AGENDA

FOR A

COUNCIL MEETING

TO BE HELD ON

TUESDAY 25 JUNE 2019

COMMENCING AT 7:00PM

The public can access this Full Council Agenda on the City of Mitcham website at: www.mitchamcouncil.sa.gov.au\page.aspx?u=1947
AGENDA FOR A MEETING OF THE COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, 131 BELAIR ROAD, TORRENS PARK ON TUESDAY, 25 JUNE 2019 AT 7:00PM.

MEMBERSHIP: Mayor (H Holmes-Ross)
Crs J Bange, J Berry, A Christopoulos, S Fisher, K Hockley, D Kruse, C McCarthy, D Munro, J Sanderson, K Steele, L Taeuber, A Tilley and Y Todd

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MATTHEW PEAR
CHIEF EXECUTIVE OFFICER
PLEDGE AND KAURNA ACKNOWLEDGEMENT

The Mayor will pledge:

We acknowledge that this land we meet on is the traditional land of the Kaurna people. We respect their spiritual relationship with their country.

We, as a Council, welcome all members of the community and pledge honesty and good governance in all of our dealings.

PRESENT:

APOLOGIES: Cr Berry & Cr McCarthy

LEAVE OF ABSENCE:

ABSENT:

STAFF IN ATTENDANCE:

WELCOME

BUSINESS

1. ELECTED MEMBERS’ DECLARATIONS OF INTERESTS

The Mayor will ask if any Member wishes to disclose an interest in relation to any item being considered at the meeting.
2. CONFIRMATION OF MINUTES

2.1 FULL COUNCIL MEETING - 11 JUNE 2019

RECOMMENDED that the Minutes of the Full Council Meeting held on 11 June 2019 be confirmed.

3. ADJOURNED MOTIONS

Nil
4. **DEPUTATIONS**

Deputations are to be no more than three minutes in length, without leave of the meeting.

4.1 **MR ROBERT YOUNG - PRICE MEMORIAL OVAL**

Mr Robert Young has been granted permission to address the Council concerning the Price Memorial Oval.

4.2 **MR BEN FITZSIMMONS - MITCHAM RAILWAY STATION SITE**

Mr Ben Fitzsimmons has been granted permission to address the Council concerning the Mitcham Railway Station site.

5. **ADJOURNED BUSINESS**

Nil

6. **GALLERY QUESTION TIME**

Members of the Gallery may ask two questions.

*These questions must be in writing and supplied to the Minute Secretary. If a response is not given by the Mayor or Administration at the meeting, the reply will be provided in a future Agenda.*

7. **PETITIONS**

Nil
8. DECISION REPORTS

8.1 PRICE MEMORIAL OVAL - STAGE 1 FEMALE FACILITIES CHANGEROOM PROJECT UPDATE

Report Author/Manager: Joe Carbone / Thuyen Vi-Alternetti
General Manager: Craig Harrison

(Meeting Date: 25 June 2019)
(Location: Gault Ward)
(Consultant Used: $0)

PROPOSAL

To provide an update on the Price Memorial Oval Project and to seek Council decision in relation to a financial contribution towards site services, electrical supply and infrastructure upgrade at Price Memorial Oval, Hawthorn.

OPTIONS

DECISION 1 – STAGE 1 – FEMALE FRIENDLY CHANGEROOM – ADDITIONAL COUNCIL FUNDING

Option 1 (Staff Recommendation)

(1) That Council request the club to ask the Federal Government for re-allocation of the Community Sport Infrastructure Grant (Round 2) $385,000 towards the site services, electrical supply and infrastructure upgrades.

(2) If the Federal Government does not agree to the re-allocation of funds, Council approves a new capital expenditure of $150,000 from the 2019/2020 budget for the current unfunded portion of the site services, electrical supply and infrastructure upgrades at Price Memorial Oval, Hawthorn.

(3) That Administration ensures appropriate recognition is made of Council’s contribution to the project.

Option 2

(1) That Council request the club to ask the Federal Government for re-allocation of the Community Sport Infrastructure Grant (Round 2) $385,000 towards the site services, electrical supply and infrastructure upgrades.

