentiality provisions

I acknowledge that this is an Australian Government program and that the Department of Industry, Science and Resources (the department) will use the information I provide in accordance with the following:

- [Australian Government Data and Digital Strategy](#)
- [Commonwealth Grants Rules and Guidelines](#)
- grant opportunity guidelines
- applicable Australian laws.

Accordingly, I understand that the department may share my personal information provided in this application within this department and other government agencies:

- a. for purposes directly related to administering the program, including governance, research and the distribution of funds to successful applicants
- b. to facilitate research, assessment, monitoring and analysis of other programs and activities

unless otherwise prohibited by law.

I understand that where I am successful in obtaining a grant, the financial information that I provide for the purposes of payment will be accessible to departmental staff to enable payments to be made through the department's accounts payable software system.

I understand that information that is deemed 'confidential' in accordance with the grant opportunity guidelines may also be shared for a relevant Commonwealth purpose.

The department will publish information on individual grants in the public domain, including on the department's website, unless otherwise

prohibited by law.

Applicant declaration

I declare that I have read and understood the grant opportunity guidelines, including the grant agreement, privacy, confidentiality and disclosure provisions.

I declare that the proposed project outlined in this application and any associated expenditure has been endorsed by the applicant's board/management committee or person with authority to commit the applicant to this project.

I declare that the applicant will comply with, and require that its subcontractors and independent contractors comply with, all applicable laws.

I declare that the applicant and any project partners are not included on the [National Redress Scheme](#) list of institutions, where sexual abuse occurred, that have not joined or signified their intent to join the Scheme.

I declare that the applicant is not named by the [Workplace Gender Equality Agency](#) as an organisation that has not complied with the [Workplace Gender Equality Act \(2012\)](#).

I confirm that the applicant, project partners and associated activities are in compliance with current [Australian Government sanctions](#)

I declare that the information contained in this application together with any statement provided is, to the best of my knowledge, accurate, complete and not misleading and that I understand that giving of false or misleading information is a serious offence under the *Criminal Code Act 1995* (Cth).

I acknowledge that I may be requested to provide further clarification or documentation to verify the information supplied in this form and that the department may, during the application process, consult with other government agencies, including state and territory government agencies, about the applicant's claims and may also engage external technical or financial advisors to advise on information provided in the application.

I agree to participate in the periodic evaluation of the services undertaken by the department.

I approve the information in this application being communicated to the department in electronic form.

I acknowledge that if the department is satisfied that any statement made in an application is incorrect, incomplete, false or misleading the department may, at its absolute discretion, take appropriate action. I note such action may include excluding an application from further consideration; withdrawing an offer of funding; using the information contained in the application for a fraud investigation that would be consistent with the Australian Government's Investigations Standards and Commonwealth Fraud Control Framework and/or for a grant under management, terminating a grant agreement between the Commonwealth and the grantee including recovering funds already paid.

I declare that I am authorised to submit this form on behalf of the applicant and acknowledge that this is the equivalent of signing this application.

By checking this box, I agree to all of the above declarations and confirm all of the above statements to be true.

Yes



Association

COROMANDEL VALLEY RAMBLERS CRICKET CLUB INCORPORATED

ED

Extracted from ASIC's database at AEST 16:43:01 on 24/03/2020

Association Summary

Name: COROMANDEL VALLEY RAMBLERS CRICKET CLUB INCORPORATED

ABN:

Registration Number: A6430

Registered State: South Australia

Registration Date: 12/09/2002

Status: Registered

Type: Associations

Regulator: Office of Consumer & Business Affairs, South Australia



BLACKWOOD FOOTBALL CLUB Inc.

PO Box 69
BLACKWOOD SA 5051
P: (08) 8370 2888

Incorporation No: A3767
E: communications@blackwoodfootballclub.com.au
W: blackwoodfootballclub.com.au

18th August 2024

Re: Thriving Suburbs Grant Application

Dear s47F,

I write in support of the Coromandel Valley Ramblers Cricket Club's application to the Thriving Suburbs Program for funding for the Hawthorndene Oval Changerooms and Public Toilet Project.

The football club has recently been awarded a 5 year licence for use of Hawthorndene Oval by our junior teams and in particular our junior female teams. The use of the oval is a significant step for our club given the lack of available ovals and facilities in the region. In recent years the football club's female football program has grown from small numbers to 2 senior teams with 55 players and 5 junior female teams with over 100 players. Our junior teams now compete for space with our seniors and the local soccer club which leads to training at difficult times for parents and overuse of the turf.

With no facility at Hawthorndene Oval our use will be restricted to decent weather when the lack of shelter and nowhere to change will only be a minor inconvenience. However new changerooms, toilets and a sheltered viewing area would allow our teams to train in all weather conditions and allow the scheduling of matches.

In light of the benefits of this project, Blackwood Football Club commits \$^{s47G(1)}_(a) towards the construction of the changerooms and toilets as we see the project as not only supporting local sport but being a great addition to the community with the flexible use of the changerooms to accommodate other groups.

Further, the club will canvass our members for those with a licenced trade who can assist with the project should the project costs escalate beyond funding arrangements. This should greatly reduce the risk of any cost overruns.

We look forward to partnering with the Coromandel Valley Ramblers Cricket Club and the City of Mitcham to develop this facility.

Yours sincerely,

s47F

David Richardson

President

Blackwood Football Club

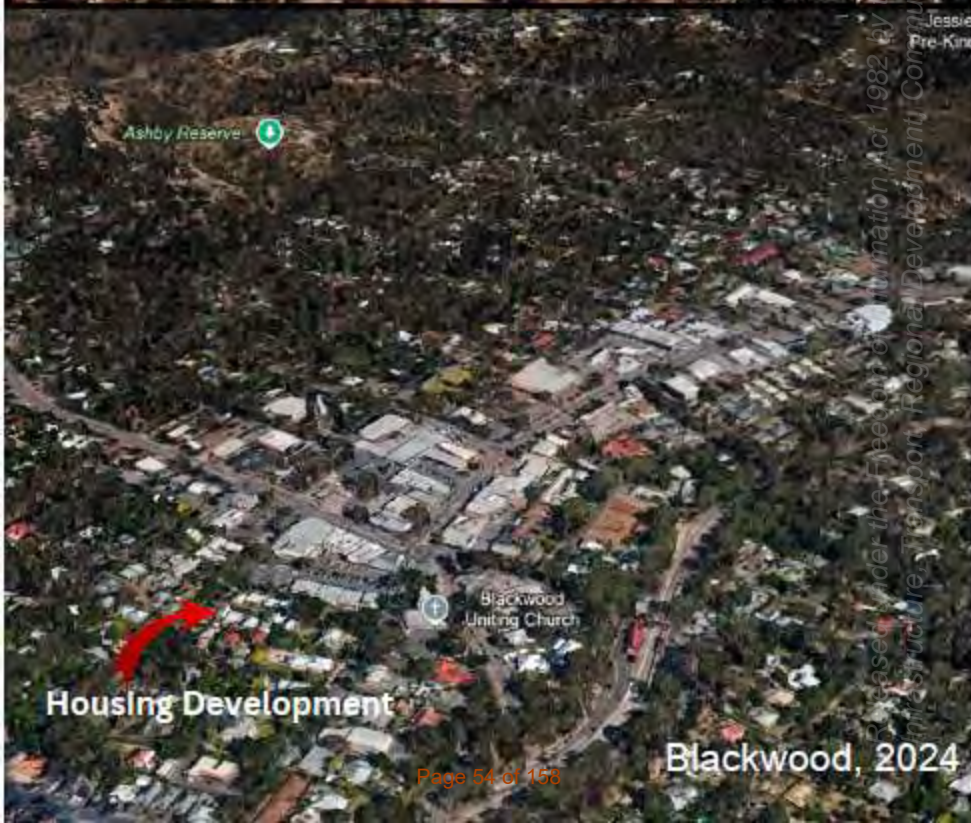
www.blackwoodfootballclub.com.au

president@blackwoodfootballclub.com.au



Blackwood Junlor Oval

Blackwood, 1980



Ashby Reserve

Blackwood Uniting Church

Housing Development

Blackwood, 2024

Based on the Fair Housing Act 1982 by
 Jesse Pre-Kind
 Community, Transpor, Regional Development Comm
 the San Line Arts



23 August 2024

To whom it may concern,

I am writing to you on behalf of the City of Mitcham in support of the Coromandel Valley Ramblers Cricket Club's (the Club) grant application for the Thriving Suburbs Program. The application is for the construction of a Community Facility / Changeroom building at Hawthorndene Oval, Hawthorndene.

The Club currently holds a long-term licence for the oval's use, valid until 2031. Upon completion of the new facility, they will be offered a long-term lease agreement for the Community Facility / Changeroom building.

This project is fully shovel-ready, with complete Development Approval and architect-developed plans in place. The City of Mitcham has already conducted a comprehensive community consultation process, obtained architectural designs, secured structural engineering assessments, compiled project costings, and lodged and received development approval.

The Council has allocated \$383,236 to the project, which remains available for its completion.

The City of Mitcham will manage the entire project, including conducting the builder selection tender process and overseeing construction to full completion. Our experienced building construction team will utilise sound project planning methods to ensure the project adheres to the scope, timeline, and budget.

Council manages the delivery of infrastructure upgrades/replacements on an ongoing basis within its boundaries. We recently managed the delivery of a similar project at Blackwood Football Club for modular unisex changerrooms. Other projects have been as follows:

New building

Karinya Reserve Community Centre. Completed 2024. Cost \$1,681,000

Tiwa Kumangka – Blackwood Community Centre. Completed 2023. Cost \$12,700,000

Mitcham Cultural Village Completed 2009 Cost \$1,700,000

Council Office Extension Completed 2008 Cost \$ 681,000

Redevelopment

Kingswood Oval Clubrooms. Completed 2021 \$1,840,000

Hewett Clubrooms Redevelopment Completed 2020 Cost \$1,645,000

Street Address:
131 Belair Road
Torrens Park SA 5062

Postal Address:
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062

Phone: (08) 8372 8888
Fax: (08) 8372 8101
mitcham@mitchamcouncil.sa.gov.au
www.mitchamcouncil.sa.gov.au

Mitcham Library Redevelopment Completed 2018 Cost \$5,882,000
 Council Office Internal Fit Out Completed 2015 Cost \$580,000
 Blackwood Recreation Centre Completed 2003 Cost \$3,760,000
 Council Offices Redevelopment Completed 2000 Cost \$4,180,000

PROJECTS JOINTLY MANAGED WITH CLUBS

Karinya Reserve, Sturt Lions Clubrooms. Completion May 2022. Cost \$1,762,153
 Price Memorial Oval Redevelopment Completion April 2020 Cost \$790,000
 St Marys Clubrooms Redevelopment Completion March 2020 Cost \$1,398,000

In addition to usage by the Coromandel Ramblers Cricket Club and the Blackwood Football Club who both hold current licences for the use of Hawthorndene Oval, it is envisaged that this new facility will be well utilised by local community for a range of functions including meetings, community events and community recreational activities.

Following the completion of the building, the City of Mitcham's community development team ensure optimal community utilisation of the facility, overseeing the building's operation as a "hall for hire," consistent with our practice at numerous community buildings across the City. The facility will also include a DDA compliant (accessible) public toilet facility.

The Property and Facilities team will be responsible for the building's ongoing maintenance and will conduct regular compliance checks to ensure the building remains safe for all patrons.

These measures will maximise the facility's benefit to the community while maintaining its safety and functionality over time.

Should you have any queries, please feel free to contact me directly.

Regards,

s47F



ANNEKE POLKAMP
MANAGER PROPERTY AND FACILITIES



Blackwood Football Club proposed use of Hawthorndene Oval - Survey

SURVEY RESPONSE REPORT

11 February 2021 - 30 July 2024

PROJECT NAME:

Blackwood Football Club proposed use of Hawthorndene Oval

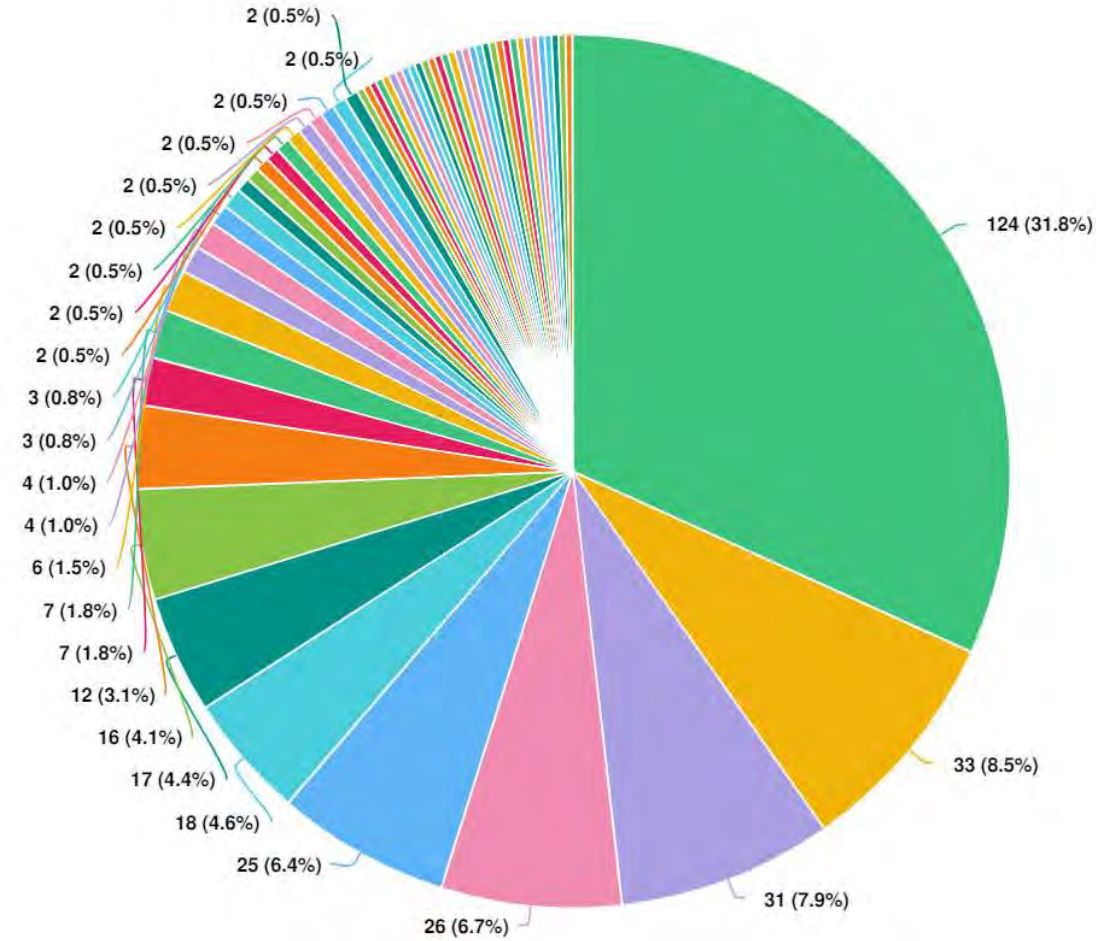


Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

Q1 Suburb



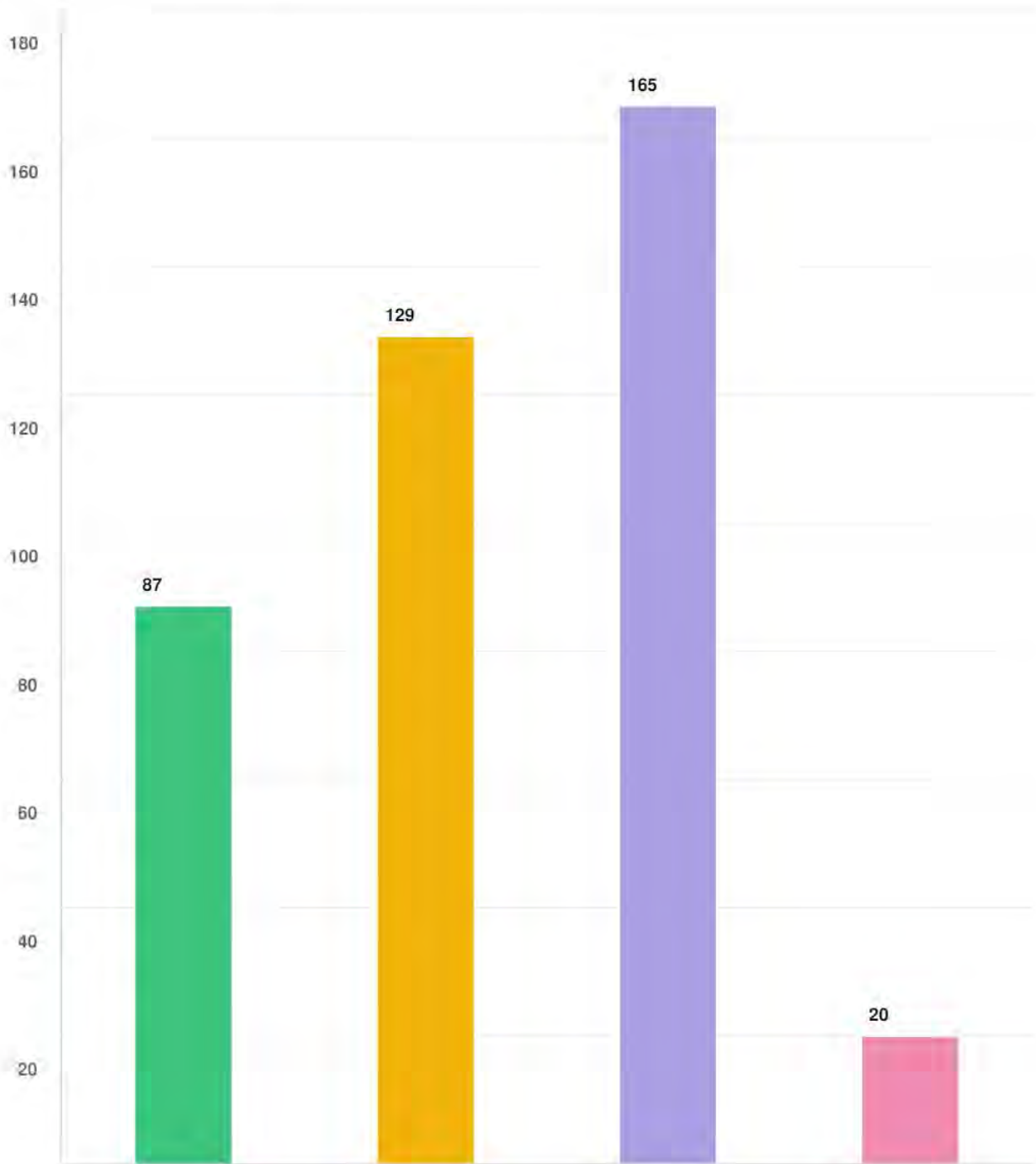
Question options

- HAWTHORNDENE, SA
- COROMANDEL VALLEY, SA
- BLACKWOOD, SA
- BELAIR, SA
- GLENALTA, SA
- ABERFOYLE PARK, SA
- EDEN HILLS, SA
- CRAIGBURN FARM, SA
- FLAGSTAFF HILL, SA
- BELLEVUE HEIGHTS, SA
- HAPPY VALLEY, SA
- WOODCROFT, SA
- MITCHAM, SA
- HAWTHORN, SA
- ST MARYS, SA
- PANORAMA, SA
- REYNELLA, SA
- GOODWOOD, SA
- TORRENS PARK, SA
- OAKLANDS PARK, SA
- COROMANDEL EAST, SA
- CHERRY GARDENS, SA
- CRAFTERS WEST, SA
- NORTH ADELAIDE, SA
- HOPE VALLEY, SA
- LOWER MITCHAM, SA
- CHRISTIES BEACH, SA
- WEST BEACH, SA
- GLANDORE, SA
- RIDLEYTON, SA
- MALVERN, SA
- DAW PARK, SA
- CLARENCE PARK, SA
- SPRINGFIELD, SA
- MIDDLE SWAN, WA
- ALDGATE, SA
- HENDON, SA
- MELROSE PARK, SA
- PLYMPTON PARK, SA
- CLARENCE GARDENS, SA
- SEACLIFF PARK, SA
- KURRALTA PARK, SA
- HACKHAM, SA
- MAITLAND, SA
- MOUNT BARKER, SA
- MOANA, SA
- MILE END, SA
- MORPHETT VALE, SA
- ROYSTON PARK, SA
- PARK HOLME, SA
- RICHMOND, SA
- SEAFORD RISE, SA
- MORPHETTVILLE, SA
- KINGSWOOD, SA
- DOVER GARDENS, SA
- MYRTLE BANK, SA
- BROOKLYN PARK, SA
- ONKAPARINGA HILLS, SA
- PASADENA, SA

Optional question (390 response(s), 14 skipped)
 Question type: Region Question

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

Q2 How frequently do you visit Hawthorndene Oval?



Question options

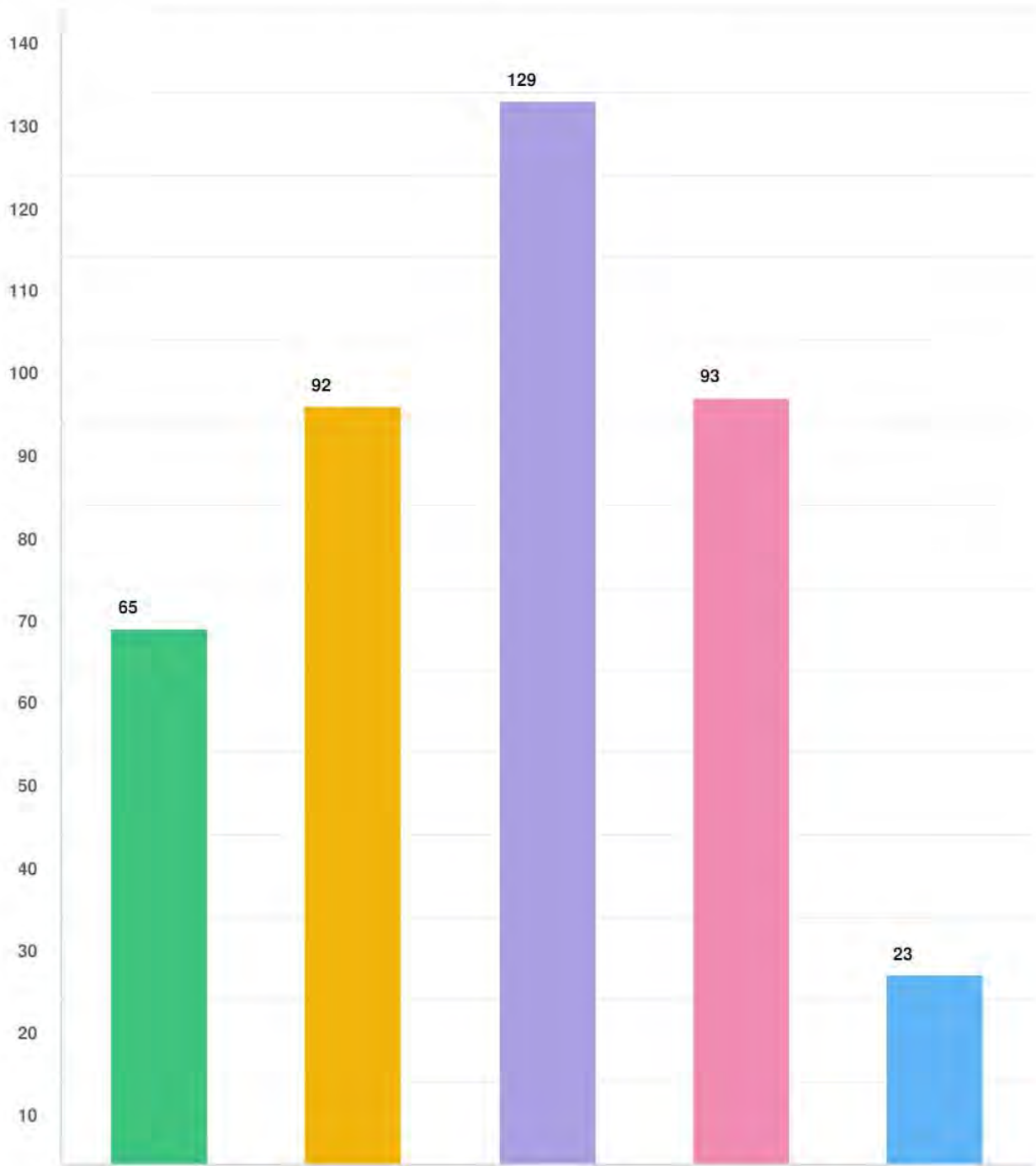
- Daily
- Weekly
- Occasionally
- Other (please specify)

Optional question (401 response(s), 3 skipped)

Question type: Checkbox Question

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

Q3 What is the main reason for you visiting Hawthorndene Oval?



