
11.6 Campbelltown Memorial Oval Lease of New Courts by East Torrens District Cricket Club and the Newton Jaguars Netball Club

TRIM Reference: B408

Property Officer, Mario Scalzi's Report

Purpose of Report

To advise Council of the East Torrens District Cricket Club and the Newton Jaguars Netball Club's desire to apply for a lease for the newly established netball courts area of the Campbelltown Memorial Oval sports complex.

Strategic Plan Link

Strategy 1.3.1 Provide leisure services that deliver a wide range of sporting, leisure and recreational opportunities

Background

The East Torrens District Cricket Club, a current tenant at Campbelltown Memorial Oval, and the Jaguars Netball Club, currently using other venues, have entered into an alliance to use the new training facility at Campbelltown Memorial Oval.

The approved development consisting of multi purpose sports courts is nearing completion with completed works including the preparation and laying of the court surfaces, stormwater requirements and court lighting. Fencing, court line marking, cricket nets and minor ancillary works are anticipated to be completed in early 2012.

The Clubs are now desirous of formalising a lease agreement with Council for the long term use of the courts.

At its 17 August 2010 meeting Council considered the development and resolved amongst other things that it authorise the Chief Executive Officer to negotiate the terms of usage with the Clubs in recognition of their capital investment in this project.

These negotiations have resulted in both Clubs being in agreement that a joint lease arrangement be sought and considered by Council for a period of ten (10) years with usage permitted exclusively for the Clubs between 5.00 pm - 9.00 pm Monday to Friday with no rent being charged for the term of the lease in recognition of their capital investment.

Council has already allocated \$150,000 in the 2010/2011 budget for the proposal. The allocation is part of the total cost estimate of in the order of \$450,000. The East Torrens District Cricket Club and Newton Jaguars Netball Club are contributing \$100,000 to the project and the East Torrens Cricket Club have been successful in obtaining a \$200,000 grant from the State Government.

Discussion

As noted the East Torrens District Cricket Club is an established tenant of the Campbelltown Memorial Oval complex which is classified as Community Land in Category 1- Sporting Reserves, Ovals and Active Recreational Reserves in Council's Community Land Management Plan. Land under this category is used primarily for formal outdoor sporting activities that comprise structured and organised sports, the playing of outdoor games and other active recreational pursuits.

Larger facilities such as the Campbelltown Memorial Oval complex are commonly associated with clubrooms or Community buildings which may be operated under lease agreement or other formal agreement.

Management objectives of land in this category include providing high quality recreation facilities and leisure options maintained for the use and enjoyment of the Community which fits in with any new lease of the premises to the Cricket and Netball Clubs.

In accordance with the provisions of the Local Government Act 1999 and in particular Section 202 Council may grant a lease over community land for a period of up to but not exceeding twenty one (21) years but must follow the appropriate steps required in its Public Consultation Policy. With a lease of ten (10) years sought, a consultation process will be required consisting of a twenty eight (28) day consultation period, including a public notice in the East Torrens Messenger, together with notices being sent to neighbouring properties and stakeholders. Depending on any submissions which may be received, Council can proceed to issue this 10 year lease agreement.

Members may also recall a recent agreement made at its 4 October 2011 meeting to lease the East Torrens District Cricket Clubrooms to the cricket club after an extensive consultation process was undertaken with 690 notices being sent to stakeholders and affected properties within a 300 metre radius of the property with 69 responses received by Council equating to a 9.86% return.

Of the 69 responses received 62 were in support of the proposal with the feedback received being considered a very strong endorsement for Council to favourably consider grant the East Torrens District Cricket Club a twenty one (21) year lease at the site.

The repeat of a similar consultation process as required for leases over community land is anticipated to return similar favourable results to this new joint lease proposal.

Social Implications

The process of public consultation for the proposal shall provide all interested stakeholders and the Community with the opportunity to provide feedback on a long term lease of the courts and give the Clubs the certainty of leasing the courts area with support of the Community and Council for the long term.

Environmental Implications

The proposal to lease the courts area if granted is considered to have minimal impact on the environment and continues the existing use of the site in cohesion with the surrounding locality.

Asset Management Implications

If approved, the granting of a long term lease of the courts area to the Clubs will secure the long term maintenance and upkeep of the courts and surrounds to a high standard with minimal financial and physical impact on Council resources.

Council, together with the Clubs and with funding obtained from the State Government have all contributed to the development.

Governance / Risk Management

The courts and surrounds have been constructed to meet all required legislative requirements and to current building standards.

Community Engagement

The Community will be invited to provide feedback and advice on the new lease proposal to grant a ten (10) year lease through Council's public consultation process.

Financial Implications

The cost of administrative and advertising procedures required for the public consultation process can be funded from existing budgets.

Recommendation

That Council advise the East Torrens District Cricket Club and the Newton Jaguars Netball Club that Council agrees to proceed with the undertaking of a public consultation process as required for lease agreements greater than five (5) years but not more than twenty one (21) years after which Council will consider all feedback received from the public consultation process and further consider the formal request for entering into a long term agreement for a period of ten (10) years with free rent for the courts area at the Campbelltown Memorial Oval sports complex.

11.7 Use of the Pungangga Pavilion by the Rotary Club of Morialta Inc for 'Breakfast in the Park'

TRIM Reference: B68

Property Officer, Mario Scalzi's Report

Purpose of Report

To seek Council approval for the Rotary Club of Morialta Inc to exclusively use the Pungangga Pavilion for their annual 'Breakfast in the Park' fundraiser.

Strategic Plan Link

Strategy 1.4.5 Develop, support and encourage community participation and involvement

Background

The Rotary Club of Morialta Inc has been a long term and active participant in providing Community based services at Thorndon Park with their management of the Thorndon Park kiosk. They have provided the Community and park users not only with refreshments but a safe house and advisory point of call.

The Rotary Club of Morialta Inc conduct an annual fundraising event named 'Breakfast in the Park' which has grown in participant numbers and currently entertains up to 220 people each year.

With the popularity of the event now at such high numbers a formal request has been received by Council for the use of the Pungangga Pavilion to assist in supporting the event.

Discussion

The Rotary Club of Morialta Inc have requested that the Pungangga Pavilion be made available to the group for their exclusive use to host their annual 'Breakfast in the Park' event planned for Sunday 18 March 2012.

The request has been made to enable the group to provide the attendees with a hot breakfast including tea and coffee which would be able to be provided at the Pavilion with its access to power.

The Club proposes to use the pavilion area from 7.00 am for set up and service its attendees with a breakfast commencing at 9.30 am and concluding by approximately 11.30 am with the Pavilion being able to be used by the general Community from midday.

The Club advises that it will provide all tables and chairs for the event which will be removed on completion by 12.00 noon on the day

The 'Breakfast in the Park' fundraising concept has been gaining popularity since its inception some ten (10) years ago. Open to all members of the Community, the use of the Pavilion for protection from the elements and comfort of the attendees would provide a fantastic opportunity to showcase this Council facility to the Community at large.