(2) If the Federal Government does not agree to the re-allocation of funds, Council re-allocates $150,000 from the Car Park and Drainage capital renewal works budget towards the site services, electrical supply and infrastructure upgrades at Price Memorial Oval, Hawthorn.

(3) The remaining $156,059 capital renewal budget is to be used for the car park and drainage project to make good the existing carpark and drainage following the completion of building and site services works.
(4) That Council funds the carpark and drainage renewal works either,
- from potential capital renewal savings from other projects in 2019/2020 via a budget review or
- include in the capital renewal program budget in 2020/2021.

Option 3

That Council does not approve a funding contribution towards the site services, electrical supply and infrastructure upgrades at Price Memorial Oval, Hawthorn.

BACKGROUND

The Price Memorial Oval is located at Hawthorn Crescent, Hawthorn and is classified as a District Level Sporting Facility. The Price Memorial Facility and Oval has two key anchor clubs.

The Sturt District Cricket Club (SDCC) was founded in 1892 and has achieved premiership success on over 100 occasions across all grades, the greatest number of any SACA club. The club was based at Unley Oval until the late 1970’s when it relocated its headquarters to Price Memorial Oval.

Mitcham Football Club (MFC) has been playing competitively since 1907. Members of MFC helped clear the land on which the oval is situated, prior to its official opening in May 1911.

There is extensive usage of the oval and its facilities, each day of the week and all months of the year for cricket and football. The table below summarises the numbers of players and teams in both cricket and football clubs (this does not include supporters and friends of the club).

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<tr>
<th>Club</th>
<th>Players</th>
<th>Non Playing attended (weekly)</th>
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</tr>
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<td>530</td>
<td>15</td>
</tr>
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<td>250</td>
<td>14</td>
</tr>
<tr>
<td>Total</td>
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<td>780</td>
<td>29</td>
</tr>
</tbody>
</table>

The record of excellence in sporting achievements by both clubs and their close connection with Price Memorial Oval for around 100 years demonstrates the strong connection with the ground as a home base and the desire and capacity of the clubs to sustain and increase membership well into future.

In addition to SDCC and MFC, there are other users of facilities at the site.

The Hawthorn Bowling Club and Hawthorn Lawn Tennis Club have a formal lease with Council and the Hawthorn Church of Christ has a lease to use the Meeting Place building (former Croquet Club). The oval, playground and other site facilities are used by the public for exercise, dog walking, and passive recreation.
Price Memorial Oval Stage 1 - Female Friendly Change room, grounds persons shed and public toilet upgrade as per Council resolution 24 July 2018

Sturt District Cricket and Mitcham Hawks Football Club are currently project managing the Female Friendly Change room, grounds persons shed and public toilet upgrade. Council are project managing the Car park and drainage works and the site services upgrades (electrical and sewer systems).

Works have commenced on the grounds person shed and public toilets, with completion of the change rooms due in early 2020. The projects are working in conjunction with one another to achieve economies of scale.

Below is the cost breakdown of all the current works at Price Memorial:

<table>
<thead>
<tr>
<th>Price Memorial Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project</td>
</tr>
<tr>
<td><strong>Capital – New (Stage 1)</strong></td>
</tr>
<tr>
<td>Female Facility Change room</td>
</tr>
<tr>
<td>Funding:</td>
</tr>
<tr>
<td>- State Government Grant</td>
</tr>
<tr>
<td>- Sturt District Cricket Club</td>
</tr>
<tr>
<td>- Mitcham Hawks Football Club</td>
</tr>
<tr>
<td>- City of Mitcham</td>
</tr>
<tr>
<td><strong>Capital – Renewal (Stage 1)</strong></td>
</tr>
<tr>
<td>Car Park</td>
</tr>
<tr>
<td>Funding:</td>
</tr>
<tr>
<td>- City of Mitcham</td>
</tr>
<tr>
<td>Public Toilet/Grounds persons’ Shed (City of Mitcham - Toilet for Hawthorn Lawn Tennis Club -Capital New – re-budgeted into 2018/19 - $55,000)</td>
</tr>
<tr>
<td>Funding:</td>
</tr>
<tr>
<td>- City of Mitcham</td>
</tr>
<tr>
<td>Drainage</td>
</tr>
<tr>
<td>Funding:</td>
</tr>
<tr>
<td>- City of Mitcham</td>
</tr>
<tr>
<td><strong>Fund My Neighborhood</strong></td>
</tr>
<tr>
<td>Climbing Wall</td>
</tr>
<tr>
<td>Funding:</td>
</tr>
<tr>
<td>- State Government Grant</td>
</tr>
<tr>
<td><strong>Capital – New Cost</strong></td>
</tr>
<tr>
<td><strong>Capital Renewal Cost</strong></td>
</tr>
<tr>
<td><strong>Total Cost</strong></td>
</tr>
</tbody>
</table>
A Council briefing was held on the 4 June which provided Elected Members with an overview of the issues at Price Memorial Oval and possible options to address the additional funding requirements.