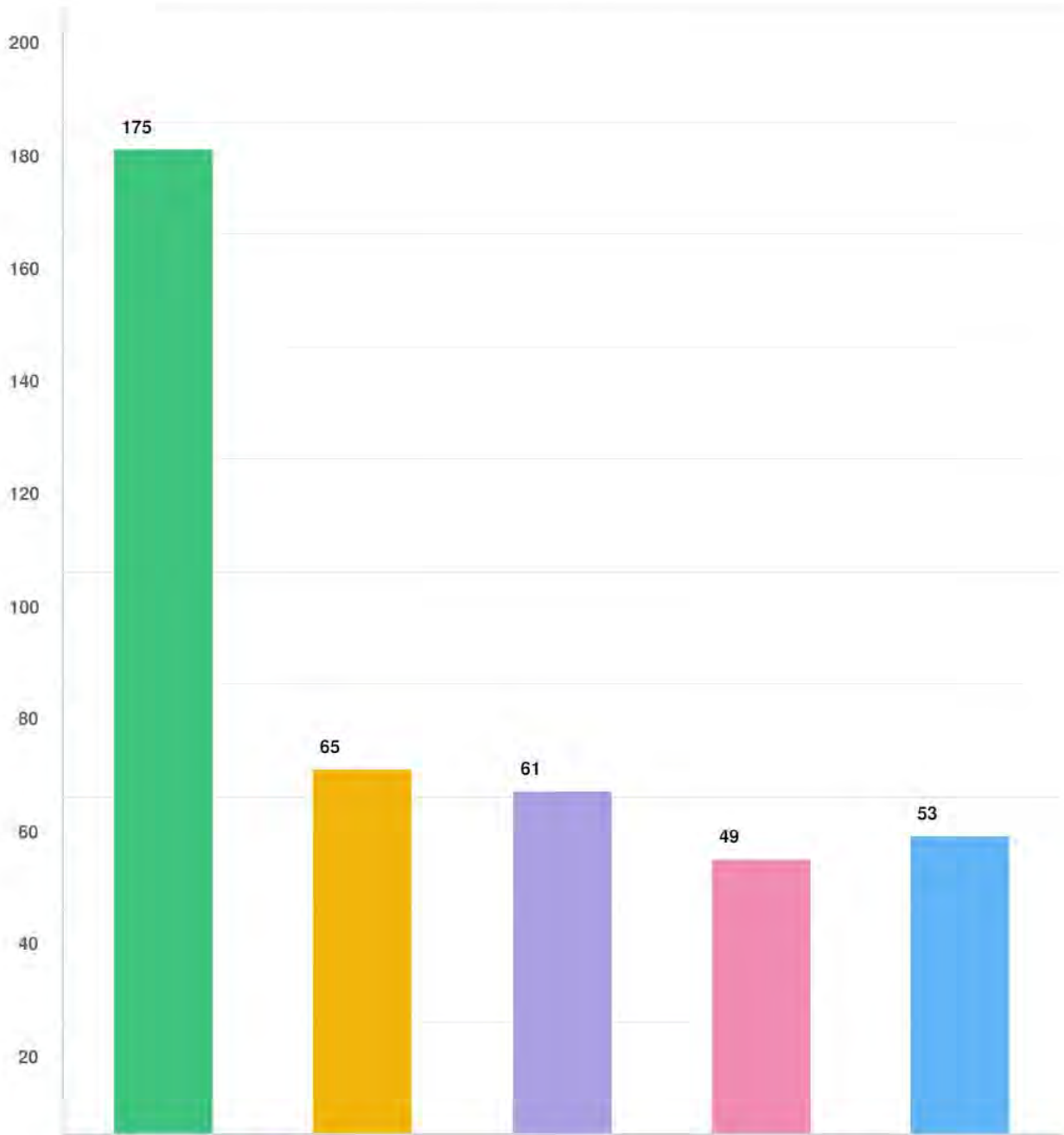
Question options

- Playing sport
- Watching sport
- Dog walking
- Active recreation
- Other (please specify)

Optional question (402 response(s), 2 skipped)
Question type: Checkbox Question

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

Q4 What is your main connection with Hawthorndene Oval?

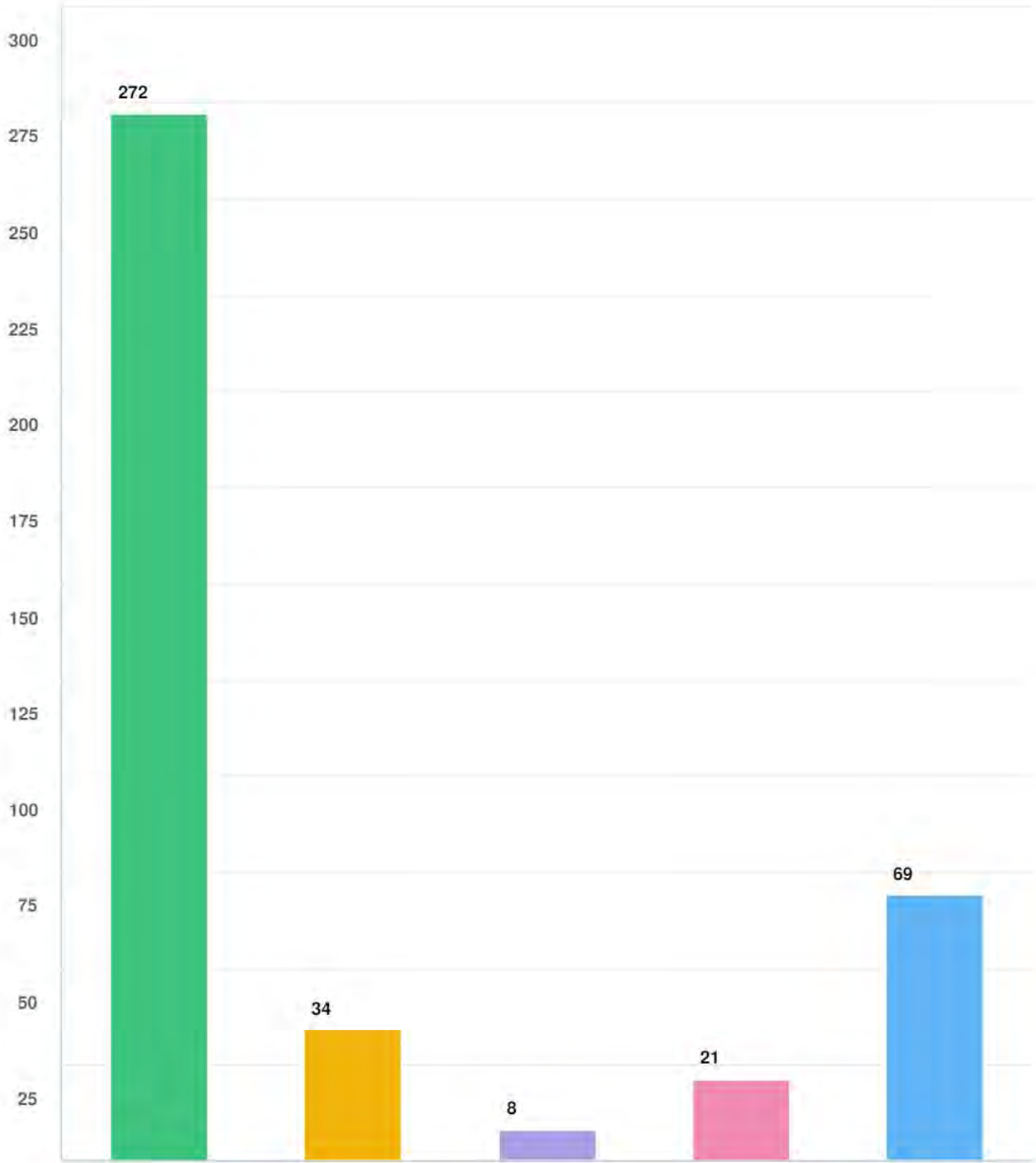


Question options

- I live within walking distance (within 2km)
- I live in the City of Mitcham
- I am a member of the Coromandel Valley Ramblers Cricket Club
- I am a member of the Blackwood Football Club
- Other (please specify)

Optional question (403 response(s), 1 skipped)
Question type: Checkbox Question

Q5 To what extent do you support the granting of the above 5 year licence for Blackwood Football Clubs use of Hawthorndene Oval?



Question options

- Strongly support
- Support
- Neutral
- Oppose
- Strongly oppose

Optional question (404 response(s), 0 skipped)
 Question type: Checkbox Question



Survey Report

Turf and Pitch Study Northern City of Onkaparinga and Mitcham Hills

June 2022



PLANNING FUTURES
planning and strategy

Released under the Freedom of Information Act
Infrastructure, Transport, Regional Development



Review of Turf Facilities Northern City of Onkaparinga and Mitcham Hills

Survey Report

June 2022

Consultant	Planning Futures
Prepared for	City of Mitcham, City of Onkaparinga
Planning Futures Ref	2213

Document history and version

Revision	Date	Reviewed	Approved	Details
1	30/06/2022	S Hensgen		Issued as draft for client review
2	5/8/2022	S Hensgen		Updated
3				

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Executive Summary

Planning Futures Pty Ltd has been commissioned by the City of Onkaparinga and the City of Mitcham to analyse the outcomes of a survey of 14 sporting clubs with the purpose of identifying trends, gaps, pressures and opportunities associated with turf facilities across the northern parts of the City of Onkaparinga and the Mitcham Hills.

An analysis of the outcomes of the survey indicated that most clubs had expanded to the point that significant pressure in the following areas:

- Scheduling of games, with too many games scheduled per facility and resulting cancellations, or rescheduling to a facility too far away for players to easily travel to
- Quality of turf due to over use or lack of investment
- High reliance on others' facilities that may not meet standards or may not be secured into the future
- Training capacity, particularly for juniors and during the lead up to seasons
- Ability to retain existing and attract new players due to quality and availability of facilities
- Ability to be inclusive and expand their offerings, particularly in relation to gender, accessibility and age.

Football (AFL)

For all four of the football clubs, the most significant observation was the growth in female participation, with three of the clubs now having 22-24% female players. Blackwood Football Club in particular has seen a significant increase, with almost 40% of their players being female. Football (AFL) clubs are traditionally self-sufficient, often with self-contained facilities in a single location. Whilst this self-sufficiency has historically been a strength, with growth outstripping their facility's capacity it is also a vulnerability, and few have secured alternative locations for overflow use or partnerships beyond their own club base. With recent growth and constraints around expansion, further work with football clubs may be required to identify future short, medium and long term options suitable for all four clubs, together with support for short term partnerships and overflow facilities. In the very short term, focus on upgrading adjacent areas for overflow training may assist.

Cricket

For the cricket clubs, growth has also outstripped supply of facilities large enough to support what is predominately a senior sport in the hills area. Facilities provided by education establishments and council reserves may not provide the length needed for safe or competitive play. Traditionally, cricket has used football clubs (both AFL and soccer) over the summer months but the extension of seasons, off-season training and the increase in female participation in football has put pressure on the availability of large turf facilities for cricket. Within the study area there are limited large turf spaces not already occupied. However, with some investment, Frank Smith Park offers significant potential to support cricket if managed in a way that does not conflict with the environment and character of the park.

Football (soccer)

Recent investment in the Womens' Memorial Playing Fields has supported the growth in players at the Cumberland Womens' Football Club. The club has also secured the use of St John's school and two pitches at Flinders University. The club intends to continue its active recruitment and has indicated a

potential need for new facilities in the medium to long term. In addition, the club's reliance on facilities provided by Flinders University may be a vulnerability should these facilities be redeveloped or otherwise unavailable for use.

Of significance is the high reliance of Sturt Lions on others' facilities. Sturt Lions Football Club is also dependent on facilities provided by Flinders University and may be vulnerable should they be unavailable. Of all the clubs, Sturt Lions is spread across the most facilities (nine in total), with back up facilities also identified a distance away from their players' base. This high reliance on others' facilities (schools, education facilities) makes the club highly vulnerable should these facilities no longer be available. Whilst the club has significant experience in negotiating partnerships and obtaining access to others' facilities, this absorbs volunteer time that could otherwise be used to support the club in other ways.

It is considered that Sturt Lions Football Club is likely to have the most urgent need of all the clubs that participated in the survey, for both improvements to existing, and availability of new facilities. The club already faces significant constraints including:

- Cancellation of games due to sub-standard quality of facilities
- Long travel times to games due to lack of local facilities
- Restricted training schedules affecting quality of play and competitiveness, particularly for juniors
- Restrictions to the club's ability to meet its goals of inclusivity (gender, age, accessibility)
- Restricted ability to grow membership, and
- Restrictions around hosting major tournaments and competitions.

In the short term, upgrades to facilities such as Karinya Reserve and Manson Oval may alleviate pressures. The use of Frank Smith Park may also assist, particularly for junior competition. However in the medium to longer term, Frank Smith Park may not be able to wholly address capacity issues because of environmental and character constraints that may limit car parking, larger scale supporting facilities and lighting for evening training that would be required to support senior games. More permanent alternatives may be required in the medium to long term.

Softball and lacrosse

For the Softball Club, growth was anticipated to be high, including active recruitment for a mens' team. Whilst the need for new facilities was not considered immediate, training facilities were seen to be the most pressing need with the small soccer pitch not being seen to be adequate due to size and lighting. Safe lighting of car parking areas was also seen to be a short term need. It was also noted that the Happy Valley Sportsground diamond was not full size and lacked water supply for dampening the dirt diamond. It is considered that improvements/alternative options for playing diamond(s) may be required in the medium-term should growth continue.

For the Lacrosse Club, recent investment in facilities was seen to have assisted considerably and whilst they noted difficulties retaining volunteers, their current facility was seen to be adequate to meet their ongoing growth at least in the short term.

Introduction

1.1 This Report

Planning Futures Pty Ltd has been commissioned by the City of Onkaparinga and the City of Mitcham to analyse the outcomes of a survey of 14 sporting clubs with the purpose of identifying trends, gaps, pressures and opportunities associated with turf facilities across the northern parts of the City of Onkaparinga and the Mitcham Hills.

This report provides an analysis of the survey outcomes together with a summary of potential directions and discussion points for consideration.

1.2 Background

In May/June 2022 a survey was distributed to sporting clubs with the intention of gathering information about club demand and facilities supply to assist with future planning. A total of 14 responses were received from:

Cricket:

- Coromandel Cricket Club
- Coromandel Valley Ramblers Cricket Club
- Flagstaff Hill Cricket Club
- Happy Valley Cricket Club
- Reynella Cricket Club
- Southern Serpents Cricket Club

Football (Soccer):

- Cumberland Womens' Football Club
- Sturt Lions Football Club

Football (Australian rules):

- Blackwood Football Club
- Flagstaff Hill Football Club
- Happy Valley Football Club
- Reynella Football Club

Softball:

- Seacombe Softball Club

Lacrosse:

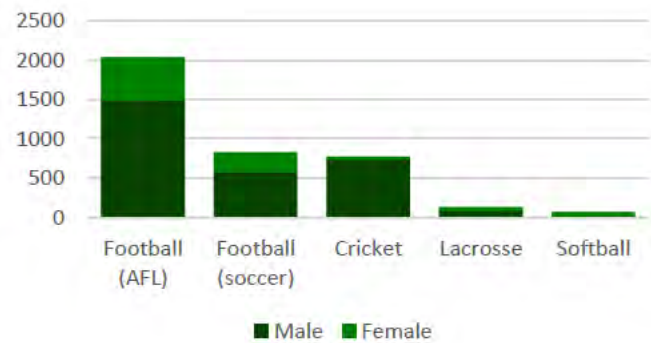
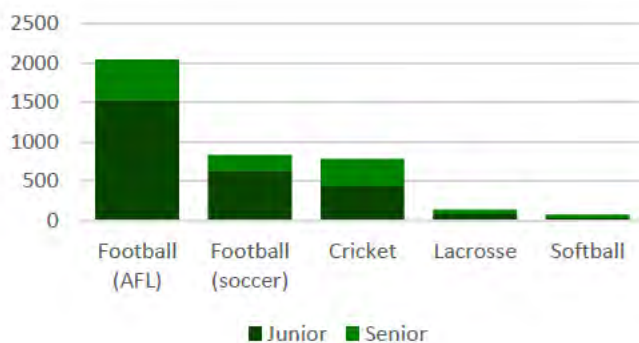
- Sturt Lacrosse Club

An analysis of the outcomes of the survey is detailed below.

2 Participation

2.1 Players

Respondents were asked to identify the number of junior and senior, and male and female players. Both codes of football contributed a significant number of players, with an average of 511 players per club for football (Australian rules) and 415 players per club for football (soccer). Female participation was highest for Cumberland Women's Football Club and Seacombe Softball Club as could be expected. It is notable that female participation rates were very high for Blackwood Football Club, with almost 40% of all players being female.



Club	Number of junior players (under 18)	Number of senior players (18+)	Total Players
Cricket			
Coromandel Cricket Club	100 (61%)	65 (39%)	165
Coromandel Valley Ramblers Cricket Club	85 (54%)	71 (46%)	156
Flagstaff Hill Cricket Club	67 (62%)	41 (38%)	108
Happy Valley Cricket Club	50 (53%)	45 (47%)	95
Reynella Cricket Club	128 (58%)	92 (42%)	128
Southern Serpents Cricket Club	1 (3%)	33 (97%)	34
Football (soccer)			
Cumberland Womens' Football Club	80 (50%)	80 (50%)	160
Sturt Lions Football Club	547 (82%)	123 (18%)	670
Football (Australian rules)			

Male	Female
Cricket	
160 (97%)	5 (3%)
141 (90%)	10 (6%)
108 (100%)	0 (0%)
94 (99%)	1 (1%)
202 (92%)	18 (8%)
34 (100%)	0 (0%)
Football (soccer)	
0 (0%)	160 (100%)
571 (85%)	99 (15%)
Football (Australian rules)	

Turf and oval facilities review City of Onkaparinga, City of Mitcham – Engagement Report

Club	Number of junior players (under 18)	Number of senior players (18+)	Total Players	Male	Female
Blackwood Football Club	450 (80%)	112 (20%)	562	345 (61%)	217 (39%)
Flagstaff Hill Football Club	340 (81%)	80 (19%)	420	325 (77%)	95 (23%)
Happy Valley Football Club	352 (66%)	182 (34%)	534	408 (76%)	126 (24%)
Reynella Football Club	388 (74%)	138 (26%)	526	409 (78%)	117 (22%)
Softball					
Seacombe Softball Club	30 (43%)	39 (57%)	69	7 (10%)	62 (90%)
Lacrosse					
Sturt Lacrosse Club	80 (59%)	56 (41%)	136	78 (57%)	58 (43%)

2.2 Volunteers

Respondents were asked how many total volunteers they had, together with a breakdown of coach, administrative, officials and other volunteers. As could be expected, the number of volunteers directly relates to the size of the club but some clubs had a higher rate of volunteerism than others, with Southern Serpents and Reynella Cricket Clubs, and Blackwood and Happy Valley Football Clubs having the highest rates.

When asked about the state of volunteering at their respective clubs, nearly all stated that they were either maintaining or increasing levels of volunteering. Three clubs stated that levels of volunteering was decreasing, making it difficult to fill volunteer roles: the Sturt Lions Football Club, Happy Valley Football Club and the Sturt Lacrosse Club.

Club	Coach volunteers	Admin volunteers	Officials volunteers	Other volunteers	Total volunteers
Cricket					
Coromandel Cricket Club	10	10	4	12	28
Coromandel Valley Ramblers Cricket Club	10	13	0	10	40
Flagstaff Hill Cricket Club	7	7	0	6	18
Happy Valley Cricket Club	4	8	0	0	20
Reynella Cricket Club	13	16	0	25	35
Southern Serpents Cricket Club	0	9	0	4	9
Football (soccer)					

Turf and oval facilities review City of Onkaparinga, City of Mitcham – Engagement Report

Club	Coach volunteers	Admin volunteers	Officials volunteers	Other volunteers	Total volunteers
Cumberland Womens' Football Club	18	8	3	10	50
Sturt Lions Football Club	62	19	0	0	118
Football (Australian rules)					
Blackwood Football Club	56	12	30	50	150
Flagstaff Hill Football Club	18	20	6	30	80
Happy Valley Football Club	38	12	0	49	99
Reynella Football Club	43	25	7	30	160
Softball					
Seacombe Softball Club	10	12	5	5	25
Lacrosse					
Sturt Lacrosse Club	14	11	8	9	60

3 Teams and associations

3.1 Cricket

A total of six cricket clubs contributed to the survey under the auspices of the Adelaide and Suburban Cricket Association, South Central Junior Cricket Association and the Adelaide Turf Cricket Association.

Club	Number of teams		
	Adelaide Turf Cricket Association	Adelaide and Suburban Cricket Association	Central Junior Cricket Association
Coromandel Cricket Club	0	5	8
Coromandel Valley Ramblers Cricket Club	0	5	5
Flagstaff Hill Cricket Club	0	2	4
Happy Valley Cricket Club	0	2	0
Reynella Cricket Club	15	0	0
Southern Serpents Cricket Club	0	2	0
TOTAL	15 teams	16 teams	17 teams

3.2 Football (Soccer)

Two football (soccer) clubs contributed to the survey under the auspices of several leagues and competitions.

Club	Number of teams					
	Community Womens League	National Premier League SA	Collegiate Soccer League	Bedford Community League	Juniors and MiniRoos	State League
Cumberland Womens' Football Club	3	0	0	0	1	7
Sturt Lions Football Club	1	50	5	1	n/a	
TOTAL	4 teams	50 teams	5 teams	1 team	n/a teams	

3.3 Football (Australian rules)

A total of four football (Australian rules) clubs contributed to the survey under the SANFL and the Hills Football League.

Club	Number of teams				
	SANFL Juniors	Adelaide Footy League	Southern Football League	Masters SA	Hills Football League
Blackwood Football Club	15				9
Flagstaff Hill Football Club			21		
Happy Valley Football Club	1	2	20	1	
Reynella Football Club	2		22		
TOTAL	18 teams	2 teams	61 teams	1 team	9 teams

3.4 Softball

One softball club was surveyed as part of this study, the Seacombe Softball Club, which had a total of five teams playing in the Adelaide Clubs Competition.

3.5 Lacrosse

One lacrosse club was surveyed as part of this study, the Sturt Lacrosse Club, which had a total of 12 teams playing in the Lacrosse SA league.

4 Facilities

4.1 Location of primary and supporting facilities

A total of 22 facilities were used by the 14 clubs, including six schools and the two Flinders University pitches. Half of the clubs used just one of seven of the facilities, and these were all of the football (Australian rules) clubs, the lacrosse club, the softball club and one of the cricket clubs.

The remaining seven – the soccer clubs and all but one of the cricket clubs – used a combination of 15 facilities. It is notable that the two soccer clubs used the highest number of facilities, with the Sturt Lions using nine different facilities (including one school and two university pitches) and Cumberland Women's Football Club using four different facilities (including one school and two university pitches). Coromandel Cricket Club used a total of four facilities (including one school).

4.2 Use of education facilities

A total of five schools and two university pitches are used regularly by several clubs including:

- Hawthorndene Primary School (Coromandel Ramblers and Coromandel Valley Cricket Clubs)
- St Johns School (Cumberland Womens' Football Club)
- Aberfoyle Park High School (Happy Valley Cricket Club)
- Blackwood High School (Sturt Lions Football Club)
- Woodcroft College (Reynella Cricket Club)
- Woodend Primary School (Reynella Cricket Club)
- Flinders University Bottom Oval (Cumberland Womens' Football Club, Sturt Lions Football Club)
- Flinders University Sturt Oval (Cumberland Womens' Football Club, Sturt Lions Football Club)

It should be noted however that some clubs indicated that they had used other schools before whilst facilities were being upgraded, for pre-season or overflow training, or for general overflow use. Barriers to their use however included reaching agreements with schools, the size and/or quality of school facilities, and the cost associated with bringing such facilities up to a playable standard.



Turf and oval facilities review City of Onkaparinga, City of Mitcham – Engagement Report

	Cricket						Football (Australian rules)				Football (soccer)		Lacrosse	Softball
	CCC	CVRCC	FHCC	HVCC	RCC	SSCC	BFC	FHFC	HVFC	RFC	CWFC	SLFC	SLC	SSC
Council Reserves and Sportsgrounds														
Barrett Reserve												Secondary		
Blackwood Hill Oval	Secondary						Primary							
Bowker Street Oval												Secondary		
Flagstaff Hill RecGrd			Primary					Primary						
Frank Smith Park												Secondary		
Happy Valley SP				Primary					Primary					Primary
Hawthorndene Oval		Primary												
Hewett Oval	Primary											Secondary		
Karinya Reserve												Primary		
Manson Oval	Secondary											Secondary		
Reynella Oval					Primary					Primary				
Serpentine Reserve						Primary								
Weymouth Oval		Secondary												
Womens' Memorial											Primary		Primary	
Education Facilities														

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Turf and oval facilities review City of Onkaparinga, City of Mitcham – Engagement Report

Aberfoyle Park HS				Secondary										
Blackwood HS												Secondary		
Flinders Uni Bottom											Secondary	Secondary		
Flinders Uni Sturt											Secondary	Secondary		
Hawthorndene PS	Secondary	Secondary												
St Johns School											Secondary			
Woodcroft College					Secondary									
Woodend PS					Secondary									

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

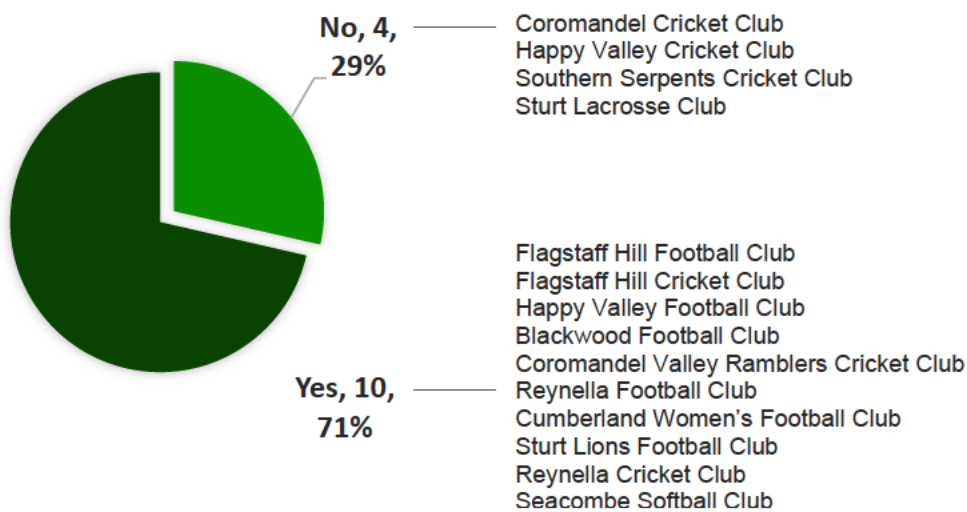
5 Future needs and aspirations

5.1 Growth and capacity

5.1.1 Need for additional playing space

When asked *does your club foresee the need for additional field/oval playing space in the future*, the majority (10 or 71%) responded with 'yes'. All of the football clubs – both Australian rules and soccer, together with half of the cricket clubs and the softball club – indicated that they needed additional playing space. Of the four that said 'no', three were cricket clubs and the fourth was the lacrosse club.

Does your club foresee the need for additional field/oval playing space in the future?



5.1.2 Reason for additional playing space

When asked why they needed additional playing space, the most common reason for Football (Australian rules) clubs was the rapid growth of girls' and womens' football, putting strain on turf quality and scheduling, and increasing pressure to use other oval spaces. For at least one football (Australian rules) club, additional pressures from growth in sub-junior teams (under 12) and restrictions due to sharing with cricket during shoulder season are exacerbating this impact.

For Football (Soccer), the growth in women's teams was also a factor placing strain on oval availability, with the season running for 11 months of the year. Access to enough grounds with the required amenities and pitch conditions was seen to be the key barrier to meet both current and future demand. The dependency on Flinders University pitches was also seen to be a potential issue.

For the three cricket clubs and the softball club, growth in teams was the key factor leading to demand for more facilities, with two cricket clubs particularly concerned about the standard of their current facilities, in one case a primary school oval. For the softball club, the number of teams was expected to double in one season.

5.1.3 Urgency for additional playing space

The urgency for additional space varied however six clubs (almost half of those surveyed) identified an immediate need, with demand already outstripping supply – Blackwood, Reynella and Happy Valley Football Clubs, Sturt Lions Football Club, and Reynella and Coromandel Valley Ramblers Cricket Clubs.

Seacombe Softball Club and Flagstaff Hill Cricket Club both identified a 0-12 month urgency, whilst Flagstaff Hill Football Club, Sturt Lacrosse Club, Coromandel Cricket Club, and Cumberland Womens' Football Club identified a 1-2 year urgency.

5.1.4 Preferred site for growth

Of the 14 clubs, six had identified an alternative site(s):

- Frank Smith Park (Coromandel Valley Ramblers Cricket Club)
- Area next to warm-up area (Blackwood Football Club)
- Vacant land next to netball courts (Reynella Football Club)
- ISAS Oval at the Womens' Memorial Playing Fields (Cumberland Women's Football Club)
- Aberfoyle Park High School (Happy Valley Football Club)
- Happy Valley Sports Park football (soccer) pitch adjacent oval (Happy Valley Football Club)
- Reserve on Brook Drive Aberfoyle Park (Seacombe Softball Club).

5.2 Aspirations

When asked about their aspirations, it was notable that many focused on building their culture with enjoyment, success, culturally respectful, inclusive, active-focused, health, community, connection all identified as core values. Being an inclusive and community-based club was highlighted as important, with the undersupply of quality facilities with good amenities being a significant barrier to achieving their aspirations as a club that provides a place for everyone who wants to play.

Inclusivity as a core value was also reflected in the number of clubs who aspired to expand their offerings to both genders, masters programs, accessible programs. Three cricket teams were planning to actively recruit for women's teams, and the Seacombe Softball Club for a men's team. Sturt Lions Football Club is seeking to start a walking football team and Happy Valley Football Club to grow its Masters program.

Nearly all the clubs surveyed stated that they aspired to continue to grow by attracting and actively recruiting more players and creating additional teams. The development of junior players was a stated priority by half of the clubs. Both soccer clubs were aiming to each enter a team into the Women's National Premier League, whilst the Sturt Lions Football Club were focused on the roll out of the National Licensing Agreement, with the concern that sub-standard facilities could undermine this aspiration. The Sturt Lacrosse Club was also looking to host finals and tournaments, whilst the Flagstaff Hill Football Club and Southern Serpents Cricket Club were focused on structuring their succession planning and teams to support their players.

Many of the aspirational statements made by the clubs related to facilities and amenities improvements for safety, experience and comfort as a key barrier to their stated goals of growth including:

- Working with Council to develop Frank Smith Park for soccer and cricket
- New/upgraded cricket training nets and wickets
- Upgrading Manson Oval to align with NPL licencing requirements

- Accessing additional playing and training space to support growth in football (soccer and Australian rules) and cricket.

5.3 Challenges and opportunities

5.3.1 Attracting new players and accessing fields to meet needs

Whilst most clubs were expecting growth in new players, most indicated that the availability of quality playing surfaces was a major barrier to actively attracting or retaining new players.

Both Blackwood and Reynella football clubs expressed concern that accessing a second oval to meet current demand was challenging, with both struggling to fit current teams on the one oval. Reynella, Coromandel Ramblers, and Flagstaff Hill cricket clubs also expressed similar concerns that their ability to secure facilities was hampering their ability to 'put on another team' to meet strong demand. The cricket clubs were highly dependent on school facilities, which were not of a standard to meet U12 team demand and higher, thus affecting the ability to retain seniors as they grow older. The lack of facilities was also seen to impact on the ability to grow women's cricket.

Whilst the Happy Valley clubs had looked at the use of the local high school for an additional field, the quality of the turf was not adequate, and a significant investment would be needed first. In the meantime, the football club at Happy Valley had already rescheduled six home games in 2022 to the opposition's facility due to the inability to host the games.

At Flagstaff Hill, the softball club noted that fields for training was their most pressing need due to growth in cricket on Tuesday nights, highlighting that the use of smaller areas was not considered safe.

The Cumberland Women's Football Club indicated that the main challenge was finding a facility available for Sunday and Friday night fixtures. It also noted that if the club grows any more, they would need additional space for both training and games, using the WMPF and overflow onto Flinders University.

Of note was the pitch access challenges expressed by the Sturt Lions Football Club, which currently uses eight different facilities on a regular basis as well as a number of others intermittently. The club noted that the lack of local facilities was having a number of adverse impacts on the capacity of the club to perform:

- Zero capacity to expand, particularly for community-based, and women's and girl's football
- Condensed games schedules due to limited access, increasing pressure on turf
- Unplayable turf quality due to overuse
- Expensive hire of facilities a long distance away due to unplayable turf quality
- Players unable to attend training or games due to travel distance and the logistics of accessing multiple facilities, and
- Reduced training seasons and schedules, particularly impacting on juniors.

5.3.2 Playing surfaces

The pressure of growth in clubs on turf and turf quality was a particular concern for football clubs, both Australian rules and soccer, and there was felt to be a need to reduce this pressure, particularly on game days. Turf at Flagstaff Hill, Blackwood (drainage), Manson Oval, Frank Smith Park, Barratt Reserve and Flinders University ovals. Manson Oval was seen to be particularly poor, becoming unplayable every year and requiring cancellations and rescheduling of games and training to allow the turf to recover.

Recent upgrades to the Women’s Memorial Playing Fields, Karinya Reserve, Hewett Reserve and Bowker Street were hoped to have addressed past turf quality concerns, and Weymouth Oval was seen to be in ‘fantastic condition’ due to recent irrigation upgrades. It was also noted that Hawthorndene Oval was upgraded although a lower turf cut would be preferable for cricket.

In relation to cricket, clubs identified a need for more turf wickets in the northern area of the City of Onkaparinga, notwithstanding the significant costs to the clubs of maintaining them (a constant challenge). A cracked concrete wicket at Flagstaff Hill was also seen to be a barrier to player retention. Cricket clubs appeared to be highly dependent on primary school ovals that were considered to be too small and unsafe for seniors (U12 and over).

For Seacombe Softball Club, the Happy Valley Sportsground diamond is not full size and there is no access to water to dampen the dirt diamond area.

Some concern was expressed by the cricket clubs in relation to the scheduling of oval upgrades during the summer season meant that cricket would struggle to find temporary locations to play. This would be exacerbated if multiple ovals were being upgraded during the same season (eg Blackwood and Manson).

The soccer pitch at the Happy Valley Sports Park (used for training by the football (Australian Rules) club) was seen to be unsafe for both training and games because of potholes and insufficient lighting.

5.3.3 Supporting infrastructure

Lighting was seen to be a high priority for supporting infrastructure at the Flagstaff Hill cricket training nets, and to improve night-time training at Reynella Football Club, whilst replacement with LED lights was a priority for Blackwood Football Club. Adequate lighting was also identified as a need for the Women’s Memorial Playing Fields, Flinders University and Frank Smith Park for soccer training and night-time games. A review of the lighting levels was also seen to be a priority for Happy Valley Sportsground oval, as well as for night-time football training and softball on the soccer pitch, and for safety around the car parking areas. Serpentine Reserve was also seen to be unsafe, with dark areas around the car park, walking paths and oval itself.

Dedicated female changerooms and medical space were also identified as a need for Flagstaff Hill sportsground.

Both Karinya and Hewett were seen to have excellent facilities, together they did not meet the current or future needs of soccer. Supporting facilities were not viewed as adequate, with Manson Oval having toilets in poor condition, with no access to accessible toilets, changerooms, officials’ rooms or catering facilities, as well as no shade or cover for cricket scorers and players during summer. Whilst Frank Smith Park does have toilets, again there is no access to accessible toilets, changerooms, officials’ rooms or catering facilities. Similarly Blackwood High School Oval did not have the facilities required to support its use as a venue for soccer.

Facilities for cricket were also seen to be a priority, with toilets and training nets at Serpentine Reserve needing attention, and a change facility needed at Hawthorndene Oval. Self funded and maintained facilities for cricket (storage shed and nets) at Weymouth Oval were seen to be minimal, with club meetings held under the pergola.

5.3.4 Shared use and partnering with others

There was a strong sense of working together and successful partnership expressed by the users of two facilities in particular – the Women’s Memorial Playing Fields (soccer and lacrosse) and the Flagstaff Hill

Recreation Ground, although it was noted that there was pressure in relation to the latter, particularly in relation to male and female privacy and pressure on the oval. Blackwood Football Club also noted that there were no issues given that they had exclusive use over the facility.

Users of Happy Valley Sportsground were aligned in expressing concern about the sharing of facilities in the context of growth in club membership, resulting in pressure on car parking, areas for presentations, and equipment storage. The growth in clubs at this facility was also seen to impact on training schedules and there was a perception that the smaller clubs were being 'pushed off' of the facility as the bigger clubs (which bring in more funding for the facility) expand. The Coromandel Cricket Club noted some clashes with dog-walkers during training.



23 August 2024

To whom it may concern,

I am writing to you on behalf of the City of Mitcham in support of the Coromandel Valley Ramblers Cricket Club's (the Club) grant application for the Thriving Suburbs Program. The application is for the construction of a Community Facility / Changeroom building at Hawthorndene Oval, Hawthorndene.

The Club currently holds a long-term licence for the oval's use, valid until 2031. Upon completion of the new facility, they will be offered a long-term lease agreement for the Community Facility / Changeroom building.

This project is fully shovel-ready, with complete Development Approval and architect-developed plans in place. The City of Mitcham has already conducted a comprehensive community consultation process, obtained architectural designs, secured structural engineering assessments, compiled project costings, and lodged and received development approval.

The Council has allocated \$383,236 to the project, which remains available for its completion.

The City of Mitcham will manage the entire project, including conducting the builder selection tender process and overseeing construction to full completion. Our experienced building construction team will utilise sound project planning methods to ensure the project adheres to the scope, timeline, and budget.

Council manages the delivery of infrastructure upgrades/replacements on an ongoing basis within its boundaries. We recently managed the delivery of a similar project at Blackwood Football Club for modular unisex changerrooms. Other projects have been as follows:

New building

Karinya Reserve Community Centre. Completed 2024. Cost \$1,681,000

Tiwa Kumangka – Blackwood Community Centre. Completed 2023. Cost \$12,700,000

Mitcham Cultural Village Completed 2009 Cost \$1,700,000

Council Office Extension Completed 2008 Cost \$ 681,000

Redevelopment

Kingswood Oval Clubrooms. Completed 2021 \$1,840,000

Hewett Clubrooms Redevelopment Completed 2020 Cost \$1,645,000

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Mitcham Library Redevelopment Completed 2018 Cost \$5,882,000
 Council Office Internal Fit Out Completed 2015 Cost \$580,000
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PROJECTS JOINTLY MANAGED WITH CLUBS

Karinya Reserve, Sturt Lions Clubrooms. Completion May 2022. Cost \$1,762,153
 Price Memorial Oval Redevelopment Completion April 2020 Cost \$790,000
 St Marys Clubrooms Redevelopment Completion March 2020 Cost \$1,398,000

In addition to usage by the Coromandel Ramblers Cricket Club and the Blackwood Football Club who both hold current licences for the use of Hawthorndene Oval, it is envisaged that this new facility will be well utilised by local community for a range of functions including meetings, community events and community recreational activities.

Following the completion of the building, the City of Mitcham's community development team ensure optimal community utilisation of the facility, overseeing the building's operation as a "hall for hire," consistent with our practice at numerous community buildings across the City. The facility will also include a DDA compliant (accessible) public toilet facility.

The Property and Facilities team will be responsible for the building's ongoing maintenance and will conduct regular compliance checks to ensure the building remains safe for all patrons.

These measures will maximise the facility's benefit to the community while maintaining its safety and functionality over time.

Should you have any queries, please feel free to contact me directly.

Regards,

s47F



ANNEKE POLKAMP
MANAGER PROPERTY AND FACILITIES



CITY OF
MITCHAM

23 August 2024

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Regards,

s47F



ANNEKE POLKAMP
MANAGER PROPERTY AND FACILITIES

THE COROMANDEL VALLEY RAMBLERS CRICKET CLUB INC.

CONSTITUTION

1. TITLE

The Club shall be called "Coromandel Valley Ramblers Cricket Club".

2. CLUB COLOURS

The colours of the Club shall be navy blue and light blue.

3. MEMBERSHIP

There shall be four grades of membership – Active, Honorary, Life and Hall of Fame .

- a) Active: Any person who is an active participant of the club or one parent or guardian of an active participant who is under 18 years of age and who has paid the subscriptions as set out in Rule 7 shall be eligible for Active Membership and shall be elected according to the provisions of Rule 5 (a) following.
- b) Honorary: Any person, whether a past Active Member or not, whom it is desired to honour, may be elected an Honorary Member . Such membership shall be considered for those who have given special service to the club, or cricket in general. .
- c) Life: Any person who has been an Active Committee Member for not less than ten years or who has participated in at least 175 Senior Club (Saturday) matches may be granted life membership.
- d) Hall of Fame: Any person , whether an Active Member or not, who has dedicated themselves to the club in an official voluntary capacity, but not limited to Committee roles, for a period not less than 25 years shall be eligible for Hall of Fame Membership with membership conveying the highest mark of esteem the Club may bestow.

4. OBJECTIVES

The objectives and purpose for which the Club exists shall be as follows:

- a) To provide cricketing activities for members.
- b) To provide other sporting, recreational, social and cultural activities for the benefit of members and their immediate families.
- c) To engage in or support such welfare or community projects as may be considered of benefit to the members or past members, their families or dependents.
- d) To raise funds for the above mentioned purposes through suitable trading activities, collections and similar means as a "Not for Profit" organisation.

5. ADMISSION OF MEMBERS

- a) Active Members: Persons wishing to become Active Members of the Club shall complete a registration for membership. The names of persons applying

for membership shall be notified to the Secretary or President who then register new members.

- b) Honorary Members: A person may be elected as an Honorary Member after they have been first proposed by at least two Active Members of the Club. Such proposal shall be in writing, specifying the reasons for the proposal and shall be forwarded to the Secretary or President who shall bring the proposal before the Club Committee at its next Meeting. The election as an Honorary Member shall be duly made if a majority of three-fourths of the Committee members vote for the election.
- c) Life Members: Each member who qualifies under clause 3. (c) will be awarded Life Membership, and shall be announced at the end of that season's presentation event.
- d) Hall of Fame Members: A person may be elected as a Legend Member after they have been first proposed by at least two Active Members of the Club. Such proposal shall be in writing, specifying the reasons for the proposal and shall be forwarded to the Secretary or President who shall bring the proposal before the Club Members at a duly convened Special Meeting or Annual General Meeting. The election as a Hall of Fame Member shall be duly made if a majority of three-fourths of the Members vote for the election. Only one member shall be admitted in a given year.

6. CESSATION OF MEMBERSHIP

Membership of the Club shall cease:

- a) On the date on which a member leaves the Club other than as provided in Rule 3 (c), unless a proposal for Honorary Membership shall have been lodged with the Secretary before the date of leaving the Club.
- b) On failure to pay subscriptions in a given season unless non-payment is due to any reason for which subscriptions may be excused under Rule 7 (g).
- c) On the termination of any Notice of Expulsion as provided under Rule 8.

7. SUBSCRIPTION

- a) The subscription for Active Members shall be such sum as the Committee shall recommend to an Annual General Meeting which shall be passed by a majority of the members present at such meeting.
- b) The Committee may increase the subscription between Annual General Meetings on giving to every member not less than two weeks' notice of such increase and unless objection shall be lodged as provided in Rule 7 (c) below, the increase shall be binding on all Active Members.
- c) Should an objection to the proposed increase be made in writing to the Secretary by five or more members, the increase shall be deferred until the proposed increase has been authorised by a majority at a Special Meeting of members convened for the purpose of approving the increase.
- d) Subscriptions shall be made payable by annual lump sum payable in advance or by any method agreed to by the elected Committee Officers for the time being.

- e) No subscription shall be payable by Honorary Members or Hall of Fame Members.
- f) On payment of subscriptions a member submits themselves to the Rules of the Club and is deemed to accept the interpretation thereof by the elected Committee and Officers for the time being.
- g) The Committee shall have the power to reduce or cancel the subscriptions of any member during periods of extended absence.

Commented [1]: It will be rare that this would ever be used.

8. CONDUCT OF MEMBERS

Any member wilfully disregarding the Club Code of Conduct or guilty of conduct at a Club function which in the opinion of the Committee is contrary to the interest of the members generally shall be liable to suspension or expulsion from membership. Such action shall be taken by the Committee only after a complaint has been lodged by at least two Active Members and the member concerned has been given the right to explain their conduct. A resolution to suspend or expel a member shall be valid only if passed unanimously by all members of the Committee.

Commented [2]: We have a Code of Conduct for Juniors which should evolve into Seniors this season

9. CLUB OFFICERS AND MANAGEMENT

- a) The Officers of the Club shall be the President, Secretary and Treasurer. The President, Secretary and Treasurer will be elected by members present at the Annual General Meeting.
- b) The business and management of the Club shall be conducted by a Committee consisting of a maximum of 14 members including the President, Secretary and Treasurer elected annually in accordance with Rule 14 (b). All Committee members shall be entitled to vote on all matters to be decided by the Committee.
- c) Notwithstanding the provisions elsewhere specified in these Rules, in the event of any casual vacancy occurring on the Committee, the Committee may proceed at its next meeting after the occurrence of the vacancy to appoint a member to fill such vacancy.
- d) The Committee shall have the power to appoint all necessary sub-committees and to co-opt Active Members to serve thereon, provided that such sub-committees shall report to the Club Committee and shall not have the power to commit the Club financially or in any other way.
- e) The Secretary shall be the Club's executive officer and public officer.

10. TEAM MANAGEMENT

- a) Captains & Vice-Captains: Each team filled by the Club will be under the control of a Captain. Junior Captains shall be appointed by the team's coach. Senior Captains shall be appointed by the Club Coach and Senior Director in consultation with the Club Committee. In the absence of a club coach the appointments will be made by the Club Committee. Captains shall appoint a Vice-Captain in each team.
- b) Coaches: The Club Coach and Assistants shall be appointed by the club committee.
- c) Selection Committee: The Senior Selection Committee shall be comprised of the team captains and the Club Coach or delegate of the coach. In the absence of a Club Coach the Senior Director will be appointed to the Selection Committee. Junior Teams will be selected by the coach of each team.

Commented [3]: I think the coach should be running training and not leaving training early for selections, so this provides the option for the coach to delegate someone if they so wish

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11. FINANCIAL YEAR

The Financial Year of the Club shall be from 1st May to 30th April next following.

12. ACCOUNTS & RECORDS

- a) The accounts and minute books of the Club shall be open for inspection by any member on application to the Secretary, who shall produce them at all reasonable times.
- b) Such books, accounts and vouchers shall be kept by the Treasurer and Secretary as necessary to give a true and correct view of the receipts and payments on behalf of the Club, and profit and loss on functions and other activities of the Club for each Financial Year. All such records shall be kept in accordance with the requirements and recommendations of the Club Auditor.
- c) Minutes shall be kept of all Committee Meetings, Annual General Meetings and Special Meetings.
- d) All accounts for payment shall be authorised by any two of the Treasurer, Secretary or President. Significant accounts should be brought to the attention of the Treasurer and the Committee prior to payment.

13. ANNUAL REPORT

An Annual Report and Financial Statement duly audited shall be presented to the Annual General Meeting.

14. MEETINGS

- a) Committee Meetings: The Committee shall meet regularly to discuss matters not otherwise resolved in electronic communications . The Treasurer shall report to every such meeting on the financial position and outstanding commitments. All sub-committees shall also report at such meetings.
- b) Annual General Meetings: The Annual General Meeting shall be held in the months of May, June, July or August each year, for the purpose of electing the President, Secretary, Treasurer, other Committee members, receiving the Annual Report and Financial Statements, and any other business.
The Committee shall assume their duties on election and shall remain in office until the following Annual General Meeting and be eligible for re-election.
- c) Special Meetings: A Special Meeting of the members of the Club may be called at any time by the Committee between Annual General Meetings. Such a Special Meeting must be called by the Secretary if instructed in writing by not less than five Active Members, or if a quorum cannot be formed at two successive Committee Meetings.
- d) Quorum: The minimum number necessary to constitute valid meetings shall be in the case of Annual General Meetings and Special Meetings – not less than fifteen members or 10% of the Active Members, whichever shall be the lesser. In the case of a Special Meeting, where due notice has been given as above, and a quorum is not obtained, the business of the Special Meeting shall be determined by the

Commented [4]: To reflect most committee matters are now resolved via email or messenger groups while still encouraging face to face meetings which are important

Committee of the time. A quorum for each Committee Meeting shall be at least fifty per cent of the total Committee (including officers).

- e) Notice: The Secretary shall give at least fourteen clear days' notice of the dates of all Club Meetings to Active Members.

15. DISSOLUTION OF THE CLUB

The Club may be dissolved by a resolution passed by a three-fourths majority of all Active Members at a Special Meeting convened for that purpose. On the winding-up of the Club's affairs any surplus funds shall be donated to a recognised charity nominated by the Committee.

16. ALTERATION OF THE RULES

No alteration of these Rules shall be made except at a Special Meeting convened for that purpose or at an Annual General Meeting. Fourteen clear days' notice in writing of any proposed alterations or additions to these Rules shall be given to the Secretary who shall forthwith notify the same to every Active Member. No resolution to alter or amend these Rules shall be deemed carried unless supported by three-fourths of the Active Members present.

17. CLUB PATRON

The Patron of the Club shall first be appointed by the members present at an Annual General Meeting provided that a majority of at least 75% of those members present are in favour of the appointment. The Patron, thereafter will hold office at the pleasure of the Club. The Patron may only be removed from office at a Special Meeting of the Club called for the purpose. At such meeting removal will only be effected should a majority of at least 75% of those members present be in favour of such removal.

Thriving Suburbs Program - External Accountant Declaration

Role/Title of person making declaration	Director
Name	s47F
Employer	Morris Forensic
Contact details	s47F @morrisforensic.com.au
Qualification	<input type="checkbox"/> Chartered Accountant <input type="checkbox"/> Certified Practising Accountant <input type="checkbox"/> CPA Australia <input checked="" type="checkbox"/> Chartered Accountants Australia and New Zealand <input type="checkbox"/> Institute of Public Accountants
Membership number:	49687
Applicant's name:	Coromandel Valley Ramblers Cricket Club Inc
Applicant's ABN:	85 503 189 670

I declare that:

- On the basis of the evidence Coromandel Valley Ramblers Cricket Club Inc has supplied to me, I consider that Coromandel Valley Ramblers Cricket Club Inc is able to fund its share of the cost of the proposed project from the following source of funding – existing cash reserves.
- This opinion is based on the applicants share being \$50,000 out of total project expenditure of \$1,677,000.