Attachments:

A. Price Memorial Oval Site Electrical Plans

STRATEGIC OBJECTIVES

Goal 1 Accessible & Connected Community

Objective 1.3 Our community has access to high quality, vibrant, well serviced places and spaces to meet, learn and recreate.

Goal 4 Vibrant & Rich Culture

Objective 4.1 We have special places, spaces and stories that create a strong sense of place and great experiences for our community.

DISCUSSION

Site Services Upgrade Works

The site services upgrade works consist of electrical, sewer and stormwater upgrades to the Football/Cricket Club, the Tennis club and the Meeting Place buildings.

The upgrade of site services will provide improvements to infrastructure and increase safety to the users of the site which includes the clubs and general community who use and access the site. There will be better disposal of stormwater and new/safer electrical systems on site.

During the project it was identified that the provisional sum of $45,000 allocated for services upgrade for the project was insufficient and additional funds would be required.

The provisional sum has been used for the sewer upgrade (replacing old earthenware pipes) and stormwater pipes to the football/cricket club and making provision for the connection of the proposed change rooms into these systems.

Electrical Upgrade - South Australian Power Networks

The existing South Australian Power Networks (SAPN) supply to the site consists of the mains cable running from Angas Road along the western boundary of the site to the back of the football/cricket club building to an unfused service pillar. SAPN have a statutory easement over the mains cable and service pillar.
The football/cricket club building and the tennis club building electrical supply are fed from this service. The meeting place building is also connected to this mains service.

The new female facility change rooms building will be constructed over part of the mains cable and the unfused service pillar. SAPN requirement is that mains services are not within private properties and also that there is one service point per site at the property boundary.

The proposed electrical works will provide a single main switchboard with separate meters for each building. The renewal of the site electrical infrastructure is part of site services which Council as the landlord is generally responsible for.

Federal Government’s Community Sport Infrastructure Grant Program (Round 2)

Sturt District Cricket Club was also successful in receiving $385,000 from the Federal Government’s Community Sport Infrastructure Grant Program (Round 2) towards change room refurbishment, installation of artificial turf and lighting, shade structure and solar panels at Price Memorial Oval, Hawthorn the balance of the project to be funded by the Club.

A separate report regarding the grant outcome at Item 8.2 of this Agenda seeks landlord approval.

The club could be requested to ask the Federal Government to re-allocate the funds for the electrical upgrade works. The grant is specific for what it can be used for and it would be un-likely that the federal government would allow the funds to be re-allocated to electrical infrastructure which is part of site services that Council is generally responsible for. Nevertheless Council’s administration seeks to explore this as part of each of the options presented in this report.

Option 1 – New additional funding

That Council fund a new capital expenditure of $150,000 from the 2019/2020 budget being the current unfunded portion of the site services, electrical supply and infrastructure upgrade at Price Memorial Oval, Hawthorn.

The site electrical upgrade works consist of new electrical services to the Football/Cricket Club, the Tennis club and the Meeting Place buildings as well as the SAPN works to remove their infrastructure from within the site and relocate it to the property boundary.

The responsibilities of electrical power supply and infrastructure is generally a council responsibility and improve council’s asset.