The applicant is part of a consolidated group for tax purposes.

Yes

No

Signature
 s47F

Signed on this 23rd day August of 2024



Funding and Project Management Agreement

CITY OF MITCHAM

COROMANDEL VALLEY RAMBLERS CRICKET CLUB

Draft

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

THIS AGREEMENT made the _____ day of _____ 2024

BETWEEN: **CITY OF MITCHAM** ABN 92 180 069 793 of 131 Belair Road, Torrens
Park SA 5062 (Council)

AND: **COROMANDEL VALLEY RAMBLERS CRICKET CLUB** ABN 85 503 189
670 of 442B Main Road, Coromandel Valley SA 5051 (**Club**)

RECITALS

- A. The Council is the registered proprietor, or has the care, control and management, of the land comprised in Certificate of Title Volume 6150 Folio 901 (**Club Licence Land**).
- B. The Club facilities are located on the Club Licence Land.
- C. The Council and the Club are parties to the Licence, and the Club is currently holding over under the Licence.
- D. The Council and the Club will shortly enter into negotiations for a new lease of the Club Licence Land (**New Lease**).
- E. The Club has secured external funding for various upgrades to the Club facilities on the Club Licence Land.
- F. The Club has decided to provide the external funding it has secured to the Council as contribution to the Project.
- G. The Club and the Council agree that the Council will project manage the delivery of the Project on the terms of this Agreement.

AGREEMENT

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Agreement except to the extent that the context otherwise requires:

Acts means the *Development Act 1993 (SA)* and the *Local Government Act 1999 (SA)*.

Authorisation means any authorisation, approval, licence, permit, consent, qualification, accreditation, filing, registration, certificate, resolution, direction, declaration or exemption and any renewal and variation of them by or with an Authority.

Authority includes any State or Federal government, any semi or local government, any statutory, public or any other person, authority, instrumentality or body having jurisdiction over the Land or anything in relation to it.

Club means Coromandel Valley Ramblers Cricket Club, and where the context permits, includes its members, employees, agents and subcontractors.

Club Funding means an amount of \$50,000 including GST (if any).

Club Licence Land means the land comprised in Certificate of Title Volume 6150 Folio 901.

Conditions means the conditions precedent specified in clause 3.

Confidential Information means any documentation or information of a confidential nature supplied by either of the parties to the other in connection with this agreement and includes all scientific, technical, manufacturing, performance, sales, financial, commercial, contractual or marketing information possessed by each Party, but specifically excludes any documentation or information which has been previously published or otherwise disclosed to the general public or is required to be disclosed by Law.

Council means the City of Mitcham, and where the context permits, includes its employees, agents and contractors.

Council Funding means the amount of \$383,236 excluding GST.

Grant Agreements mean:

- the ORSR Special Purpose Grant Agreement; and
- the ORSR Round 3 Grassroots Grant Agreement.

GST means goods and services tax as imposed by the GST Act.

GST Act means A New Tax System (Goods and Services Tax) Act 1999 and associated legislation, regulations, rulings and determinations.

Law includes any statute, regulation, order, rule, subordinate legislation or other document enforceable under statute, regulation, order, rule, subordinate legislation and **Laws** has a corresponding meaning.

Licence means the licence agreement between the Council and the Club.

ORSR Special Purpose Grant Agreement means the Grant Agreement (Ref 2018/14035/01) dated 14 June 2018 between the Minister for Recreation, Sport and Racing and the Club, as extended by a letter dated 27 March 2024 from the Office of Recreation, Sport and Racing.

ORSR Round 3 Grassroots Grant Agreement means the Grant Agreement (Ref GFCNFP240) dated June 2020 between the Minister for Recreation, Sport and Racing and the Club.

Parties means the Council and the Club and **Party** means one of the Parties.

Project means the construction of a new multi-purpose sport complex with 2 unisex changerooms, umpire's rooms, equipment storage room and all access toilet facilities at the Club Licence Land, the general specifications of which are described in Annexure C.

Project Budget means the total of the Council Funding, the Club Funding and the funding received by the Club from the Project External Funders.

Project Completion Date mean TBA

Project External Funders means:

- the Minister for Recreation, Sport and Racing pursuant to the ORSR Special Purpose Grant Agreement;
- the Minister for Recreation, Sport and Racing pursuant to the ORSR Round 3 Grassroots Grant Agreement.
- Other funding TBA

1.2 General Information

Unless the contrary intention appears:

- 1.2.1 a reference to any legislation or legislative provision includes any statutory modification or re-enactment of, or legislative provision substituted for, or any subordinate legislation issued under that legislation or legislative provision;
- 1.2.2 a reference to a person is deemed to include a body corporate, partnership incorporated association, Authority, trust or body politic and vice versa;
- 1.2.3 headings are for convenience of reference only and do not affect the construction or interpretation of the provisions of this Agreement;
- 1.2.4 any provision of this Agreement which is prohibited or unenforceable in any jurisdiction must, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability only without invalidating the remaining provisions of this Agreement;
- 1.2.5 no amendment of or addition to this Agreement will be binding unless it is in writing and signed by the Parties;
- 1.2.6 if any matter to be done under this Agreement (including the payment of money) falls on a day which is not a business day then that time limit will be deemed to have expired on the next business day;
- 1.2.7 a reference to this Agreement is a reference to this Agreement as amended, varied, novated, supplemented or replaced from time to time;
- 1.2.8 a reference to a Party to this Agreement or any other instrument includes that Party's executors, administrators, successors and permitted assigns;
- 1.2.9 a reference to a clause number or annexure number is a reference to a clause or Annexure of this Agreement;
- 1.2.10 the meaning of general words is not limited by specific examples introduced by 'including', 'for example' or similar expressions;
- 1.2.11 a provision of this Agreement must not be construed to the disadvantage of a Party merely because that Party was responsible for

preparing this Agreement or the inclusion of the provision in this Agreement;

1.2.12 the Recitals and Annexures to this Agreement form part of this Agreement and have effect as if set out in full in this Agreement

1.3 **Co-Operation**

Each Party agrees to promptly execute such deeds and do such acts and things as are necessary to give effect to this Agreement.

1.4 **Waiver**

No waiver by a Party of any other provisions of this Agreement is binding and unless made expressly and confirmed in writing. A waiver will apply only to such matter, non-compliance or breach to which it expressly relates will not apply to any subsequent matter, non-compliance or breach.

1.5 **Severability**

If any court or competent Authority declares any part of this Agreement ineffective, void, voidable, illegal or unenforceable or this Agreement would, if any part were not omitted, be ineffective, void, voidable, illegal or unenforceable then:

1.5.1 that part will, without in any way affecting the effectiveness, validity, legality or enforceability of the remainder of this Agreement, be severable and this Agreement will be read and construed and take effect for all purposes as if that part were not contained in this Agreement; or

1.5.2 the Parties will attempt to renegotiate in good faith, that part.

1.6 **Entire Agreement**

This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and supersedes all previous negotiations, commitments and writings with respect to that subject matter. The Parties acknowledge that they have not relied on any representations or conduct in deciding whether to enter into this Agreement other than as expressly set out in this Agreement.

2. **SCOPE OF THIS AGREEMENT**

This Agreement:

2.1 deals with the delivery of the Project only;

2.2 is not intended to limit or fetter any power or discretion of Council under the Acts or to limit or remove any requirement that the Club may have to comply with under the Acts; and

2.3 expires when the Council and the Club agree in writing that practical completion of the Project has been achieved.

3. **CONDITIONS PRECEDENT**

The Council's obligations under this Agreement is subject to:

- 3.1.1 the Council being able to obtain all necessary Authorisations for performance and completion of the Project; and
- 3.1.2 The Council and the Club entering into the New Lease on terms acceptable to the Council and the Club.

4. **CLUB'S RESPONSIBILITIES**

4.1 The Club agrees to:

- 4.1.1 comply with all of its obligations under the Grant Agreements in all respects; and
 - 4.1.2 (subject to receipt of a tax invoice from the Council pursuant to clause 6) provide the Club Funding and the funding received from the Grant Agreements within 3 business days of receipt of the Council's tax invoice.
- 4.2 Without derogating from its obligations under clause 4.1.1, the Club must prepare and submit all necessary reports as required under the Grant Agreements..
- 4.3 The Club acknowledges and agrees that the Council is managing the Project, and as such, all communications or correspondence relating or pertaining to the Project must be via the Council.

5. **COUNCIL'S RESPONSIBILITIES**

5.1 Subject to the Club complying with its obligations under this Agreement, the Council agrees to:

- 5.1.1 contribute the Council Funding towards the Project;
 - 5.1.2 complete the Project on the terms of this Agreement, including engaging consultants and contractors for all design and construction works necessary to complete the Project; and
 - 5.1.3 provide all information necessary to the Club to allow the Club to comply with its obligations under the Grant Agreements.
- 5.2 For the avoidance of doubt, the Council acknowledges and agrees that the Club Funding and the funding from the Project External Funders can only be used for the Project and any unused funding from the Club will be reimbursed to the Club.

6. **PROJECT COMPLETION**

6.1 The Club expressly acknowledges that while the Council will use all reasonable endeavours to complete the Project by the Project Completion Date, the Council cannot, and does not, provide any guarantee that the Project will be completed by the Project Completion Date.



- 6.2 The Club further acknowledges and agrees that it is responsible for obtaining any extensions as may be necessary under the Grant Agreements.
- 6.3 The Council agrees to keep the Club fully informed as to the progress of the Project.

7. INVOICING AND PAYMENT

- 7.1 The Club must make payment in respect of the Club Funding and the funding from the External Project Funders upon provision of a tax invoice from the Council which:
 - 7.1.1 describes the Club Funding and the funding from the External Project Funders (as applicable), including the component of GST (if any);
 - 7.1.2 refers to the Project;
 - 7.1.3 displays the terms of payment; and
 - 7.1.4 is addressed to the Club.
- 7.2 Payment of the tax invoice will be due within the dates specified in clause 4.1.2.

8. PROJECT MANAGEMENT

8.1 Project Control Group

- 8.1.1 During the duration of the Project, the Club and the Council must convene a project control group (**PCG**) comprising of:
 - 8.1.1.1 Hayley Ashworth, Sporting Facility & Recreation Officer, as a representative of Council;
 - 8.1.1.2 Joe Carbone, Major Projects Co-Ordinator (Property), as a representative of Council;
 - 8.1.1.3 Matthew Smith, Future Directions Officer, as a representative of the Club; and
 - 8.1.1.4 Jarryd Simister, President, as a representative of the Club;
 - 8.1.1.5 Alicia Clutterham, State Infrastructure Manager, SA Cricket Association;

(or any delegate as nominated by any of them).
- 8.1.2 The chairperson of the PCG will be Hayley Ashworth (or her delegate), or any other Council representative as nominated by the Council's Manager Property and Facilities.
- 8.1.3 PCG meetings are to be held on no less than a monthly basis.

- 8.1.4 Any PCG member may, acting reasonably, request that other PCG meetings are convened, which request the other PCG members must consider in good faith.
- 8.1.5 There must be at least one representative from each of the Council and the Club to constitute a quorum for a PCG meeting.
- 8.1.6 The chairperson must furnish an agenda to the PCG members at least 2 days prior to a proposed PCG meeting.
- 8.1.7 Minutes of each PCG meeting are to be taken by the chairperson.
- 8.1.8 Copies of the draft minutes of each PCG meeting must be distributed to all PCG members within 5 business days of a PCG meeting.
- 8.1.9 If a PCG member objects to any matter reflected in the minutes he or she must, within 3 business days of receiving the draft minutes, give the other PCG members notice of his objection, stating full particulars of his or her objection.
- 8.1.10 In the absence of any notice by any PCG member under clause 8.1.9, the draft minutes will be deemed to be approved.
- 8.1.11 Any disputes between the Council and the Club will be dealt with by the PCG in the first instance.
- 8.1.12 If the PCG is unable to resolve a dispute within 10 business days, the PCG members must promptly refer the dispute:
 - 8.1.12.1 in the case of the Council, to its Chief Executive Officer; and
 - 8.1.12.2 in the case of the Club, to its President or a representative appointed by the club committee.

8.2 Overspends

- 8.2.1 Without derogating from the Council's rights under clause 15.1.5, in the event the tenders received by the Council for the Project cause the Council to form the view that the Project cannot be completed within the Project Budget, the Club and the Council will negotiate with each other in good faith to determine if changes can be made to the proposed Project scope so as to allow the Project to be completed within the Project Budget. In the event the Club and the Council are unable to reach agreement on an alternative Project scope, the Council may exercise its rights under clause 15.1.5.
- 8.2.2 For the avoidance of doubt, the Parties expressly acknowledge and agree that neither the Council or the Club have any obligation to provide funding in excess of the amounts specified in this Agreement for the Project.

9. INDEMNITIES, RELEASE AND INSURANCES

9.1 Indemnity

Each Party (**Indemnifier**) indemnifies the other Party (**Indemnified Party**) and will keep it indemnified against all losses, costs, actions, claims, demands,

expenses, judgments, court orders, or other liabilities (including all legal costs) incurred by them to the extent they arise as a result of:

- 9.1.1 any act or omission (or breach of any Laws or Authorisations) by the Indemnifier or its employees, agents, contractors and consultants in connection with this Agreement and the Project; and
- 9.1.2 any breach of the terms of this Agreement by the Indemnifier, its employees, agents, contractors or consultants.

The indemnity under clause 9.1 is reduced by the extent to which the Indemnified Party and its employees, agents and consultants contribute to the event giving rise to the claim for the indemnity, and the Indemnified Party must take reasonable steps to mitigate its loss.

9.2 Release

Each Party releases and agrees to hold released and save harmless the other Parties from and against all claims, actions, proceedings, costs, expenses, losses, suffering, illness and liabilities incurred by that Party or its employees, agents, contractors and third party persons which arise from the execution of any works required to be undertaken pursuant to this Agreement, except a Party is not required to release the other Party for the proportion of liability that the other Party has at law for the action, demand, cost, liability or loss caused or contributed to by the other Party's negligent, or wrongful acts or omissions.

10. COSTS

The Council will bear the costs in respect of the preparation of this Agreement. Each Party will bear its own costs in respect of the negotiation and execution of this Agreement.

11. RELATIONSHIP OF THE PARTIES

The liabilities and obligations of the Parties will be several. Nothing in this Agreement will be considered or interpreted as constituting the relationship of the Parties as a partnership, association, or joint or other relationship in which any one or more of the Parties may be liable generally for the acts or omissions of another Party nor anything in this Agreement be considered or interpreted as constituting any Party the general agent or representative of any other Party. In particular, but without limitation, no Party will have authority to pledge the credit of any other Party.

12. OMBUDSMAN

The *Ombudsman Act 1972 (Ombudsman Act)* provides that the Ombudsman may investigate any act of an individual or organisation done in the performance of functions conferred under a contract with certain public authorities. The Parties agree to ensure timely compliance with all obligations arising under the Ombudsman Act, and any other applicable Law, in relation to any such investigation involving the Council.

13. CONFIDENTIAL INFORMATION AND FREEDOM OF INFORMATION

- 13.1 Each of the Parties agrees that it will not use any Confidential Information of the other Party or allow any Confidential Information of the other Party to be

used for any purpose whatsoever, except for the purposes of and in the manner contemplated by this Agreement, and agrees that it will:

- 13.1.1 keep confidential;
- 13.1.2 take reasonable steps to ensure that the Party's officers and employees do not disclose to a third party;
- 13.1.3 maintain proper and secure custody of; and
- 13.1.4 not use or reproduce in any form,

any Confidential Information belonging to the other Party. Any departure from a Party's obligations pursuant to this clause may only be with the written consent of the other Party or as required by law or the rules of any relevant securities exchange or the terms of this Agreement.

- 13.2 The *Freedom of Information Act 1991 (SA)* (**FOI Act**) gives members of the public rights to access Council documents. The FOI Act promotes openness in governance and accountability of government agencies and to achieve these objects confers on members of the public a legally enforceable right to be given access to documents, including contracts, held by the Council subject but not limited to such restrictions as are consistent with the public interest, commercial in confidence and/or the preservation of personal privacy in respect of those from whom information is collected and held by the Council and other public authorities.
- 13.3 The Parties consent to any disclosures made as a result of the Council complying with its obligations under the FOI Act, subject to any legally required consultation.
- 13.4 Subject to clause 13.3 and for the purposes of the FOI Act, Council reports and resolutions designated to be confidential by the Council and/or pursuant to the *Local Government Act 1999 (SA)* are confidential (**Confidential Sections**).
- 13.5 Unauthorised disclosure of the Confidential Sections and the subject matter contained therein constitutes a breach of a Party's obligations under this Agreement.
- 13.6 The Club acknowledges that the Council is only able to keep reports confidential where the provisions of the *Local Government Act 1999 (SA)* pertaining to confidential records are met.

14. **WARRANTIES**

Each Party warrants and undertakes to the other Party:

- 14.1 that it has full right, power and authority to enter into this Agreement and to engage in the Project to the extent of its obligations set out in this Agreement;
- 14.2 to provide all reasonable assistance in the conduct of the Project for the mutual advantage of the Parties; and
- 14.3 to observe and perform its obligations, expressed and implied under this Agreement.

15. TERMINATION

15.1 Termination by the Council

The Council may terminate this Agreement with immediate effect if:

- 15.1.1 an order is made or resolution passed to wind up the Club;
- 15.1.2 the Conditions are not satisfied on or before [insert date] after all reasonable endeavours have been made by the Council to satisfy the Conditions;
- 15.1.3 the Club breaches a material term of this Agreement and fails to remedy the breach within 30 days after receiving notice from the Council requiring it to do so;
- 15.1.4 the arrangements between the Club and any one or more of the Project External Funders is terminated and/or suspended;
- 15.1.5 the tenders received by the Council for the Project cause the Council, acting reasonably, to form the view that the Project cannot be completed within the Project Budget.

15.2 Termination by the Club

The Club may terminate this Agreement with immediate effect if the Council is in breach of this Agreement and fails to remedy such breach within 30 days of receiving a notice from the Club.

15.3 Grant Agreement monies

In the event this Agreement is terminated under this clause 15, the Council will, within 30 days of the termination date, return to the Club all Grant Agreements monies which have been paid to the Council which have not been validly expended, incurred or committed by the Council as at the termination date.

16. NOTICES

16.1 A notice, demand, consent, approval or communication under this Agreement (**Notice**) must be:

- 16.1.1 in writing, in English and signed by a person authorised by the sender; and
- 16.1.2 hand delivered or sent by pre paid post or electronic communication to the recipient's address or email address specified below, as varied by any Notice given by the recipient to the sender.

16.2 At the date of this Agreement, contact details for Notices are:

CITY OF MITCHAM

Address: 131 Belair Road, Torrens Park SA 5062
 Email address: s47F [@mitchamcouncil.sa.gov.au](mailto:s47F@mitchamcouncil.sa.gov.au)
 Attention: s47F

COROMANDEL VALLEY RAMBLERS CRICKET CLUB

Address: 442B Main Road, Coromandel Valley SA 5051

Email address: club@coromandelramblers.com.au
 Attention: s47F Future Directions
 Officer

- 16.3 A Notice is deemed to be received:
- 16.3.1 if hand delivered, on delivery;
 - 16.3.2 if sent by prepaid mail, two business days after posting;
 - 16.3.3 If sent by electronic communication, at the time deemed to be the time of receipt under the *Electronic Transactions Act 1999 (Commonwealth)* if the notice was being given under a law of the Commonwealth of Australia.

However if the Notice is deemed to be received on a day that is not a Business Day or after 5:00pm, the Notice is deemed to be received at 9:00am on the next Business Day.

17. GST

- 17.1 Unless otherwise stated, all amounts described in this Agreement are expressed to be exclusive of GST.
- 17.2 If GST is payable by a Party (**the supplier**) for a supply under this Agreement to the other Party (**the recipient**) the recipient must pay to the supplier an amount equal to the GST payable on that supply in addition to the GST exclusive amount payable for that supply.

18. ALTERATION

This Agreement may be altered only in writing signed by each Party.

19. GOVERNING LAW AND JURISDICTION

This Agreement is governed by the laws of South Australia and the parties hereby irrevocably and unconditionally submit to the non-exclusive jurisdiction of the course of South Australia.

20. **COUNTERPARTS**

This Agreement may be executed in counterparts. All executed counterparts constitute one document.

EXECUTED as an agreement

Signed for CITY OF MITCHAM by its authorised delegate in the presence of:

..... Signature of witness Signature of authorised delegate
..... Name of witness (print) Name of authorised delegate (print)
 Position of authorised delegate

Signed for COROMANDEL VALLEY RAMBLERS CRICKET CLUB by:

..... President / Vice President <i>(Please delete as applicable)</i> Signature of Committee/Board Member <i>(Please delete as applicable)</i>
..... Name (print) Name (print)

Draft

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: City of Mitcham
Postal address: 131 BELAIR ROAD TORRENS PARK SA 5062
Email: mitcham@mitchamcouncil.sa.gov.au

IN REGARD TO:

Development application no.: 21022329	Lodged on: 17 Aug 2021
Nature of proposed development: Single storey building with change rooms, public toilets, store, bin area and decking	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: LOT 339 WATAHUNA AV HAWTHORNDENE SA 5051		
Title ref.: CT 6150/901	Plan Parcel: D3385 AE339	Council: CITY OF MITCHAM

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	11 Nov 2021	6	0	Assessment Panel at City of Mitcham
Building Consent	Granted	21 Dec 2021	4	0	City of Mitcham
Development Approval - Planning Consent; Building Consent	Granted	23 Dec 2021	10	0	City of Mitcham

FROM THE RELEVANT AUTHORITY: City of Mitcham
Date: 23 Dec 2021

CONDITIONS

Planning Consent

Condition 1

The development granted planning consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

Condition 2

The building approved herein shall only be used between the following hours:

- 7:00am to 10:00pm, Monday to Saturday; and
- 8:00am to 8:00pm on Sundays and Public Holidays

This form constitutes the form of a decision notification under section 126(1) of the Planning, Development and Infrastructure Act 2016, as determined by the Minister for Planning and Local Government for the purposes of regulation 57(1) of the Planning, Development and Infrastructure (General Regulations 2017). Published: 16 December 2021.



Government of South Australia

Attorney-General's Department

Condition 3

Stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.

Condition 4

All external lighting must be directed away from the residential development and if necessary, shielded to prevent light overspill causing nuisance to the occupiers of those residential premises to the reasonable satisfaction of Council.

Condition 5

Temporary debris and sediment control measures must be installed to ensure debris, soil, soil sediments, and litter are maintained within the construction site. Debris, soil, soil sediments, and litter from the construction site must not enter Council's drainage system, Council's road network, or neighbouring properties.

NOTE: Pollution prevention measures must be in accordance with the Environmental Protection Authority's "Stormwater Pollution Prevention Codes of Practice";

- For the Community
- For Local, State and Federal Government
- For the Building and Construction Industry

Condition 6

Three replacement trees must be planted within the oval complex prior to the completion of the single storey building with change rooms, public toilets, store, bin area and decking.

Building Consent**Condition 1****STORMWATER**

All water flowing from the roof or roofs of the building, shall be disposed of from the subject site to the Council drainage system in a manner which meets the requirements of the Building Code of Australia for the building approved as part of this consent to avoid:

- (a) external moisture or water into the building; and
- (b) affecting the stability of the building; and
- (c) creating unhealthy or dangerous conditions; and
- (d) running onto or over land of an adjoining building or land.

Stormwater shall be diverted away from the building, shall not be permitted to run onto adjoining land, except for stormwater following the existing drainage pattern of rainwater naturally falling on the allotment.

Reason: To ensure satisfactory discharge of stormwater from the property.

Condition 2**MANUFACTURER'S RECOMMENDATIONS**

All construction must be in accordance with the manufacturer's standard approved specifications and all relevant standards.

Reason: To ensure the building work is completed in accordance with the manufacturer's standards.

Condition 3**FIRE EXTINGUISHERS**

Portable fire extinguishers shall be provided to the building in accord with AS 2444 "Portable Fire Extinguishers and Fire Blankets - Selection and Location".

Reason: To comply with the Building Code of Australia Volume 1 Part E1.6.

Condition 4

FIRE HAZARD PROPERTIES

The Fire Hazard Properties of internal linings, materials and assemblies shall comply with the Spread-of-Flame and Smoke-Developed-Index requirements of Part C1.10 of the Building Code of Australia.

Reason: To comply with the Building Code of Australia Volume 1 Part C1.10.

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Consent

None

Building Consent

Advisory Note 1

OPERATION OF EXIT DOOR LATCHES

All doors in a required exit, or forming part of a required exit, or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1200mm from the floor in accordance with Part D2.21 of the Building Code of Australia.

Advisory Note 2

ESP FORM 2

Regulation 94 requires that the relevant authority issue a schedule that specifies the essential safety provisions for the building and the standards or requirements for their maintenance and testing as set out in Ministerial Building Standard SA002. The items to be inspected or tested are detailed on the attached schedule.

The owner of a building in which essential safety provisions have been installed must provide to Council a *'Certificate of Compliance'* (Form 2) for each essential safety provision signed by the installer of the safety provision or alternatively to be signed by the manager who is responsible for the installation of the work.

Advisory Note 3

PROTECTION OF PUBLIC FOOTWAY, NATURE STRIP ETC

Any public footway, nature strip or roadway is not to be obstructed by vehicles and machinery or rendered inconvenient or dangerous to the public.

Suitable measures are to be taken to protect any public footway, nature strip, street tree or roadway from damage. Any person responsible for such damage will be required to pay costs incurred by Council in reinstating all damage.

Advisory Note 4**TREE DAMAGING ACTIVITY**

No approval is granted for any activity defined as tree damaging activity by the Planning, Development and Infrastructure Act 2016.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: City of Mitcham	Type of consent: Planning; Building
Telephone: 08 8372 8888	Email: development@mitchamcouncil.sa.gov.au
Postal address: 131 Belair Road, Torrens Park SA 5062	

BUILDING CLASSIFICATION/S

Essential safety provisions apply: Yes

Building work Class 9b building

Building Classification	Approved number of occupants
9B - Assembly building	60

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building work Class 9b building

- Commencement of Building work (1 business day's notice)
- Completion of Footings - structural steel reinforcement for concrete footings or other floors (1 business day's notice)
- Completion of Wall and roof framing (prior to commencement of any wall and roof cladding) (1 business day's notice)
- Completion of Submission of ESP Form 2 (1 business day's notice)
- Commencement of Construction Industry Training Board (CITB) levy payment (1 business day's notice)
- Completion of Building work (1 business day's notice)
- Completion of Statement of Compliance and other documents required to be provided at the completion of building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

*To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications.***

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Class 9b building

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

- Form 2

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Class 9b building

Building classification 9B - Assembly building

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The council

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).

Note, despite a YES being indicated above, a Certificate of Occupancy is not required for a Class 1a building if this building is completed between 16 December 2021 and 30 June 2022 (inclusive). Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required. Note this deferral applies to Class 1a buildings only.

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name City of Mitcham

Email development@mitchamcouncil.sa.gov.au

Phone 08 8372 8888

Notifications may also be provided via the SA planning portal.



HAWTHORNDENE OVAL MULTI-USE FACILITY BUDGET

	Total \$	2024/25 \$	2025/26 \$
INCOME (reported at time of spend)			
City of Mitcham Funding	383,236	383,236	-
South Australian Government Funding	406,000	406,000	-
Federal Government Thriving Suburbs Funding	822,764	822,764	-
Coromandel Valley Ramblers Cricket Club Funding	50,000	50,000	-
Blackwood Football Club Funding	15,000	15,000	-
TOTAL INCOME	1,677,000	1,677,000	-
EXPENDITURE			
Demolition	s47G(1)(a)		
Demolition			
Building Works			
Substructure			
Columns			
Roof			
External Walls			
Windows			
External Doors			
Internal Walls			
Internal Screens & Borrowed Lights			
Internal Doors			
Wall Finishes			
Floor Finishes			
Ceiling Finishes			
Fitments			
Hydraulic Services			
Electric Light & Power			
Fire Services			
Mechanical Services			
External Works			
Site Preparation			
Roads, Footpaths & Paved Areas			
Boundary Walls, Fencing & Gates			
Landscaping & Improvements			
External Fitments			
Services Infrastructure			
External Stormwater Drainage			
External Hydraulic Services			
External Fire Services			
Electric Light & Power			
Building On-Costs			
Builders Preliminaries & Margin			
Project On-Costs			
Construction Contingency			
Statutory Authority Charges Incl CITB Levy			
TOTAL EXPENDITURE			
NET BUDGET	-		

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Hawthorndene Oval Changerooms & Toilet

Pre-Tender Estimate

5th April 2024



CHRIS SALE
consulting

PROJECT GROUP CONTACTS

Project:	Hawthorndene Oval Changerooms & Toilet
Client:	Dash Architect
Architect:	Dash Architect
Structural Engineer:	CPR
Civil Engineer:	CPR
Services Engineer:	Lucid Consulting
Cost Manager:	Chris Sale Consulting

Project Information					
Job Number:	202730	Revision Number:	0	Issue Date:	5th April 2024
Checked By:	TS	Controlled Doc	Yes	Author:	TC
Distribution:	1 x on file; 1 x electronic copy				

EXECUTIVE SUMMARY

This estimate has been prepared based on the information as listed in Section 4.0 of this report.

This estimate has been priced at current rates - refer to Section 5.0 in regards to tendering and market assumptions.

1.0 SCOPE OF PROJECT

The scope of this project includes new Change Room and Public Toilet located at Hawthorndene Drive, Hawthorndene, SA 5051

This project is based on the following areas:

Fully Enclosed Covered Areas: 120 m²

2.0 INCLUSIONS

This cost estimate includes the following:

- Builders Preliminaries and Margin
- Construction Contingency
- Statutory Authority Charges incl. CITB Levy

3.0 EXCLUSIONS

This cost estimate excludes the following which should be considered when assessing overall project cost:

- Design Contingency
- Contaminated soil removal and remediation
- Rock excavation
- Construction management procurement
- Staging
- GST
- Overtime Work
- Latent Conditions
- Asbestos Removal
- Major Cut and Fill
- Demolition of significant tree
- SAPN Augmentation fees
- Loose Furniture, Fittings and Equipment
- Escalation
- Temporary toilet
- Existing oval
- Professional Fees

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following information was used in preparation of this cost estimate:

- Architect drawing by Dash Architect received 21.03.2024
- Structural drawing by CPR received 21.03.2024
- Services tender price in 2021 provided by Council
- Email correspondances

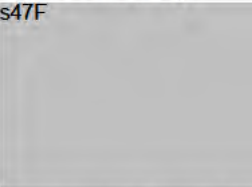
5.0 COSTING & MARKET CONDITIONS

This cost estimate is based upon traditional lump sum procurement.

Our estimate excludes escalation.

Yours faithfully,

s47F



Managing Director

Pre-Tender Estimate

Project:	Hawthorndene Oval Changerooms & Toilet	Estimate:	Pre-Tender Estimate
Project No:	202730	Date:	5th April 2024
GFA:	120 m2		

s47G(1)(a)



Pre-Tender Estimate

Project: Hawthorndene Oval Changerooms & Toilet	Estimate: Pre-Tender Estimate
Project No: 202730	Date: 5th April 2024
GFA: 120 m2	

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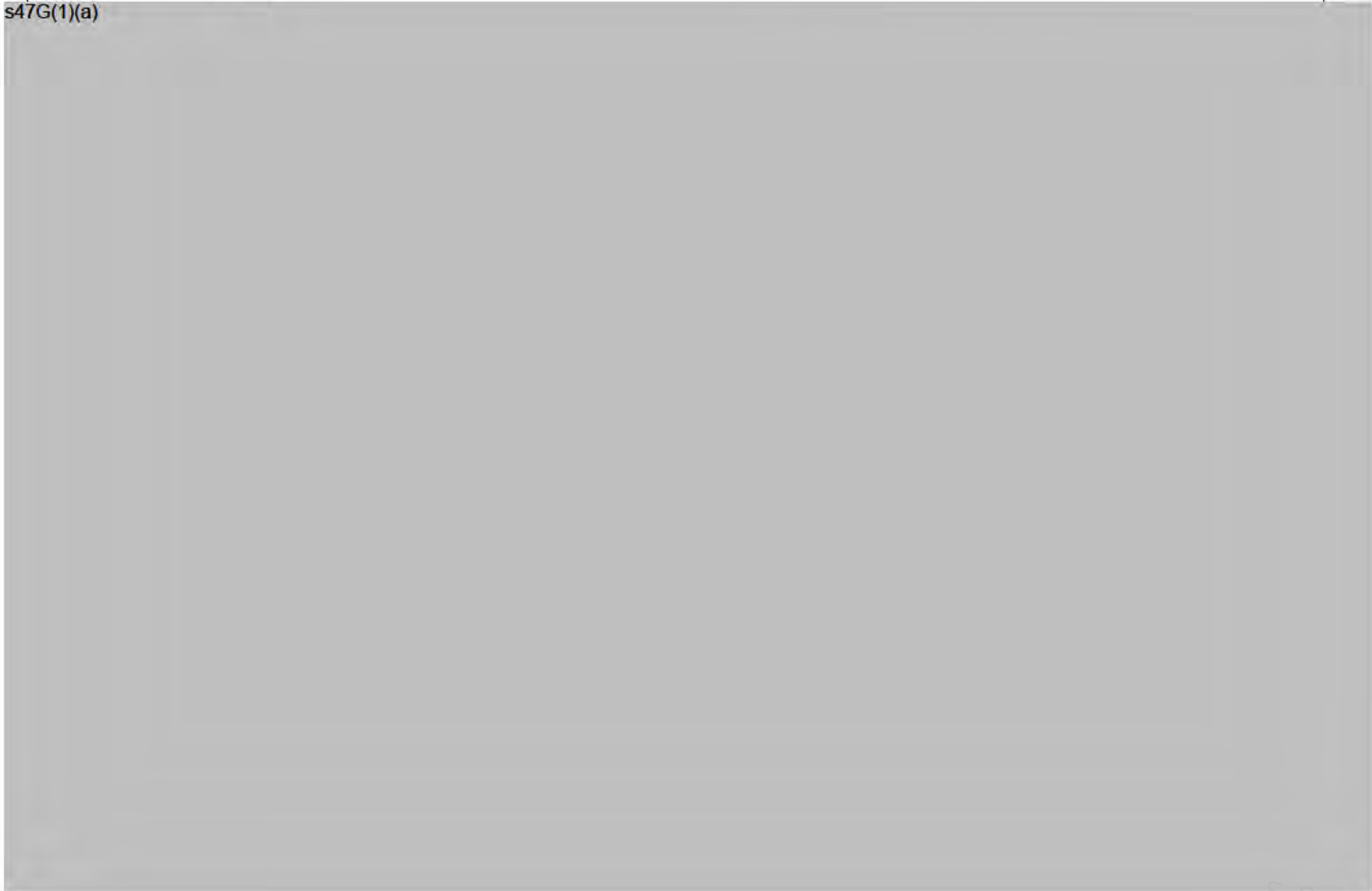




Pre-Tender Estimate

Project: Hawthorndene Oval Changerooms & Toilet	Estimate: Pre-Tender Estimate
Project No: 202730	Date: 5th April 2024
GFA: 120 m2	

s47G(1)(a)





Pre-Tender Estimate

Project: Hawthorndene Oval Changerooms & Toilet

Estimate: Pre-Tender Estimate

Project No: 202730

Date: 5th April 2024

s47G(1)(a)



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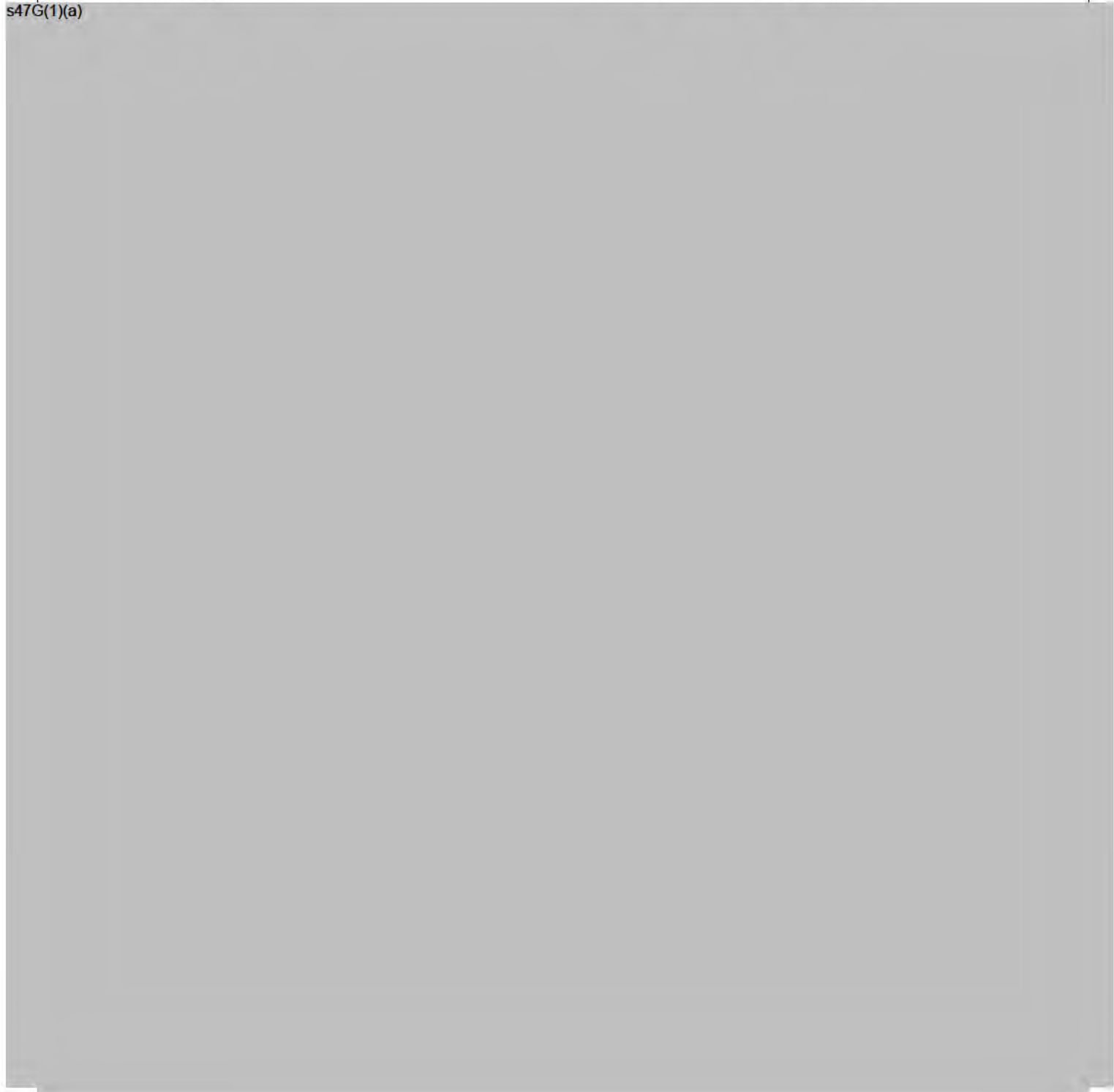
Pre-Tender Estimate

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Estimate: Pre-Tender Estimate

Project No: 202730

Date: 5th April 2024



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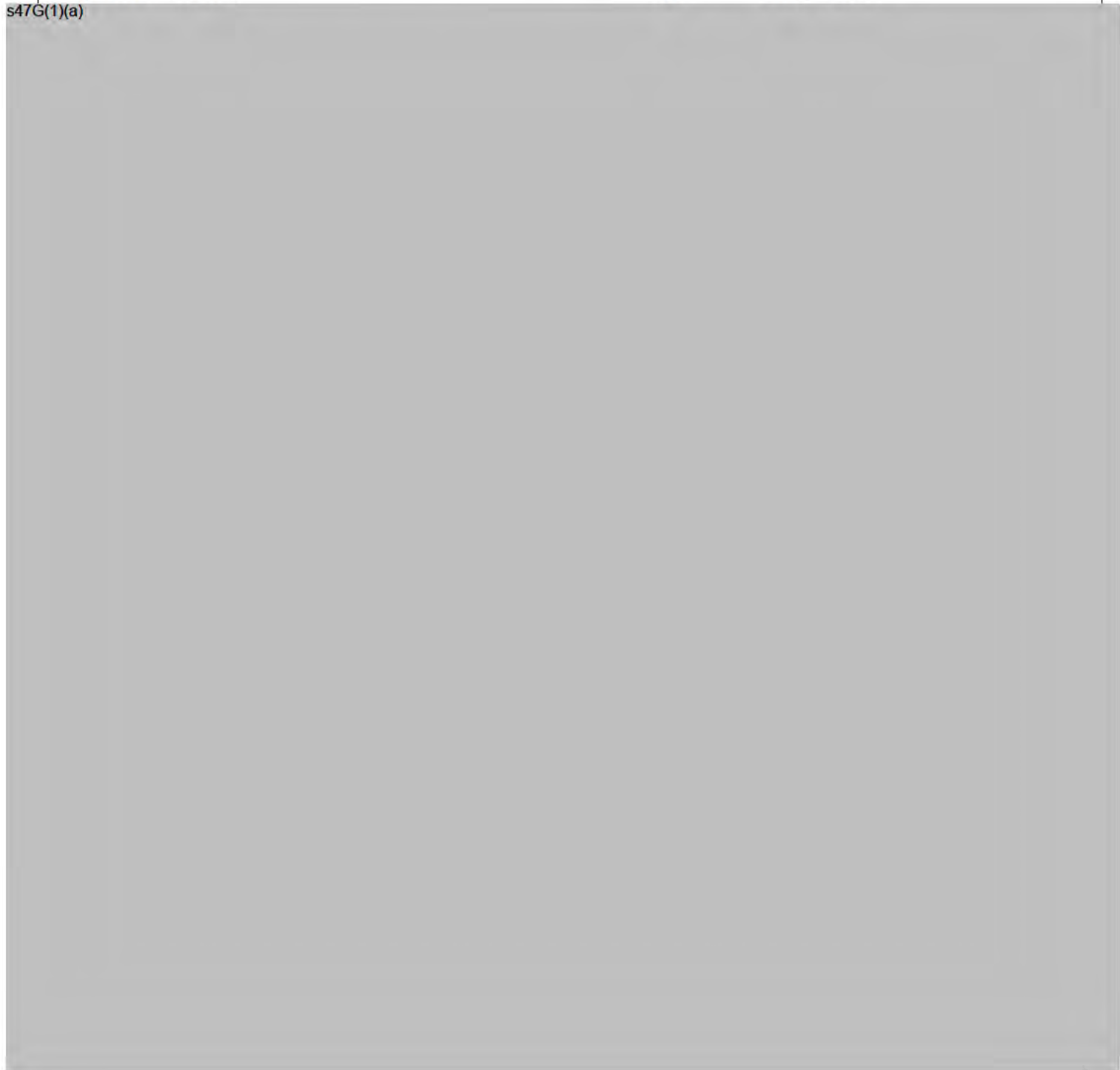
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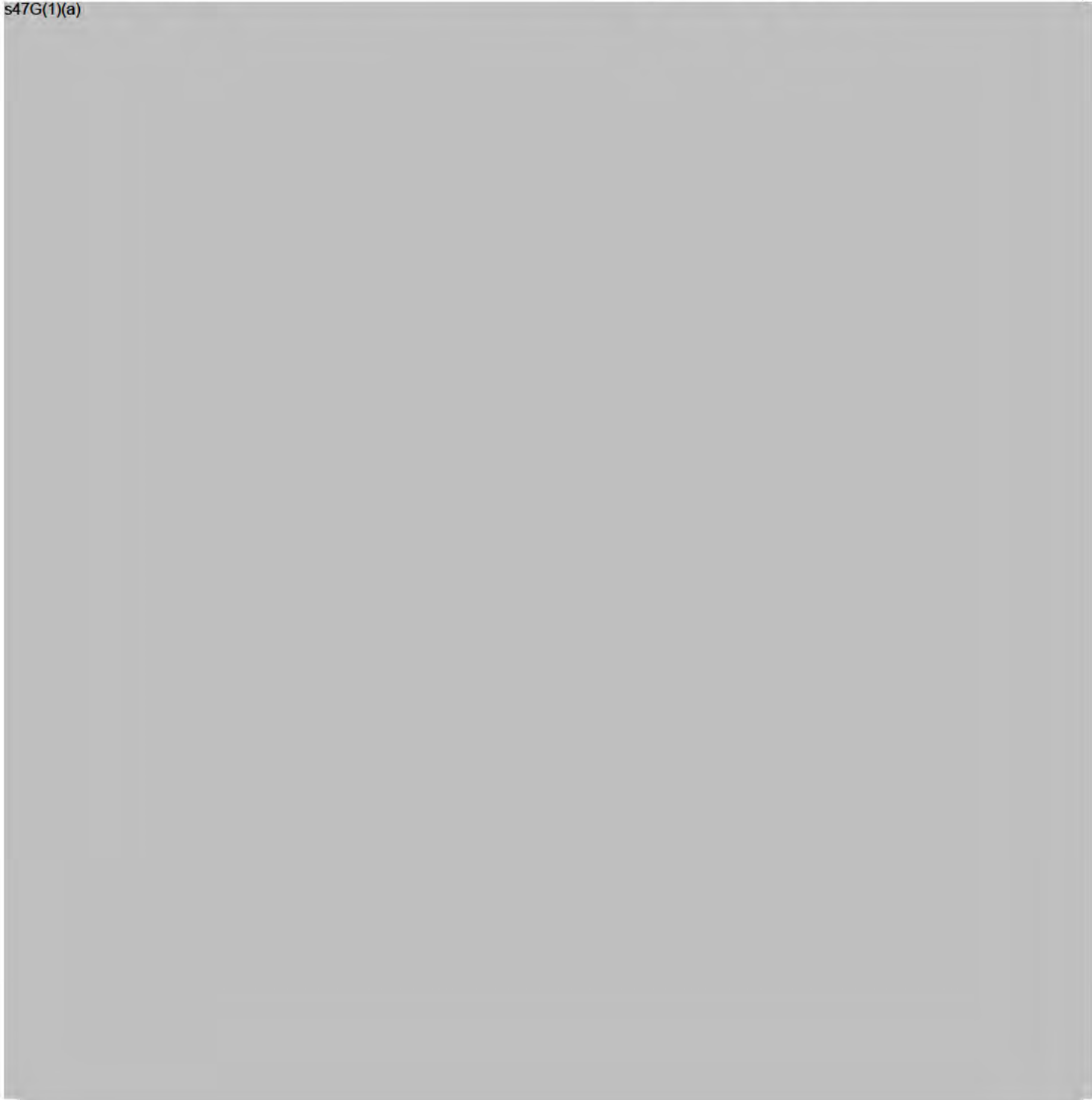
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Pre-Tender Estimate

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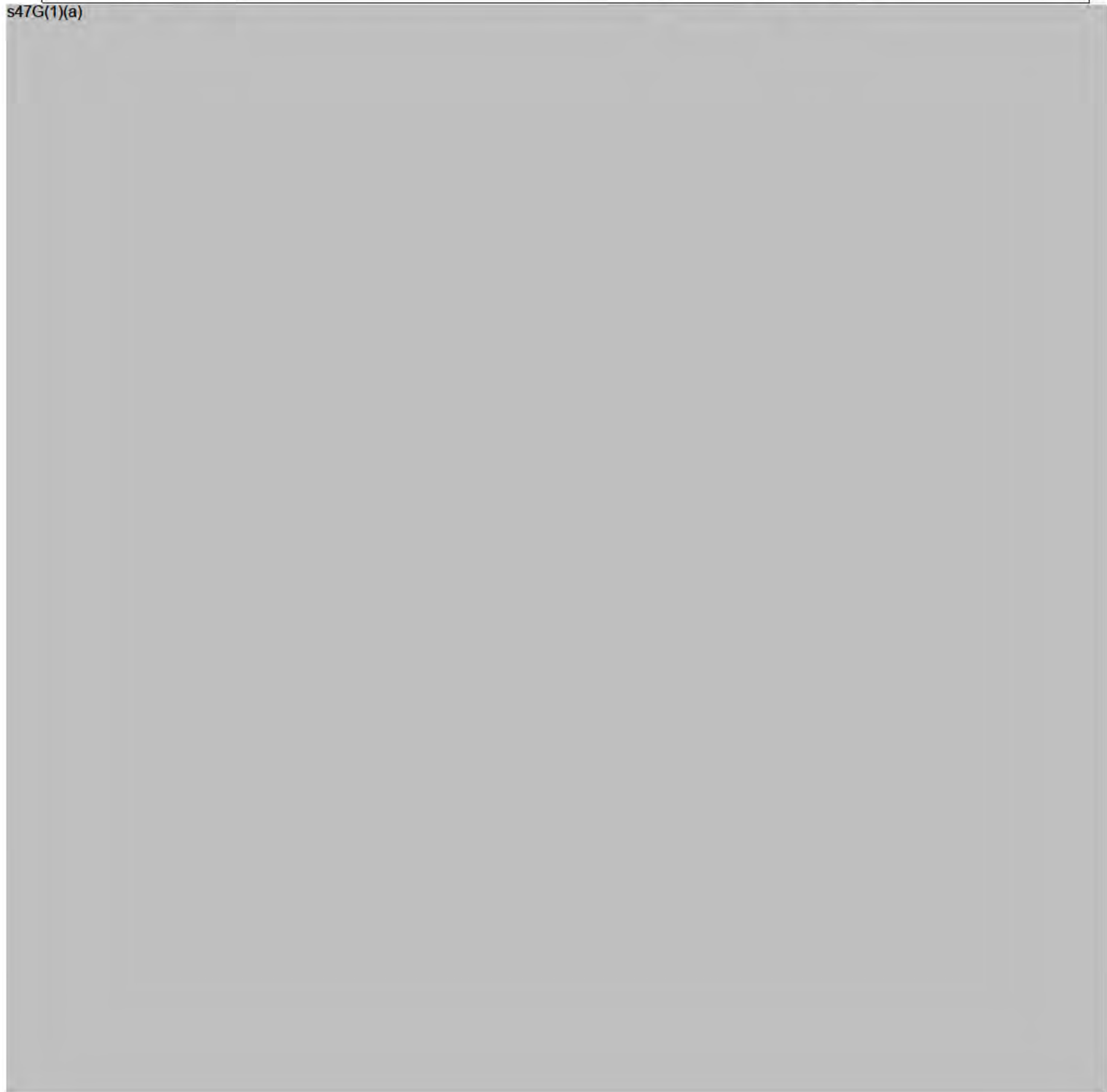
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Project No: 202730