The required works and costs are summarised as follows,

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPAN works</td>
<td>$ 40,000</td>
</tr>
<tr>
<td>Site Electrical upgrade</td>
<td>$ 70,000</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>$ 40,000</td>
</tr>
</tbody>
</table>
Option 2 Re-allocation of funds from other projects

Council have the current projects awaiting commencement at Price Memorial Oval:

<table>
<thead>
<tr>
<th>Project</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Park Works – Capital Renewal 2018/19</td>
<td>$157,059</td>
</tr>
<tr>
<td>Stormwater and Drainage – Capital New 2018/19</td>
<td>$185,000</td>
</tr>
<tr>
<td>Total</td>
<td>$342,059</td>
</tr>
<tr>
<td>Funds expensed to the project - design</td>
<td>$36,000</td>
</tr>
<tr>
<td>Remaining Funds</td>
<td>$306,059</td>
</tr>
</tbody>
</table>

Council could re-allocate $150,000 from the Car Park and Drainage capital renewal works budget towards the site services, electrical supply and infrastructure upgrades.

Currently the car park and stormwater projects are designed and costed awaiting commencement. The projects can be delayed to a future year as a result of the re-allocation of funds the $36,000 investment into these plans/design will be retained by council and this project will remain shovel ready subject to funding.

The carpark and stormwater works could be re-scheduled to 2019/2020 via a budget review, subject to funds being available from savings in other capital renewal projects.

Alternatively the works will be scheduled for the 2020/2021 capital renewal program.

The impacts at Price Memorial Oval if no car park and drainage upgrade is completed are:

- storm water from the buildings will drain to the car park with potential flooding in the car park and neighbouring houses. Some temporary works would be required to make the site safe and reduce any possible flooding issues.
- aged car park will remain in its current deteriorated state, presenting a poor image at a key facility.
- a contractor has been engaged to undertake the carpark and drainage works. The contract would need to be negotiated with works delayed to next financial year or to 2020/2021.

The remaining funds of $156,059 would be used to make the site safe, reduce any flooding issues, repairs to the carpark surface and provision of access ramps to the football club building.

If this option is pursued a detailed analysis would be undertaken on the extent of the works required to be undertaken at this stage to understand the cost implications of staging these works. Council will be advised on the cost implications and funding options prior to works commencing.
Option 3 Do not support additional funding

If Council does not support the additional funds or re-allocation of funds towards the electrical supply and infrastructure upgrade at Price Memorial Oval, Hawthorn the project will be unable to proceed as the location of the electrical services is where the proposed Female Changerooms projects is located.

The change rooms are proposed to be located at the back of the clubrooms, in a small area that is not easily accessible to the community or able to be used for any other option. The location is also in accordance with the Master Plan for the site. The proposed site will not impact on the open space, oval and other users of the reserve.

This option is not recommended as the service works are fundamental to the entire project commencing and without this jeopardises the entire clubroom project and grants being received.

Community Implications

Not applicable.

Environmental / Heritage Implications

Not applicable.

Cost Shifting Implications / Legislative Cost Imposts

Not applicable.

Impact on Budget including Lifecycle Costing

Option 1

If option one is chosen this will result in an additional $150,000 capital new to be funded from financial year 2019/2020.

Option 2

If option two is chosen this will result in the re-allocation of $150,000 from capital renewal to the electrical services at Price Memorial Oval and the balance of $156,059 would be used to make the site safe, reduce any flooding issues, repairs to the carpark surface and provision of access ramps to the football club building.

An additional $150,000 would need to be funded from potential capital renewal savings in 2019/2020 or from the capital renewal program in 2020/2021.

Risk Management / WHS Assessment

The Club will manage the changeroom project and all external funding has been received.
Council Administration has entered into a works agreement with Sturt District Cricket Club and Mitcham Football Club regarding Stage 1 Female Facilities Changeroom project to manage project risks.

There is also a risk that should the additional funds for electrical services of $150,000 not be granted, the Club will be at risk of losing the $440,000 from the Office for Recreation, Sport and Racing grant.

The site services, electrical supply and infrastructure upgrade works will be managed directly by Council.

**Legal / Policy Implications**

Not applicable.

**Engagement**

Not applicable.

**CONCLUSION**

During the project it was identified that the provisional sum allocated for services for the project was insufficient and additional funds would be required.

An additional $150,000 is required for site services, electrical supply and infrastructure upgrades at Price Memorial Oval, Hawthorn to ensure the project can be completed and State Government funding for the changerooms project is not lost. The works will benefit multiple clubs, the community and make safe the services to bring up to the regulated standards.