Date: 5th April 2024

s47G(1)(a)





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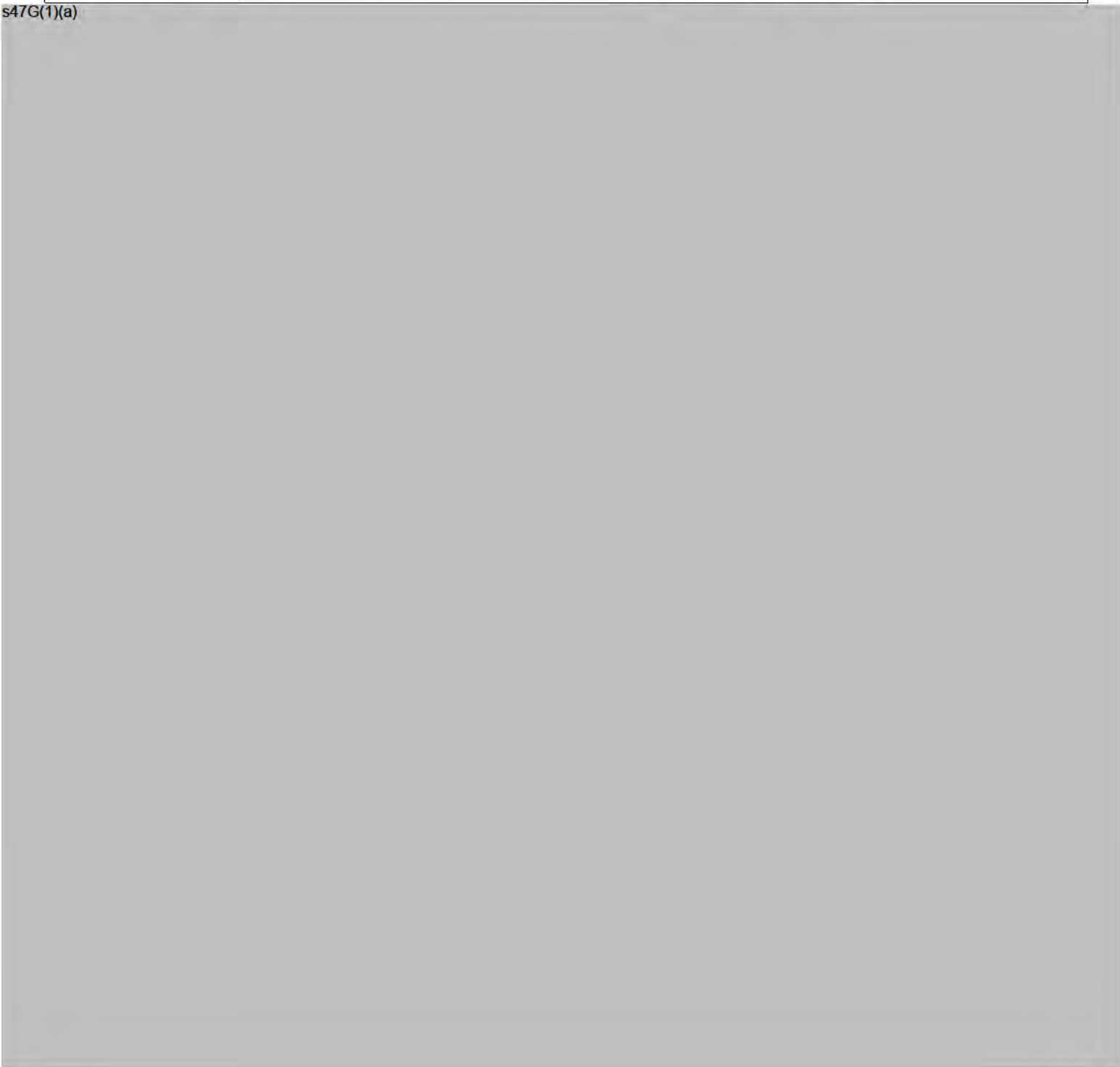
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Date: 5th April 2024

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Pre-Tender Estimate

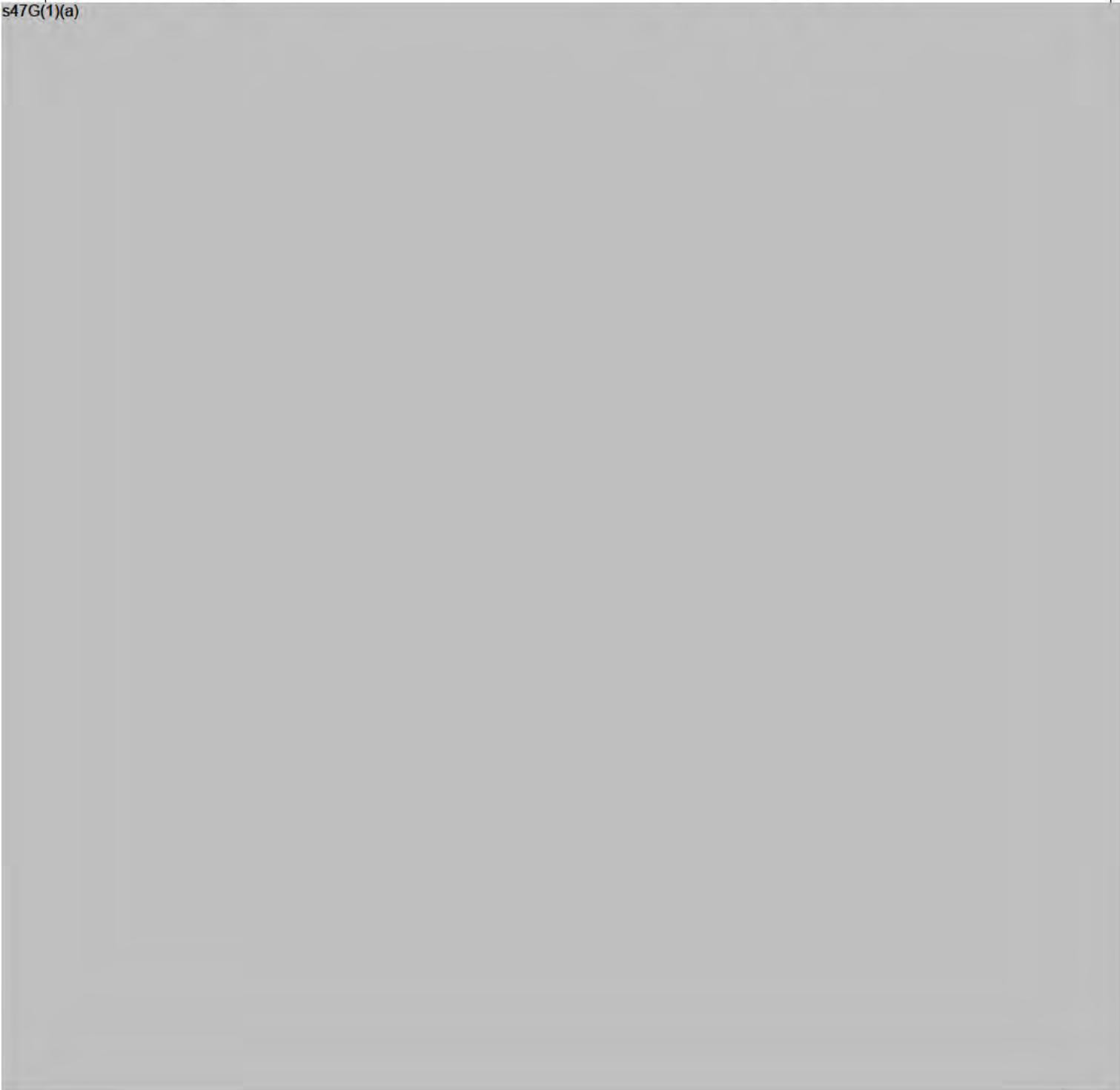
Project: Hawthorndene Oval Changerooms & Toilet

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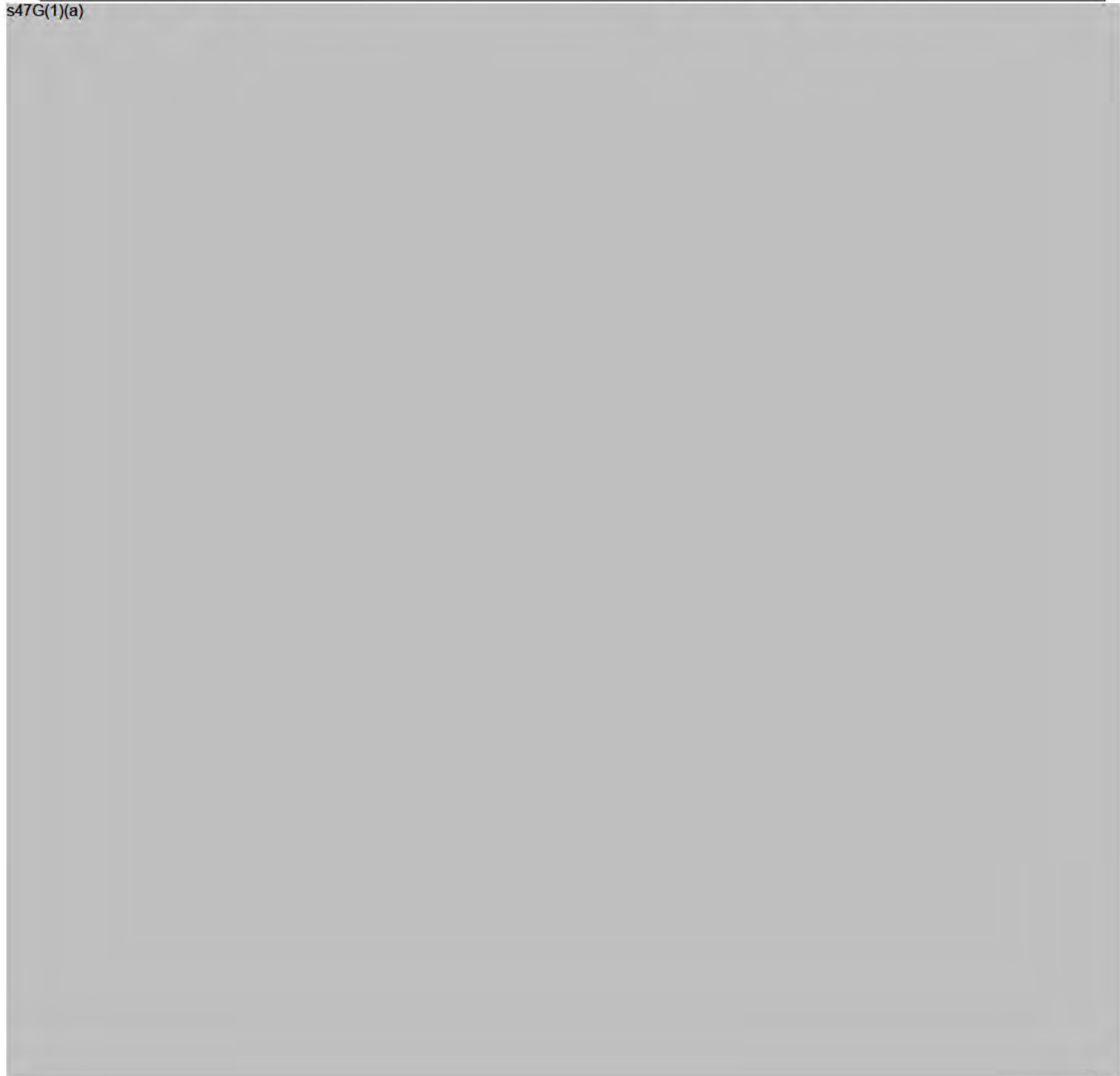
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s47G(1)(a)





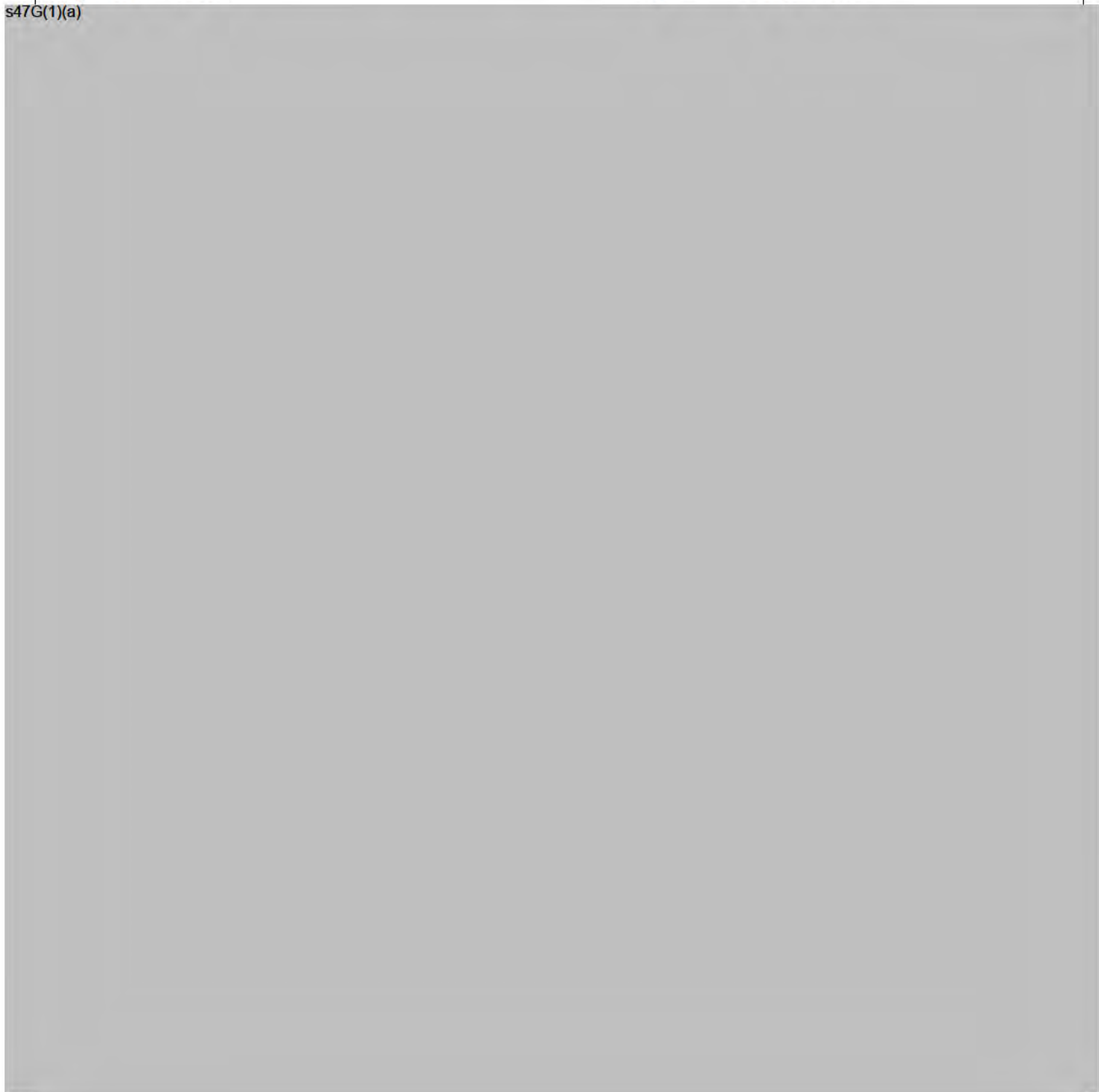
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Pre-Tender Estimate

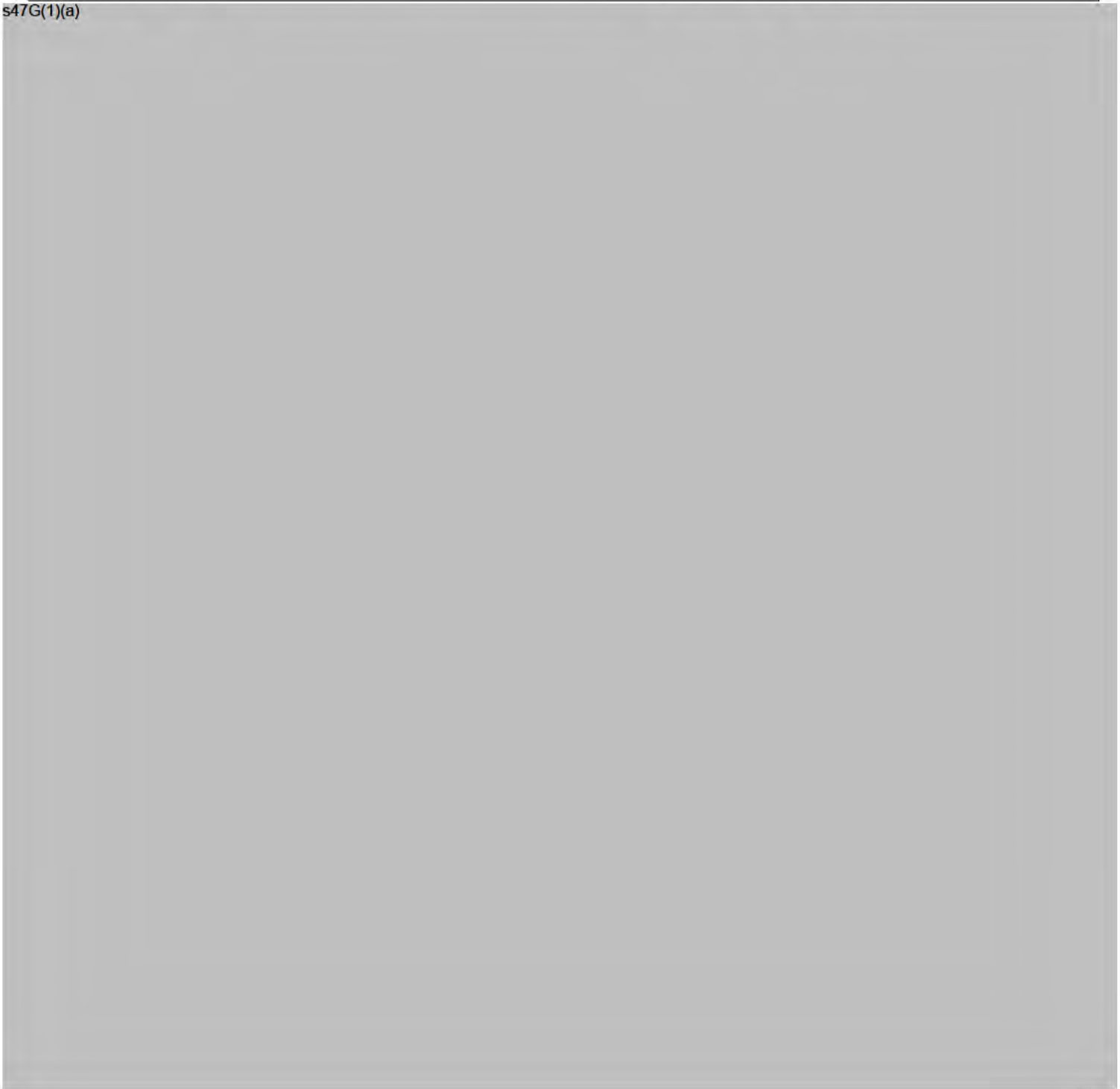
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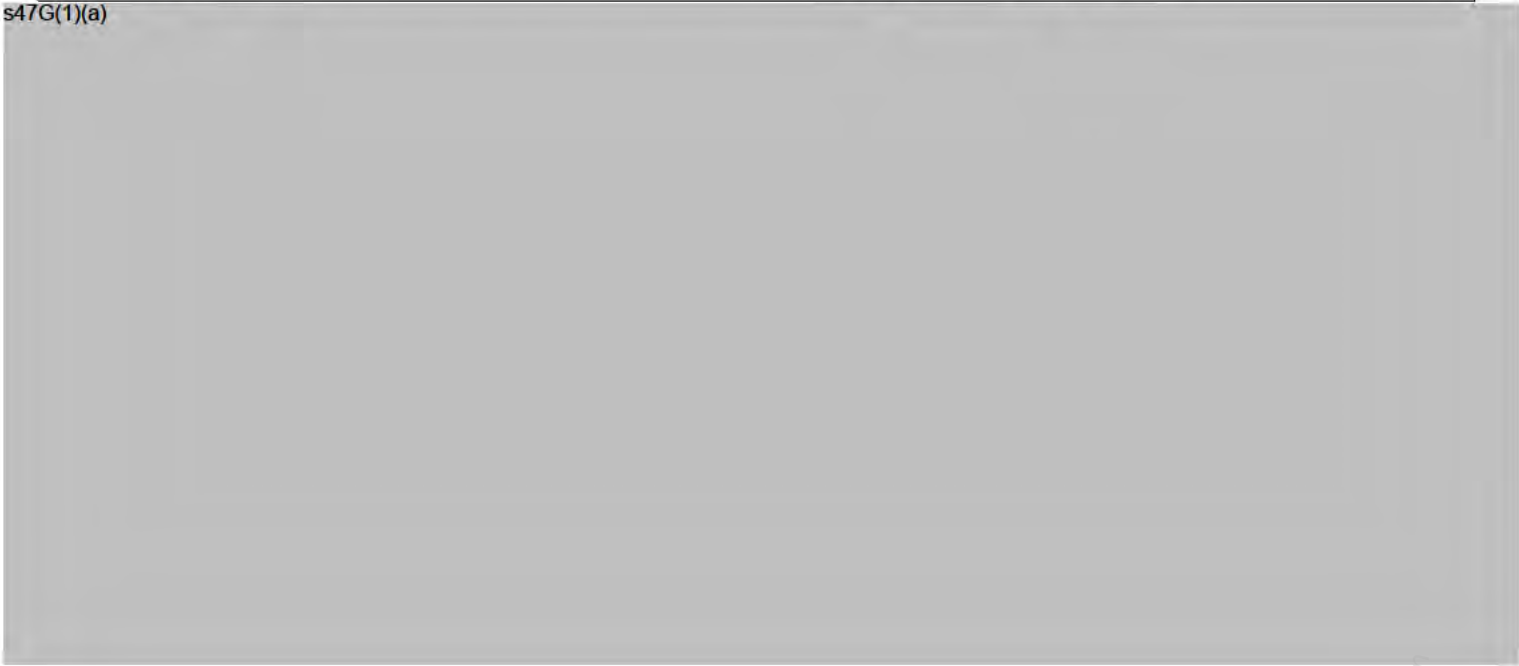
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Pre-Tender Estimate

Project: Hawthorndene Oval Changerooms & Toilet	Estimate: Pre-Tender Estimate
Project No: 202730	Date: 5th April 2024