**RECOMMENDATION – ITEM 8.1**

**DECISION 1 – STAGE 1 – FEMALE FRIENDLY CHANGEROOM – ADDITIONAL COUNCIL FUNDING**

**Option 1 (Staff Recommendation)**

(1) That Council request the club to ask the Federal Government for re-allocation of the Community Sport Infrastructure Grant (Round 2) $385,000 towards the site services, electrical supply and infrastructure upgrades.

(2) If the Federal Government does not agree to the re-allocation of funds, Council approves a new capital expenditure of $150,000 from the 2019/2020 budget for the current unfunded portion of the site services, electrical supply and infrastructure upgrades at Price Memorial Oval, Hawthorn.

(3) That Administration ensures appropriate recognition is made of Council’s contribution to the project.
Option 2

(1) That Council request the club to ask the Federal Government for re-allocation of the Community Sport Infrastructure Grant (Round 2) $385,000 towards the site services, electrical supply and infrastructure upgrades.

(2) If the Federal Government does not agree to the re-allocation of funds, Council re-allocates $150,000 from the Car Park and Drainage capital renewal works budget towards the site services, electrical supply and infrastructure upgrades at Price Memorial Oval, Hawthorn.

(3) The remaining $156,059 capital renewal budget is to be used for the car park and drainage project to make good the existing carpark and drainage following the completion of building and site services works.

(4) That Council funds the carpark and drainage renewal works either,
   • from potential capital renewal savings from other projects in 2019/2020 via a budget review or
   • include in the capital renewal program budget in 2020/2021.

Option 3

That Council does not approve a funding contribution towards the site services, electrical supply and infrastructure upgrades at Price Memorial Oval, Hawthorn.
8.2 PRICE MEMORIAL OVAL - LANDLORD APPROVAL AND COMMUNITY CONSULTATION STAGE 2 PROJECT

Report Author/Manager: Thuyen Vi-Alternetti
General Manager: Craig Harrison
(Meeting Date: 25 June 2019)
(Location: Gault Ward)
(Consultant Used: $0)

PROPOSAL

To seek landlord approval for change room refurbishment, fit out of new female facility change room and installation of solar panels along with approval to undertake community consultation on the installation of artificial turf and lighting and shade/shelter structure at Price Memorial Oval, Hawthorn.

OPTIONS

DECISION 1
LANDLORD APPROVAL FOR STAGE 2A – PRICE MEMORIAL PROJECT

Option 1 (Staff Recommendation)

(1) That Council notes that Sturt District Cricket Club was successful in receiving $385,000 from the Federal Government’s Community Sport Infrastructure Grant Program (Round 2) for the following works:

- Fit out of new female friendly change rooms
- Change room refurbishment
- Solar Panels
- Installation of artificial turf and lighting
- Shade structure

at Price Memorial Oval, Hawthorn with the balance of the project to be funded by the Club.

(2) That landlord approval be granted for the following works

- Fit out of new female friendly change rooms
- Change room refurbishment
- Solar Panels

at Price Memorial Oval, Hawthorn as per Attachment A, subject to Development Approval.

(3) That Council endorses the works in (2) which results in an additional $8,519 in ongoing operating costs for maintenance and depreciation. This will be included in Budget Review 1 for 2019/2020 financial year.

(4) That Council approves Sturt District Cricket Club project managing the project at Price Memorial Oval, Hawthorn subject to a works agreement between Council and the Club to manage and deliver the project and associated risks.
(5) That the Chief Executive Officer be approved to execute the works agreement and make minor variations as required between Council and the Sturt District Cricket Club and Mitcham Hawks Football Club to enable the delivery of the project.

(6) That Administration ensures appropriate recognition is made of Council’s contribution to the project.

Option 2 – Same as option 1 with Clubs Funding the operating and depreciation costs of the solar panels.

(1) That Council notes that Sturt District Cricket Club was successful in receiving $385,000 from the Federal Government’s Community Sport Infrastructure Grant Program (Round 2) for the following works:

- Fit out of new female friendly change rooms
- Change room refurbishment
- Solar Panels
- Installation of artificial turf and lighting
- Shade structure

at Price Memorial Oval, Hawthorn with the balance of the project to be funded by the Club.

(2) That landlord approval be granted for the following works

- Fit out of new female friendly change rooms
- Change room refurbishment
- Solar Panels

at Price Memorial Oval, Hawthorn as per Attachment A, subject to Development Approval and the Sturt District Cricket Club and Mitcham Hawks Football Club being responsible for funding the ongoing operating and depreciation costs of solar panels.

(3) That Council endorses the works in (2) which results in an additional $6748 in ongoing operating costs for maintenance and depreciation. This will be included in Budget Review 1 for 2019/2020 financial year.

(4) That Council approves Sturt District Cricket Club project managing the project at Price Memorial Oval, Hawthorn subject to a works agreement between Council and the Club to manage and deliver the project and associated risks.

(5) That the Chief Executive Officer be approved to execute the works agreement and make minor variations as required between Council and the Sturt District Cricket Club and Mitcham Hawks Football Club to enable the delivery of the project.

(6) That Administration ensures appropriate recognition is made of Council’s contribution to the project.
Option 3

(1) That Council does not provide landlord approval for change room refurbishment, fit out of new female facility change room and installation of solar panels at Price Memorial Oval, Hawthorn per Attachment A.

DECISION 2
COMMUNITY CONSULTATION - STAGE 2B PRICE MEMORIAL OVAL PROJECT

Option 1 (Staff Recommendation)

(1) That Administration undertakes community consultation as per Council’s Community Consultation Policy on the following works:

- Installation of artificial turf and lighting
- Shade structure

at Price Memorial Oval, Hawthorn.

(2) That the Community Engagement Plan be circulated to the Elected Members prior to commencement of the community consultation.

(3) That at the conclusion of the community consultation period, a further report be presented to Council for consideration and a decision on granting landlord approval for Stage 2B Price Memorial Oval project.

Option 2

That Council does not provide landlord approval of artificial turf and lighting and shade/shelter structure.

BACKGROUND

The Price Memorial Oval is located at Hawthorn Crescent, Hawthorn and is classified as a District Level Sporting Facility. The Price Memorial Facility and Oval has two key anchor clubs.

The Sturt District Cricket Club (SDCC) was founded in 1892 and has achieved premiership success on over 100 occasions across all grades, the greatest number of any SACA club. The club was based at Unley Oval until the late 1970’s when it relocated its headquarters to Price Memorial Oval.

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There is extensive usage of the oval and its facilities, each day of the week and all months of the year for cricket and football. The table below summarises the numbers of players and teams in both cricket and football clubs (this does not include supporters and friends of the club).
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In addition to SDCC and MFC, there are other users of facilities at the site.

The Hawthorn Bowling Club and Hawthorn Lawn Tennis Club have a formal lease with Council, and many members of the Hawthorn Church of Christ use the oval for exercise, dog walking, and the playground.

**Price Memorial Oval - Stage 1 - Female Friendly Change room, grounds persons shed and public toilet (current works).**

At Council’s meeting on 24 July 2018, landlord approval was granted for the Price Memorial Female Friendly change room, public toilet and ground persons shed. The Sturt District Cricket and Mitcham Hawks Football Club are currently project managing this project (Stage 1) and Council are project managing the car park and drainage upgrade.

Works are currently scheduled to commence shortly with completion early in 2020. The projects are working in conjunction with one another to achieve economies of scale.

Below is the cost breakdown of all the current works at Price Memorial:
(this is not the subject of this report Council has previously resolved to support these works)

<table>
<thead>
<tr>
<th><strong>Price Memorial Projects</strong></th>
<th><strong>Project</strong></th>
<th><strong>Cost</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital – New (Stage 1)</td>
<td><strong>Female Facility Change room</strong></td>
<td><strong>$615,000</strong></td>
</tr>
<tr>
<td></td>
<td>Funding:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- State Government Grant</td>
<td>$440,000</td>
</tr>
</tbody>
</table>
Sturt District Cricket Club $25,000
Mitcham Hawks Football Club $25,000
City of Mitcham $125,000

Capital – Renewal (Stage 1)

<table>
<thead>
<tr>
<th>Car Park</th>
<th>$157,059</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding:</td>
<td>City of Mitcham</td>
</tr>
</tbody>
</table>