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Pre-Tender Estimate

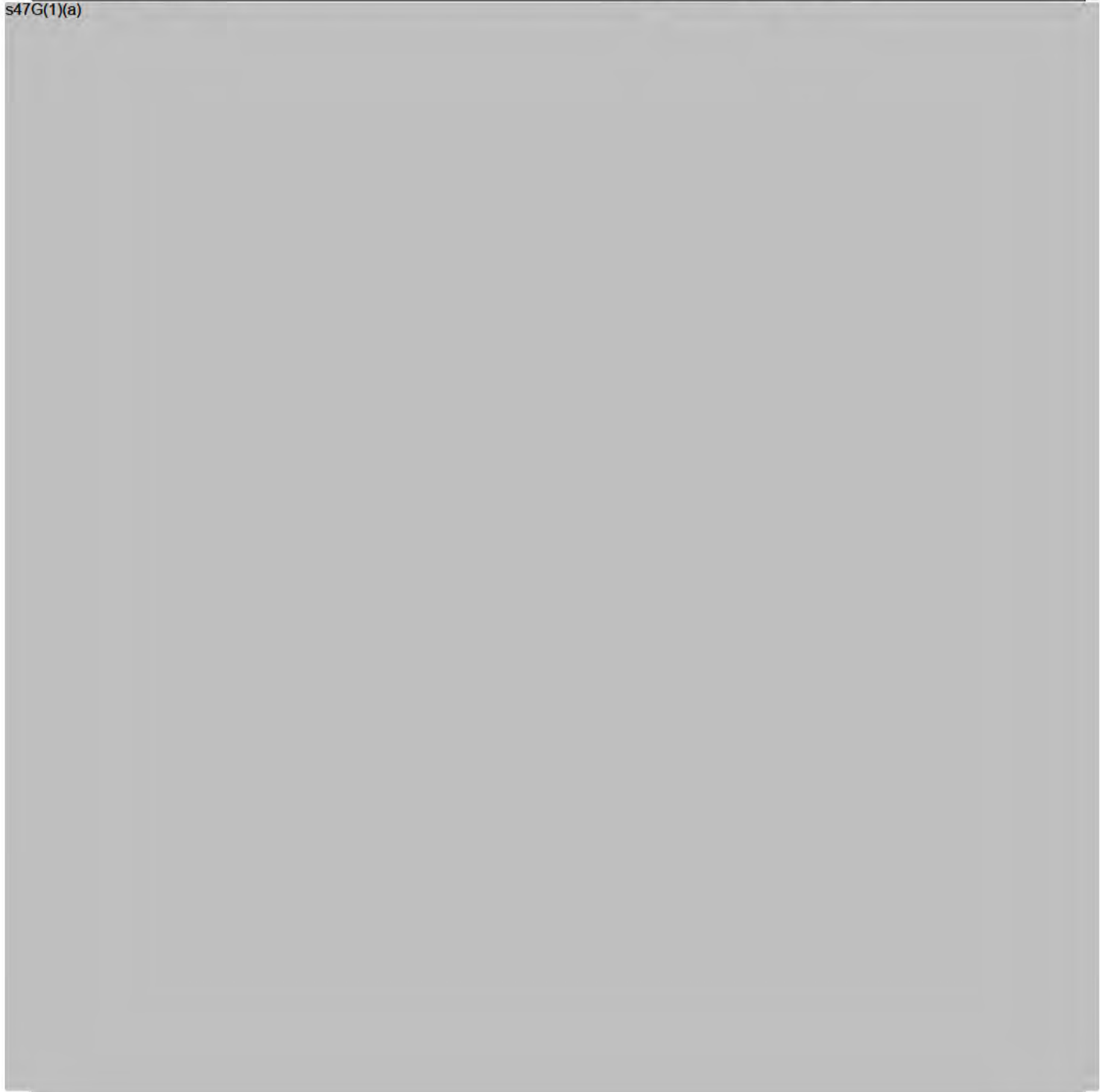
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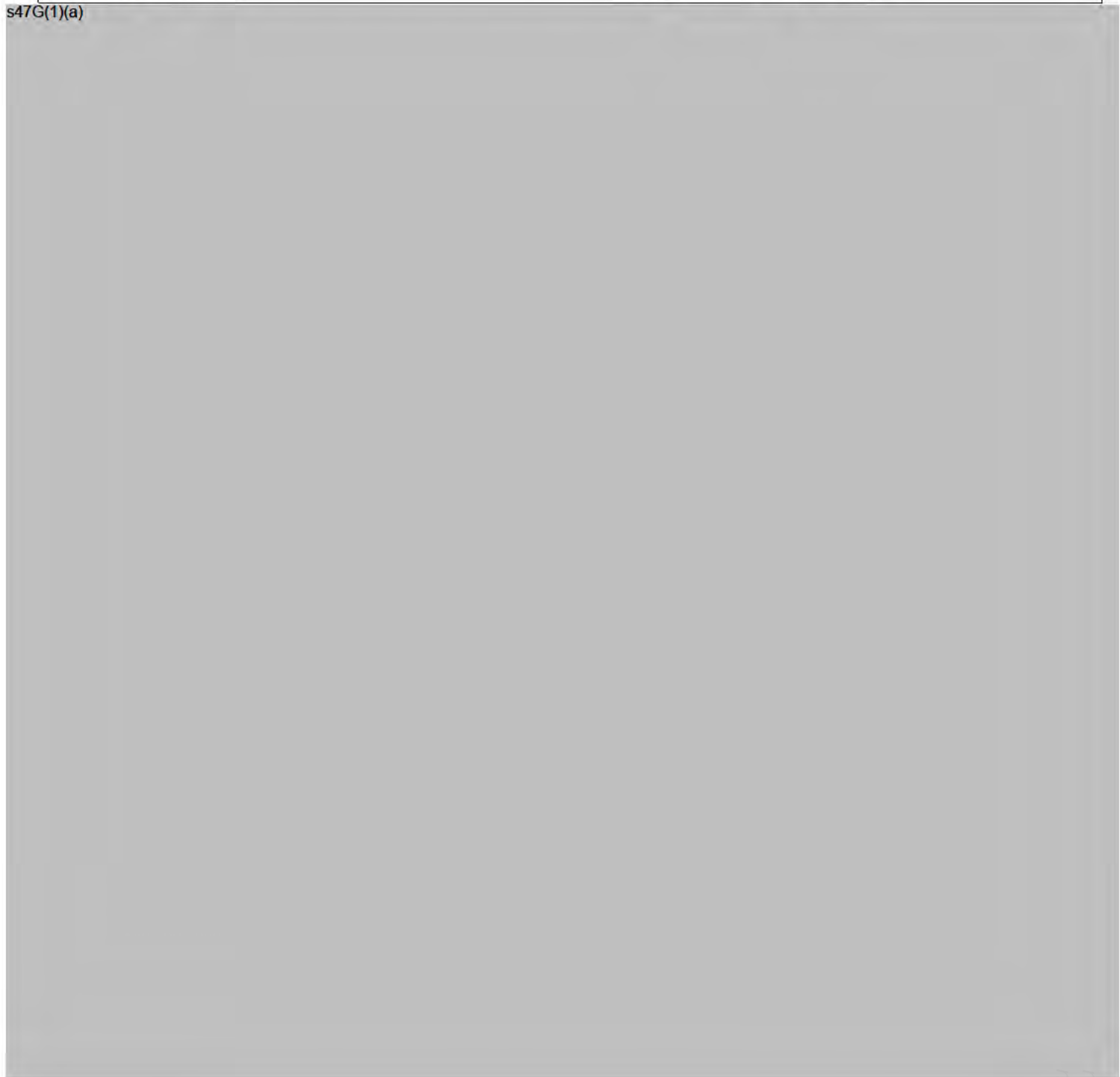
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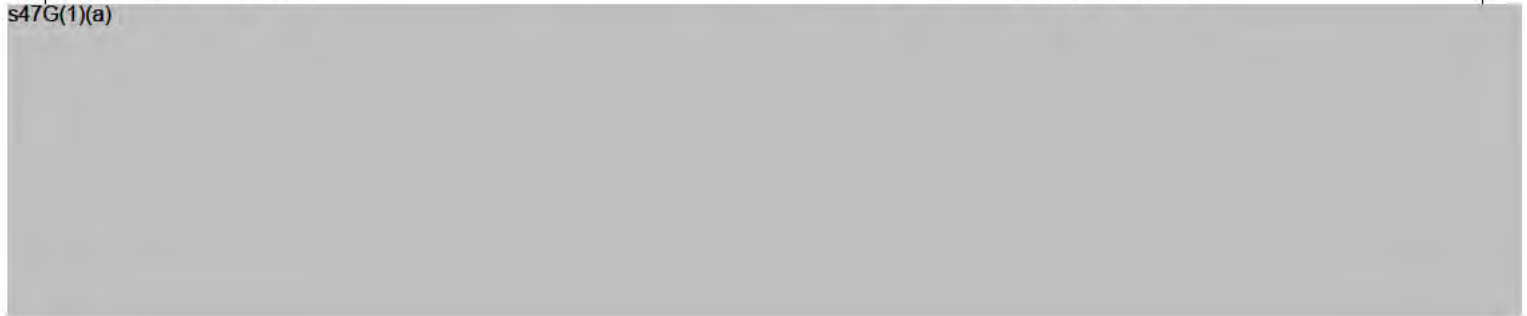
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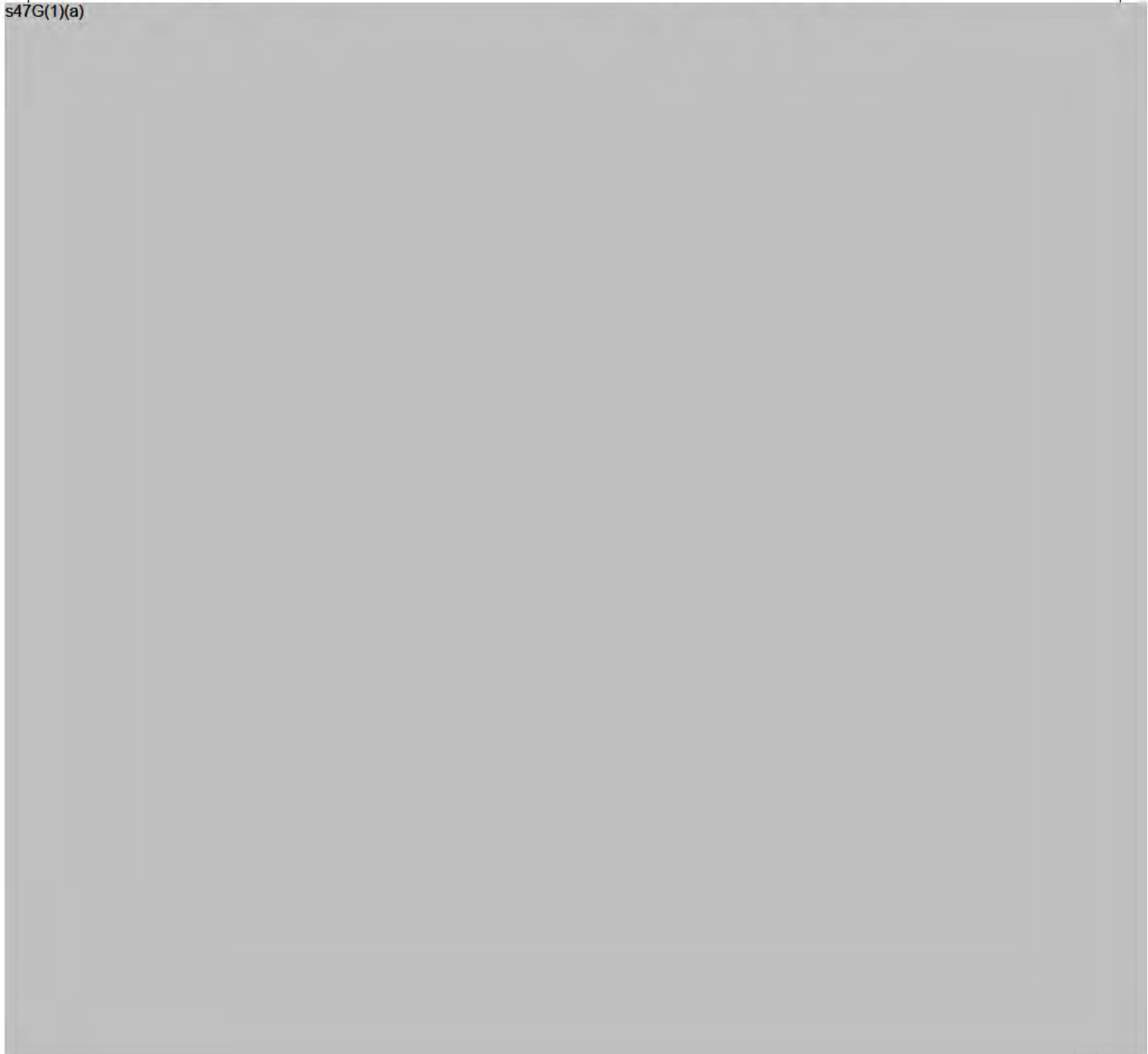
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Pre-Tender Estimate

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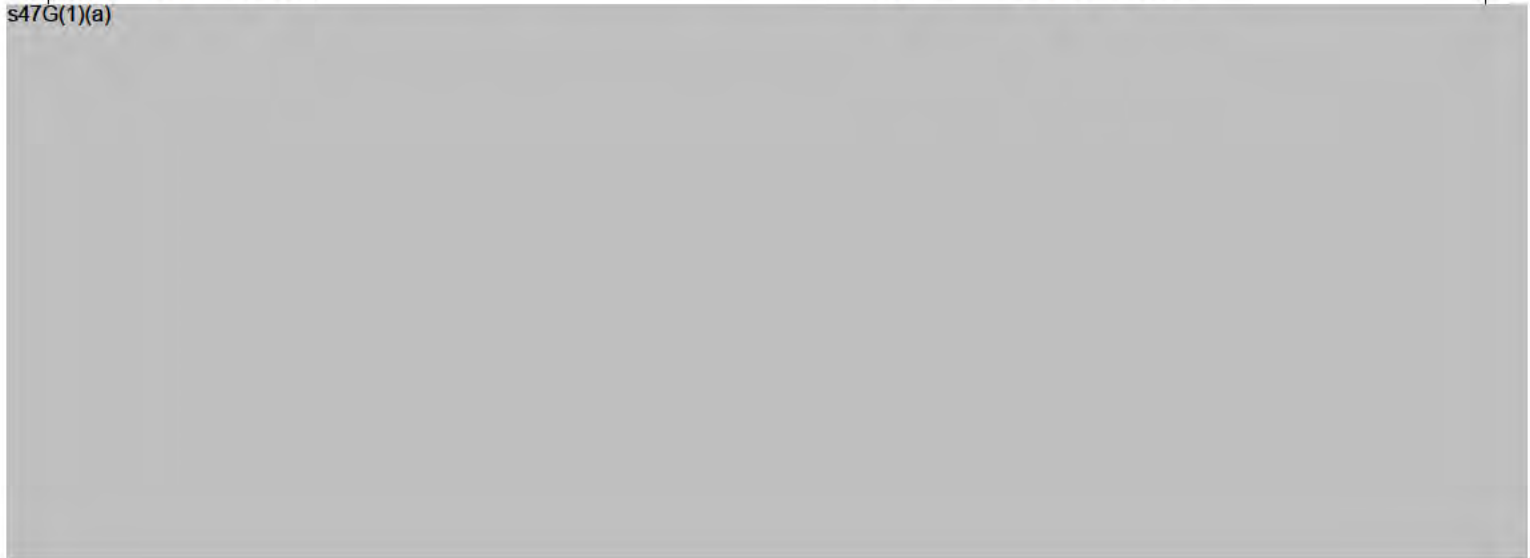
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Hawthorndene Oval Multi-Use Facility Project Risk Register											
Risk	Cause	Controls	Untreated Risk					Mitigated Risk			
			Risk Category	Consequence	Likelihood	Risk Rating	Mitigation Required	Mitigating Action	Consequence	Likelihood	Risk Rating
Budget Overrun - During Construction	Inaccurate costing/budget, increase in building costs, delays resulting in cost blow-out, unforeseen costs such as asbestos in existing toilet block, bedrock in soil	<ul style="list-style-type: none"> - Services Location Survey, Dilapidation Report and Building Condition Audit to be completed prior to documentation, ensuring unforeseen building upgrades and latent conditions are minimised. - Pre-tender cost estimate by suitably qualified Quantity Surveyor - Formal tender process will be for a fixed price lump sum contract and include a trade cost breakdown for comparison of tender prices. - Variation Registers and monthly Project Progress Reports to track expenditure. - Prudential review to check budget for obvious anomalies. 	Financial	Moderate	Possible	Moderate	Y	<ul style="list-style-type: none"> - Dedicated Project Manager tracking costs prior to and for duration of the construction program. - Formal review and approval processes for all variation submissions. Variations to be approved by the Club/Council Project Control Group - Contingency included in pre-tender estimate 	Minor	Possible	Low
Time overrun	Unforeseen delays	<ul style="list-style-type: none"> - Tender process will examine whether a contingency for time has been applied in submissions. - Dedicated Council Project Manager tracking construction program and maintaining in house program with regular updates. - Agreed program milestones to be put in place and reviewed with Contractor. - Early procurement of items with estimated long lead times/known shortages. - Project Manager to chair regular site meetings with Head Contractor to review program progression and discuss potential program delays. - Formal review and approval process for all Extension of Time submissions, to be clarified in contract. 	Financial, Reputation	Minor	Possible	Low	N		Minor	Possible	Low
Not meeting stakeholder's/community expectations	Inadequate consultation/engagement, or value management to meet funding constraints.	<ul style="list-style-type: none"> - Undertaken extensive community consultation through CLMP process during planning/scoping stages. - Key stakeholders have been involved in meetings during design phase. - Comprehensive review of Design and documentation by relevant stakeholders prior to tender. - Design of facility has been in consultation with relevant sports bodies 	Reputation	Minor	Unlikely	Very Low	N		Minor	Unlikely	Very Low
Building not fit for purpose	Lack of consideration of legislative requirements (Building Code, DDA etc), Lack of progress visits/supervision of build	<ul style="list-style-type: none"> - Design and documentation required to comply with the National Construction Code, Disability Discrimination Act, Australian Standards, WHS, etc. - Development Approvals in place - Design of facility to comply with relevant sports authority recommendations. - Project Manager to chair regular site meetings with Head Contractor to sight progress and compliance. - Hold points/inspections to be agreed with Head Contractor and managed/signed off by Project Manager 	Reputation, Financial	Moderate	Rare	Low	N		Moderate	Rare	Low
Workers/public involved in an incident relating to safety during the build	Safety obligations not planned, monitored or enforced, unexpected/unplanned land contamination	<ul style="list-style-type: none"> - Tenderers to detail their WHS systems as part of the tender process and contract (eg risk assessments, site management plan, SWMS, etc.). - Contractor and Project Manager to develop a site management plan to segregate building work activities from general public access to reserve. - Project Manager to undertake periodic site inspections and sign off on Contractors adherence to WHS protocols and requirements - Contractor will be required to do on-site inductions for all workers, sub-contractors and visitors entering building site. - Contractor required to maintain site induction register, site visitor register, site safety audits and incident reports and is required to provide these upon request - Formal process for reporting and monitoring of safety incidents and identified risks to be established - Adherence to City of Mitcham WHS systems provided during induction process - Adherence to all Safe Work SA recommendations and guidelines for managing site safety - Head contractor required to have a site safety officer and/or trained first aiders on site at all times 	Safety	Major	Unlikely	Moderate	Y	<ul style="list-style-type: none"> - Project manager to complete contract hazard identification form and a site induction checklist with the contractor prior to works commencing. - Council Project Manager to do spot audits on site 	Major	Rare	Low
Funding requirements/agreement not met	Inadequate financial planning, delay in funds being transferred	<ul style="list-style-type: none"> - Club Future Directions Officer & Council Team Leader Sport and Rec to oversee, identify and action (early) any likelihood of delay - Early communication to funding body regarding time variations will be executed. 	Financial	Major	Possible	High	Y	<ul style="list-style-type: none"> - Project does not proceed to tender until funding requirements have been met 	Major	Rare	Low
Project exceeds scope or varies from Project Plan	Lack of monitoring plan against building progress/stages/milstones	<ul style="list-style-type: none"> - Final documentation reviewed and approved by City of Mitcham with/in consideration of all relevant stakeholders - Head Contractor provided with 100% documentation with all necessary approvals in place prior to execution of contract - Project Manager to chair regular site meetings with Head Contractor to sight progress and compliance - Council Project Manager will be responsible for ensuring the plans that received approvals and were provided within the tender documentation are delivered on. 	Financial, Reputation	Minor	Unlikely	Very Low	N		Minor	Unlikely	Very Low

Hawthorndene Oval Facility Project Timeline

Task	Assigned To	Status	Start Date	End Date	2024												2025											
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hawthorndene Oval Changerooms and Public Toilets																												
Funding Finalisation																												
Thrivng Suburbs Grant Application	CVRCC	Complete	27/07/24	26/08/24																								
Grant Assessment Period (estimate)	Government	Not Started	27/08/24	18/10/24																								
Notification of Winning Grant (estimate)	Government	Not Started	19/10/24	01/11/24																								
Grant Agreement Accepted (estimate)	Government CVRCC	Not Started	02/11/24	15/11/24																								
Grant Funds Received (estimate)	Government	Not Started	16/11/24	30/11/24																								
Funding Agreement between CVRCC & City of Mitcham																												
Draft Agreement prepared	City of Mitcham	Complete																										
Draft Agreement shard with club	City of Mitcham	Not Started	04/11/24	05/11/24																								
Feedback received from Club	CVRCC	Not Started	06/11/24	11/11/24																								
Agreement Finalised	City of Mitcham	Not Started	11/11/24	26/11/24																								
Funding confirmed by Council Chamber	City of Mitcham	Not Started	10/12/24	10/12/24																								
Agreement Signed	City of Mitcham CVRCC	Not Started	11/12/24	13/12/24																								
Tender																												
Tender Prep	City of Mitcham	Not Started	02/12/24	13/12/24																								
Tender Period	City of Mitcham	Not Started	27/01/25	21/02/25																								
Tender Assessment / Negotiations	City of Mitcham	Not Started	24/02/25	07/03/25																								
Notify Preferred Tenderer	City of Mitcham	Not Started	10/03/25	10/03/25																								
Award Tender	City of Mitcham	Not Started	11/03/25	18/03/25																								
Construction																												
Procurement of materials/resources	Contractor	Not Started	19/03/25	06/06/25																								
Mobilise Site	Contractor	Not Started	08/06/25	20/06/25																								
Commence demolition / ground works	Contractor	Not Started	23/06/25	11/07/25																								
Foundation	Contractor	Not Started	14/07/25	22/08/25																								
Framing & Structure	Contractor	Not Started	25/08/25	17/10/25																								
Mechanical, Electrical & Plumbing	Contractor	Not Started	20/10/25	07/11/25																								
Interior Finish	Contractor	Not Started	10/11/25	24/12/25																								
Exterior Finish	Contractor	Not Started	27/01/26	20/02/26																								
QA Testing	Contractor	Not Started	23/02/26	27/02/26																								
Final Inspection & Handover	Contractor	Not Started	03/03/26	03/03/26																								

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Hawthorndene Oval Multi-use Facility Business Case



1. Project objectives and key deliverables

The Primary objectives of the project are:

- Enhanced Sports Infrastructure: Provide a state-of-the-art facility that meets the needs of local sports clubs, with a particular focus on supporting female athletes and junior development.
- Promote Community Engagement: Create a multi-purpose space that can be used by a wide range of community groups, fostering social interaction and community spirit.
- Support Population Growth: Address the increased demand for sports facilities due to significant population growth in surrounding suburbs, ensuring equitable access to high-quality infrastructure.

The secondary objectives are:

- Environmental Sustainability: Incorporate sustainable practices in the design and operation of the facility, aligning with the City of Mitcham's commitment to reducing greenhouse gas emissions and protecting natural ecosystems.

- Economic Stimulation: Boost the local economy by engaging local builders and tradespersons for the construction of the facility, creating jobs and supporting local businesses.
- Enhance Community Amenities: Improve the overall amenity of Hawthorndene Oval by providing additional public facilities such as toilets, external seating, and a verandah frontage.

2. Project Scope

The project will involve the following components:

- Construction: Undertake the construction of the facility, which will include two unisex change rooms, public toilets, accessible facilities, and flexible community spaces. The construction will adhere to high-quality standards, ensuring durability and functionality.
- Sustainable Features: Integrate sustainable design elements such as rainwater recycling systems, natural ventilation, thermal insulation, and energy-efficient lighting. The facility will be designed to minimise its environmental footprint while enhancing user comfort.
- Community Integration: Engage with local community groups to ensure the facility meets their needs and integrates well into the existing community infrastructure. Provide spaces that are flexible and can be adapted for various uses, including meetings, social events, and recreational activities.