Public Toilet/Grounds persons’ Shed (City of Mitcham - Toilet for Hawthorn Lawn Tennis Club - Capital New – re-budgeted into 2018/19 - $55,000) $224,000
Funding: City of Mitcham

Drainage $185,000
Funding: City of Mitcham

Fund My Neighborhood - New

<table>
<thead>
<tr>
<th>Climbing Wall</th>
<th>$100,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding: State Government Grant</td>
<td></td>
</tr>
</tbody>
</table>

Capital – New Cost $715,000
Capital Renewal Cost $566,059

Total Cost $1,281,059

Sports Facility Strategy & Master Plan 2017 – Price Memorial Oval

The broad direction of the Sports Facility Strategy 2016 for Price Memorial Oval is to continue to upgrade the facility to maintain the District Level hierarchy and to appropriately meet the needs of the diverse user groups.

The Master Plan supports the proposed works by Sturt District Cricket Club and Mitcham Hawks Football Club. The Master Plan considers a wide range of interconnecting issues such as use, movement of cars and pedestrians, landscaping and built form.

The Price Memorial Oval Master Plan (as provided in Attachment B) was endorsed by Council on 10 October 2017 outlining a plan for the site over the coming years with support from council to explore state and commonwealth funding to implement the masterplan. It was noted that the estimated cost to implement all components of the Master Plan was in the vicinity of $2,565,000. Due to the costs, it is appropriate that a staged approach is taken in implementing the different components from the Master Plan, as funding becomes available.
**Fund My Neighbourhood**

Also noted in the table detailing all current works at Price Memorial Oval is a Fund My Neighbourhood Project to provide a climbing wall at Price Memorial Oval, the current budget for this project is $100,000. The project has been designed, consulted on and works are scheduled to commence later in 2019. This project will have minimal impact to the clubs.

**Attachments:**

A. Project Information Site Plan  
B. Price Memorial Oval Master Plan  
C. In principle letter of Support by Council Administration  
D. Shade Structure Documents

**STRATEGIC OBJECTIVES**

Goal 1 Accessible & Connected Community

Objective 1.3 Our community has access to high quality, vibrant, well serviced places and spaces to meet, learn and recreate.

Goal 4 Vibrant & Rich Culture

Objective 4.1 We have special places, spaces and stories that create a strong sense of place and great experiences for our community.

**DISCUSSION**

Since the endorsed Master Plan for Price Memorial Oval Sturt District Cricket and Mitcham Hawks Football Club have been actively pursuing grant funding to improve the facilities offered by the club in line with the Master Plan.

In September 2018, the Club made contact indicating that they would like support from Council to submit an application for the Federal Community Sport Infrastructure Grant Program to fund the installation of a lit artificial turf training area, installation of shade structure/shelter, change room refurbishment and solar panels. The program is to support small to medium scale projects up to $500,000 to improve local community sport infrastructure, which will support greater community participation in sport and physical activity. In principle landlord support was subsequently provided to the Club as part of their grant application (Attachment C).

Sturt District Cricket Club (the Club) was successful in receiving $385,000 from the Federal Government’s Community Sport Infrastructure Grant Program (Round 2) towards the following projects:

- Fit out of new female friendly change rooms
- Change room refurbishment
- Solar Panels
- Installation of artificial turf and lighting
- Shade structure
The above works will now form part of Price Memorial Oval - Stage 2 Projects (Stage 2). It should be noted that the balance of the project capital costs will be fully funded by the Clubs.

The change room refurbishment, installation of artificial turf and lighting, shade structure and solar panels were supported in principle by the Master Plan and Council’s Sports Facility Strategy.

The Club has requested formal landlord approval and request they project manage Stage 2. The Club is currently project managing Stage 1 and this arrangement is recommended to continue for Stage 2. A Works Agreement between Council and the Club will be put in place to manage the governance framework and project risks.

The Club has advised that following landlord approval, there are a number of steps involved before Stage 2 can commence they include:

- Funding agreement with the Federal Government April 2019
- Development approval for some elements
- Works Agreement with Council
- Detailed design of elements
- Awarding the contract

Based on the above steps, the works will be scheduled for completion by April 2020. As such providing landlord approval is time critical because of the project delivery timeframes to meet federal government milestones in the Community Sporting Infrastructure grant conditions.