The key deliverables are:

- All-access public toilets
- Multi-use changerooms with associated showers/toilets for organised sport
- A retractable wall in the changerooms to open the floorplan for other user groups
- Sheltered viewing for spectators
- Facility to incorporate circular economy principles to minimise impact on the environment
- Watering station for pets

There are several key milestones listed in the Project Timeline, namely:

- Confirmation of funding
- Funding Agreement between clubs/City of Mitcham finalised (draft prepared)
- Open Market Tender Process to award build to a contractor
- Construction of the Facility under fixed cost agreement with contractor
- Handover of facility to the City of Mitcham
- Licences awarded to existing clubs to utilise the facility and open bookings to other user groups / one-off functions

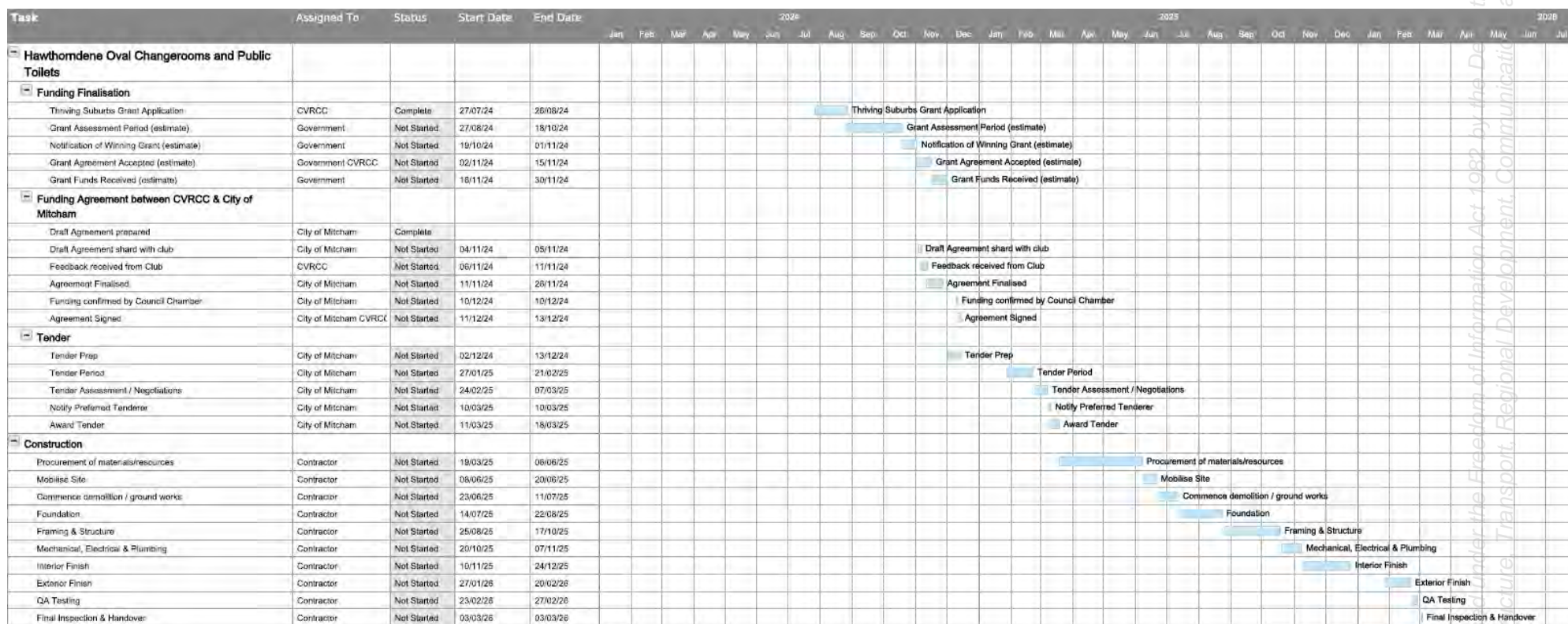
3. List of Relevant Stakeholders

Stakeholders of the Mutli-Use Facility at Hawthorndene Oval:

- City of Mitcham
- Local Residents
- Dog Walkers who regularly meet on the oval (not necessarily local residents)
- Sporting Clubs – particularly Coromandel Valley Ramblers Cricket Club and Blackwood Football Club
- Small user groups using the multi-use space eg Choo La La dace group, Pilates, Yoga classes
- Construction Firm
- Joan’s Pantry Café (adjacent to Oval)

4. Project Timeline

The project has all development approvals in place so activities can commence immediately on the confirmation of funding. Assuming funding is confirmed late in 2024 it is likely that a Tender would not be opened until early 2025 to ensure all Open Market participants are available to respond and provide the best value for money for the City of Mitcham. This will result in a tender award in March 2025 and construction commencing in June/July 2025. With a 9 month estimated build time the facility will be handed over to the council in March 2026.



5. Project Dependencies

The project dependencies, or key steps that must be completed for the project to be successful are as follows:

1. Confirmation of Funding – the project is shovel ready with all approvals in place, however the funding is not yet enough to proceed. All next steps are on hold pending securing funding.
2. Existing Grant Funding to be retained – with limited time remaining on grants already received these will need to be extended should additional funding not be secured in 2024.
3. Successful Tender Process – with a successful tender process the best construction company will be awarded the contract to build the facility
4. Successful procurement of all labour and material resources by the contractor – with a tight construction industry there are always risks of delays in resources and construction cannot commence until the contractor has these secured
5. Suitable weather conditions – with construction forecast to take place during Winter of 2025 it is inevitable there will be some delays for weather
6. Adherence to safe work practices and building codes during construction – the City of Mitcham will monitor the project to ensure all policies and procedures are complied with during the build
7. Owner Acceptance – the City of Mitcham will need to sign-off on completion of the facility that it is complete, complies with all building regulations and is fit-for-purpose

6. Reasons for doing the Project

The following reasons have been identified for constructing the facility:

1. Lack of existing facility – the existing toilets are run-down, dirty and not accessible to all and there is no space for organised sport to change or any sheltered viewing
2. Lack of oval space in region – the significant population growth, particularly from Craighburn Farm and developments in Coromandel Valley and Flagstaff Hill has caused clubs to play home games in distant suburbs due to lack of ovals with suitable facilities.
3. Growth of Female Sport - Blackwood Football Club has seen huge growth in female football in the last 10 years where they now have 2 senior women's teams and several junior teams which has placed significant pressure on available oval space which it competes for with other local clubs such as Sturt Lions soccer club. Training space is of particular concern. Coromandel Valley Ramblers Cricket Club is working with Blackwood High School to introduce their first female cricket teams which will require changerooms that are not currently provided at any of the club's ovals.
4. A multi-use space for all – with a retractable wall in the changerooms the space opens up to be an ideal space for other small user groups. The rubber floor used in sporting changerooms is ideal for fitness activities and unique to the area
5. Minimal Impact on the Environment – the compact design reduces the impact to the surrounding trees and use of rainwater harvesting, natural ventilation and thermal insulation
6. Recreational Use – the use of the oval is currently limited to dog walking and fitness activities however the new facility would provide a venue for family gatherings to prepare food and have the comfort of a sheltered space if needed
7. Economic Benefit – The local café will attract more customers with more activity on the oval. Days of sport will provide significant uplift in takings and therefore more jobs, primarily for young people working in hospitality. Many other jobs come with maintaining a Multi-use facility and these will be funded from licence fees to use the facility and to a small extent rate rises on the council residents

8. Bring the community together – Hawthorndene lacks a meeting place that brings people together. A new facility that can be hired or just enjoyed for the shelter, pet water or toilets will create social cohesion by bringing more members of the community together
9. Shovel Ready – all approvals are in place. The only thing holding it back is funding

7. Project & Operational Costs

The expected Project costs have been evaluated in a Pre-Tender Estimate commissioned by the City of Mitcham. They engaged Chris Sale Consulting to forecast the costs associated with the build of the facility. Chris Sale Consulting used a mix of current prices for materials and labour but also escalated prices from the earlier Tender put to market by the City of Mitcham. The total build cost for the facility is estimated at \$1.677m and is detailed in attachment “Hawthorndene Oval PTE April 2024.pdf”.

The ongoing costs for maintenance, servicing, painting, pest inspection has been estimated by the City of Mitcham to be in the order of \$30k per annum. This would be minimal in the early years but increase over time with the age of the building and inflation..

8. Budget

HAWTHORNDENE OVAL CHANGEROOMS & PUBLIC TOILET BUDGET

	Total \$	2024/25 \$	2025/26 \$			
INCOME (reported at time of spend)						
City of Mitcham Funding	383,236	383,236	-			
South Australian Government Funding	406,000	406,000	-			
Federal Government Thriving Suburbs Funding	822,764	822,764	-			
Coromandel Valley Ramblers Cricket Club Funding	50,000	50,000	-			
Blackwood Football Club Funding	15,000	15,000	-			
TOTAL INCOME	1,677,000	1,677,000	-			
EXPENDITURE						
Demolition	s47G(1)(a)					
Demolition						
Building Works						
Substructure						
Columns						
Roof						
External Walls						
Windows						
External Doors						
Internal Walls						
Internal Screens & Borrowed Lights						
Internal Doors						
Wall Finishes						
Floor Finishes						
Ceiling Finishes						
Fitments						
Hydraulic Services						
Electric Light & Power						
Fire Services						
Mechanical Services						
External Works						
Site Preparation						
Roads, Footpaths & Paved Areas						
Boundary Walls, Fencing & Gates						
Landscaping & Improvements						
External Fitments						
Services Infrastructure						
External Stormwater Drainage						
External Hydraulic Services						
External Fire Services						
Electric Light & Power						
Building On-Costs						
Builders Preliminaries & Margin						
Project On-Costs						
Construction Contingency						
Statutory Authority Charges Incl CITB Levy						
TOTAL EXPENDITURE				-		
NET BUDGET				-		

The income for the project will all be transferred from CVRCC to the City of Mitcham in H1 2025 on completion of the tender award to project manage the construction. Some preliminary costs will be due in the 2024/25 financial year such as levies and preparation of the site, with all remaining construction costs to fall due over key milestones of the 9 month build during 2025/26. The budget funding precisely matches the expected expenditure of \$1.677m.

9. Cost benefit Analysis

1. Introduction

The purpose of this report is to provide a detailed cost-benefit analysis (CBA) of the proposed new facility at Hawthorndene Oval. This analysis evaluates the financial viability of the project by comparing the estimated costs with the expected benefits over a 30-year period, using a conservative minimum lifespan of the building.

2. Project Overview

The new facility at Hawthorndene Oval is designed to serve as a multi-purpose space for sports clubs, community groups, and the wider public. The estimated construction cost is approximately \$1.677 million. The project aims to enhance sports participation, community cohesion, and support local businesses.

3. Assumptions

3.1 Cost Assumptions:

- Initial Construction Costs: Estimated at \$1,677,000, covering materials, labor, design, permits, and site preparation, including the removal of three trees (two in poor health and one regulated).
- Ongoing Costs: \$30,000 per annum is estimated for maintenance & repairs, insurance, etc.
- Indirect Costs: Limited expected disruption to current users during construction as the site is off the main oval and not currently in use. No significant environmental mitigation costs are anticipated.

3.2 Licence Fee Assumptions:

Clubs' License Fees:

- Current Fees are: \$0 per year.
- Proposed Fees: \$1,500 per year for main ground matches (CVRCC) or \$1,000 per year for secondary ground use (BFC).

Casual and Organised Group Hire:

- Casual hires are assumed to occur fortnightly, less so in Winter, totaling 40 hires per year at \$150 per hire.
- Organised groups are assumed to use the facility weekly, totaling 250 hires per year at \$50 per hire.
- Total Annual Revenue from hires is projected to be \$21,000 per year.

3.3 Participation and Healthcare Savings Assumptions:

- Healthcare Savings per Person: Conservative estimate of \$750 per year per person.
 - Lower Medical Expenses - According to studies, physical activity can reduce annual healthcare costs by about \$500 to \$1,000 per person. This figure includes savings from reduced hospital visits, medication, and treatment.
 - Decreased Healthcare System Burden - For the healthcare system, reduced strain from fewer hospitalisations and emergency care can translate into billions in savings. For instance, a significant decrease in chronic diseases due to physical activity billions annually in Australia in the healthcare system alone. Not included in assumptions.
 - Lower Insurance Premiums - Healthier individuals can lead to reduced insurance premiums. While difficult to quantify precisely, estimates suggest that a reduction in premiums by just 5-10% could save an individual \$150 per year.
- New Participants in Regular Physical Activity: 100 people per week engaging in physical activity due to the new facility.
- Additional new Organised Sport Participants: Includes 22 new female cricket players (two teams), 11 new junior boys cricket players (one team), and 60 new football players (estimated for three teams). Additional recreational users include 50 people regularly using the new DDA-compliant toilet facilities.
- Total Healthcare Savings: Calculated based on the total estimated **243 new participants**.

3.4 Economic Boost Assumptions:

Economic Benefit

- Research suggests that physical activity can increase workplace productivity by approximately 2-5%. For example, if an average worker's contribution to the economy is \$50,000 annually, a 2.5% productivity increase could translate to an additional \$1,250 per worker per year.
- Longer Working Life - If regular exercise adds, say, 5 years to a person's working life and their annual income is \$50,000, the additional economic benefit could be \$250,000 per person over their extended career span. This has not been included in the benefit assumptions.
- Enhanced Quality of Life - Healthier individuals may spend more on goods and services. If a healthier person spends an additional \$1,000 annually on leisure and consumer goods, this translates to a direct boost in economic activity.

Spend at Local Cafe

- Foot Traffic Increase: Assumes 25% of new participants spend money at the local café (60 participants but only half at any time of year – assume 30 visits per week)
- Average Spending per Person: Assumed to be \$20 for breakfast, lunch or dinner - contributing to the local economy.
- Total Economic Boost: Calculated based on the additional foot traffic and average spending.

3.5 Time Frame and Discount Rate Assumptions:

- Time Frame for Analysis: Assumed to be 30 years, the minimum expected lifespan of the building (likely to be up to 40 years)
- Discount Rate: Set at 5%, a standard rate for public infrastructure projects reflecting relatively low-risk, long-term investments.

4. Cost Analysis

Based on the assumptions listed above, the cost analysis for the new facility is summarised as follows:

- Initial Construction Costs: \$1,677,000
- Ongoing Costs: \$30k incurred by the City of Mitcham, including maintenance, insurance, repairs etc

5. Benefit Analysis

5.1 Direct Financial Benefits:

Increased Revenue from Clubs' License Fees: \$21,000

- Total Proposed Annual License Fees: \$2,500 per year.
- Casual and Organised Group Hire: \$6,000 per year (40 hires at \$150 each).
- Organised Group Hire: \$12,500 per year (250 hires at \$50 each).

5.2 Healthcare Savings:

- New Participants in Regular Physical Activity: 243
- Healthcare Savings per Person: \$600 per year.
- Lower Insurance Premiums per person: \$150 per year.
- Total Healthcare Savings: \$182,250 per year.

5.3 Economic Boost to Local Businesses:

- Work Productivity Increase: \$50k salary @ 2.5% productivity increase for 243 people: \$303,750
- Enhanced Quality of Life with average \$500 spent on recreational goods/services for 243 people: \$121,500
- Increased Foot Traffic: 1,560 additional café visits per year. Average spend \$20: \$31,200 per year

- Total Economic Boost: \$659,700 per year.

6. Net Present Value (NPV) Calculation

Using a discount rate of 5% over a 30-year period, and benefit cost changes with CPI of 2.5%, the NPV of the project is calculated as follows:

- Total Annual Benefits: \$659,700

- Total Annual Costs: \$30,000

- NPV of Benefits: Calculated as \$11,366,369

Net Present Value of Multi-Use Facility			
	Occurrences p.a. / Participants	Hire Fee	Revenue
Revenue/Economic Boost Assumptions			
		\$	\$
Licence/Hire Fees			
Licence Fee - Coromandel Valley Ramblers Cricket Club	1	1,500	1,500
Licence Fee - Blackwood Football Club	1	1,000	1,000
Casual Hire	40	150	6,000
Organised Groups regular hire	250	50	12,500
Total Licence/Hire Fees			21,000
Healthcare Savings Assumptions			
Lower Medical Expenses from physical activity	243	600	145,800
Lower Insurance Premiums	243	150	36,450
			182,250
Economic Impact			
Productivity Increase at Work - 2.5% on \$50k salary	243	1,250	303,750
Enhanced Quality of Life - spend on goods and services	243	500	121,500
Support of local café (30 people per week)	1,560	20	31,200
			456,450
Total Benefit to Community			659,700
Project Cost	(1,677,000)		
Annual Benefit	659,700		
Annual Cost of Facility	(30,000)		
Net Annual Benefit	629,700		
Facility Life (years)	30		
Discount Rate	5%		
Net Present Value			\$11,366,369

7. Conclusion

The positive NPV of \$11,366,369, indicates that the new facility at Hawthorndene Oval remains a financially viable investment with a positive value that is almost 7 times the cost of the project. The project is expected to deliver substantial benefits to the local community, including increased sports participation, enhanced community cohesion, and a boost to local businesses. The facility's sustainable design will also contribute to long-term environmental benefits. The City of Mitcham is encouraged to proceed with this project, confident that the benefits will significantly outweigh the costs over the 30-year period.

10. Communication Strategy

9.1. Internal Communication

- Project Team Meetings: Weekly meetings will be held to review progress, address challenges, and plan the next steps. These meetings will involve the project manager, key contractors, and relevant City of Mitcham staff.
- Progress Reports: Monthly reports will be prepared and shared with the City of Mitcham and the Project Control Group, summarising progress, budget status, upcoming milestones, and any issues requiring attention.

9.2. External Communication

- Community Updates: Regular updates will be provided through the City of Mitcham and Coromandel Ramblers websites, as well as their social media channels. These updates will include information on project progress, key milestones, and any potential disruptions to the community.
- Stakeholder Engagement: Ongoing engagement with key stakeholders, including local residents, community groups, and sporting clubs, will be maintained to ensure their needs and concerns are addressed throughout the project.
- Media Relations: Press releases and media briefings will be scheduled at key milestones, such as project commencement and completion, to ensure broader community awareness and transparency.

9.3. Communication Tools

- Email: The primary tool for day-to-day communication among project team members and stakeholders.
- Project Management Software: Used for tracking progress, scheduling, document management, and ensuring that all project team members have access to the latest information.
- In-Person Meetings: Critical discussions and stakeholder engagement activities will be conducted through in-person meetings, ensuring clear communication and collaborative decision-making.

11.Risk Register

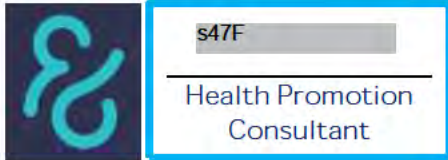
Based on experience completing many similar projects, the City of Mitcham has identified several key risks that will need to be managed throughout the project. The majority of these risks are rated with a low unmitigated risk -rating and therefore mitigations are not warranted. For those risks rated Moderate or High suitable mitigations have been identified to reduce the Mitigated Risk Rating to Low or Very Low. Overall, the project has a low risk rating and is unlikely to change in scope or cost from currently predicted levels.

Hawthorndene Oval Multi-Use Facility Project Risk Register												
#	Risk	Cause	Controls	Untreated Risk					Mitigated Risk			
				Risk Category	Consequence	Likelihood	Risk Rating	Mitigation	Mitigating Action	Consequence	Likelihood	Risk Rating
1	Budget Overrun - During Construction	Inaccurate costing/budget, increase in building costs, delays resulting in cost blow out, unforeseen costs such as asbestos in existing toilet block, bedrock in soil	<ul style="list-style-type: none"> - Services Location Survey, Dilapidation Report and Building Condition Audit to be completed prior to documentation, ensuring unforeseen building upgrades and latent conditions are minimised. - Pre-tender cost estimate by suitably qualified Quantity Surveyor - Formal tender process will be for a fixed price lump sum contract and include a trade cost breakdown for comparison of tender prices. - Variation Registers and monthly Project Progress Reports to track expenditure. - Prudential review to check budget for obvious anomalies. 	Financial	Moderate	Possible	Moderate	Y	<ul style="list-style-type: none"> - Dedicated Project Manager tracking costs prior to and for duration of the construction program. - Formal review and approval processes for all variation submissions. Variations to be approved by the Club/Council Project Control Group - Contingency included in pre-tender estimate 	Minor	Possible	Low
2	Time overrun	Unforeseen delays	<ul style="list-style-type: none"> - Tender process will examine whether a contingency for time has been applied in submissions. - Dedicated Council Project Manager tracking construction program and maintaining in house program with regular updates. - Agreed program milestones to be put in place and reviewed with Contractor. - Early procurement of items with estimated long lead times/known shortages. - Project Manager to chair regular site meetings with Head Contractor to review program progression and discuss potential program delays. - Formal review and approval process for all Extension of Time submissions, to be clarified in contract. 	Financial, Reputation	Minor	Possible	Low	N		Minor	Possible	Low
3	Not meeting stakeholder's/community expectations	Inadequate consultation/engagement, or value management to meet funding constraints.	<ul style="list-style-type: none"> - Undertaken extensive community consultation through CLMP process during planning/sooping stages. - Key stakeholders have been involved in meetings during design phase. - Comprehensive review of Design and documentation by relevant stakeholders prior to tender. - Design of facility has been in consultation with relevant sports bodies 	Reputation	Minor	Unlikely	Very Low	N		Minor	Unlikely	Very Low

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Hawthorndene Oval Multi-Use Facility Project Risk Register												
#	Risk	Cause	Controls	Untreated Risk					Mitigated Risk			
				Risk Category	Consequence	Likelihood	Risk Rating	Mitigation	Mitigating Action	Consequence	Likelihood	Risk Rating
4	Building not fit for purpose	Lack of consideration of legislative requirements (Building Code, DDA etc), Lack of progress visits/supervision of build	<ul style="list-style-type: none"> - Design and documentation required to comply with the National Construction Code, Disability Discrimination Act, Australian Standards, WHS, etc. - Development Approvals in place - Design of facility to comply with relevant sports authority recommendations. - Project Manager to chair regular site meetings with Head Contractor to sight progress and compliance. - Hold points/inspections to be agreed with Head Contractor and managed/signed off by Project Manager 	Reputation, Financial	Moderate	Rare	Low	N		Moderate	Rare	Low
5	Workers/public involved in an incident relating to safety during the build	Safety obligations not planned, monitored or enforced, unexpected/unplanned land contamination	<ul style="list-style-type: none"> - Tenderers to detail their WHS systems as part of the tender process and contract (eg risk assessments, site management plan, SWMS, etc.). - Contractor and Project Manager to develop a site management plan to segregate building work activities from general public access to reserve. - Project Manager to undertake periodic site inspections and sign off on Contractors adherence to WHS protocols and requirements - Contractor will be required to do on-site inductions for all workers, sub-contractors and visitors entering building site. - Contractor required to maintain site induction register, site visitor register, site safety audits and incident reports and is required to provide these upon request - Formal process for reporting and monitoring of safety incidents and identified risks to be established - Adherence to City of Mitcham WHS systems provided during induction process - Adherence to all Safe Work SA recommendations and guidelines for managing site safety - Head contractor required to have a site safety officer and/or trained first aiders on site at all times 	Safety	Major	Unlikely	Moderate	Y	<ul style="list-style-type: none"> - Project manager to complete contract hazard identification form and a site induction checklist with the contractor prior to works commencing. - Council Project Manager to do spot audits on site 	Major	Rare	Low
6	Funding requirements/agreement not met	Inadequate financial planning, delay in funds being transferred	<ul style="list-style-type: none"> - Club Future Directions Officer & Council Team Leader Sport and Rec to oversee, identify and action (early) any likelihood of delay - Early communication to funding body regarding time variations will be executed. 	Financial	Major	Possible	High	Y	<ul style="list-style-type: none"> - Project does not proceed to tender until funding requirements have been met 	Major	Rare	Low
7	Project exceeds scope or varies from Project Plan	Lack of monitoring plan against building progress/stages/milstones	<ul style="list-style-type: none"> - Final documentation reviewed and approved by City of Mitcham with/in consideration of all relevant stakeholders - Head Contractor provided with 100% documentation with all necessary approvals in place prior to execution of contract - Project Manager to chair regular site meetings with Head Contractor to sight progress and compliance - Council Project Manager will be responsible for ensuring the plans that received approvals and were provided within the tender documentation are delivered on. 	Financial, Reputation	Minor	Unlikely	Very Low	N		Minor	Unlikely	Very Low

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April 29th, 2020

**Letter of Support Coromandel Valley Ramblers Cricket Club
Grassroots Football, Cricket and Netball Facility Program.**

I am pleased to provide this letter supporting the Coromandel Valley Ramblers Cricket Club in their application to the Office for Recreation and Sport for a Grassroots Facility Grant.

I commend the Coromandel Valley Ramblers Cricket Club on their application. I believe that the application demonstrates a strong commitment to enhancing community wellbeing and to reaching those who may not traditionally participate in sport and active recreation including older females in the least active cohort. The proposed design aligns with best practice approaches for all age friendly design and will provide a much needed facility for the broader community.

The facilities and spaces will allow for a dedicated indoor space to offer innovative new programs including- getting ready to play courses and sessions for cricket, football and netball , pre-season conditioning programs for older people and all age fitness and physical activity offerings that will bring new dimensions to the community, engage more local volunteers and bring new employment opportunities for local providers.

Providing safe and supportive places for people to reconnect through sport and recreation will be even more vital as our communities emerge from the COVID 19 public health crisis. For our local community, this need has become greater given the closure of the Blackwood Gym.

The proposed infrastructure redevelopment will positively impact on physical activity participation and will deliver a high quality community facility to support community wide wellbeing.

Sincerely,

s47F

Health Promotion Consultant,

s47F

Director Core&More Pilates

**CEO of Active Ageing Australia (2016 - February 2020)
Chief Policy Advisor Physical Activity SA Health (2002 - 2014).**

BLACKWOOD HS



HAWTHORNDENE OVAL



BLACKWOOD OVAL



HEWETT OVAL



Craigburn Farm

NEW DEVELOPMENTS



For your application to be eligible you must provide evidence from the landowner providing permission for you to undertake the project at the nominated site. You must use this letter template and provide this with your application.

The letter must be completed by the landowner.

Delete this instruction box before submitting the letter

Program Manager
Thriving Suburbs Program
Department of Industry, Science and Resources
GPO Box 2013
CANBERRA ACT 2601

Thriving Suburbs Program

To the Program Manager

Permission to undertake the project at this address: Hawthorndene Oval, Watahuna Avenue, Hawthorndene

This letter confirms that I am delegate of the landowner [ABN 92 180 069 793] of the site nominated by Coromandel Valley Ramblers Cricket Club [ABN 85 503 189 670] in their Thriving Suburbs Program funding application.

As delegate of the landowner, the City of Mitcham, I provide permission for the project to be undertaken at this site.

s47F
Signature 

Name: s47F 

Title: [Manager Property and Facilities](#)

Date: [07/08/2024](#)