The club has met with staff from the relevant departments to discuss the impact of each project and necessary requirements. A Council briefing took place on 4 June 2019, which provided Elected Members with an update on the Price Memorial Project Stage 1 and this upcoming report to Council for Landlord approval for Stage 2 of the project.

Staff is recommending a two staged approach to providing landlord approval as there are a number of projects that will impact the community’s ongoing use of the reserve and therefore community consultation should be considered prior to providing landlord approval.

**Stage 2A - Price Memorial Oval Project**

The projects within Stage 2A, relate to the leased buildings and therefore it is proposed that landlord approval is granted for these projects. The projects are largely a continuation of existing works within Stage 1 to the building and have very limited impact on the broader community. These projects are:

- **Fit-out of New Female Friendly Change Rooms**
  
  The fit out will consist of lockers, bench seating, soft flooring, mirrors, whiteboards, cupboards, shelving, trainers’ benches, seats, ice machine/freezer, ice baths, and netting for window protection etc.

- **Solar Panels**
Installation of Solar Panels on the building will provide the club with a significant investment to a council asset and providing the club a reduction in electricity bills and also reduction in the overall greenhouse gas emissions associated with electricity consumption for the facility.

- **Renovation of existing change rooms**
  The improvement of the existing facilities will provide the following:
  - new flooring, bench seating and overhead shelves and lockers
  - installing two enclosed shower cubicles and two toilet cubicles in the existing wet area
  - converting the existing away change room into an administration area which will replace the meeting room in the clubrooms
  - merging the remainder of this area and the Umpires Room into a small gym
  - converting the wet area of the away change room into a club storage area through removal of the showers and toilets and installation of shelves, cupboards, etc.

Subject to landlord approval of the above projects, the club will progress further plans for the above projects and will submit a development application where required.

**Stage 2B - Price Memorial Oval Project**

The projects within Stage 2B, relate to works that impact on the community’s ongoing use of the reserve, as such it is proposed that Council undertake community consultation on the following projects:

- **Artificial Turf and Lighting**
  The current space is informal community space and utilised on an ad hoc basis by both clubs for warm up or informal activities. The area of space was formerly a croquet green from 1921-2004. The area is uneven and severely impacted during winter.

  The activation of this space will not provide additional numbers for either clubs, but it will provide a warm up area off the main playing surface in all weather conditions prior to matches and on wet training nights. Outside of this use the space will be available to the community to access. The area is currently lit.

  The area will not be fenced but the shared western boundary with the Church and the playground fence will provide some fencing to define the space. There will be a “rain garden” on the eastern side to accept stormwater and the details of final drainage solution are being assessed. There is a drainage pit with a stub at the head of the soon to be installed Council drainage system that can be utilised for overflow. There are no retaining walls required just a concrete edge beam.

  If supported this space will be included in the clubs licence for access at night in-line with their usage of Price Memorial Oval times.

- **Shade/Structure Shelter**
The shade structure shelter will provide valuable shelter during winter and summer for both clubs and provide additional storage.

Under Option 1 of Decision 2 - At the conclusion of the consultation period a further report will be presented to Council for consideration and a formal decision on whether to proceed with granting landlord approval for Stage 2B and if so under what conditions.

**Stage 2 – Total Project Costs**

Below is the cost breakdown of Stage 2 – Price Memorial Oval Project:

<table>
<thead>
<tr>
<th></th>
<th>ESTIMATE ($)</th>
<th>ONGOING COSTS</th>
<th>DEPRECIATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stage 2A</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Fit-out of Female Friendly Change Rooms</td>
<td>40,000</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2 Solar panels</td>
<td>25,000</td>
<td>333</td>
<td>1,438</td>
</tr>
<tr>
<td>3 Renovate and refurbish the home change room and reconfigure the away change room, Umpires Room and shower block</td>
<td>170,000</td>
<td>250</td>
<td>6,498</td>
</tr>
<tr>
<td><strong>Stage 2B</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Install 800 sq. metres of all-weather artificial turf, inc concrete edging and lighting</td>
<td>135,000</td>
<td>1000</td>
<td>7,116</td>
</tr>
<tr>
<td>5 Install a shade/shelter structure, inc paving and connection to Council drainage system</td>
<td>22,000</td>
<td>100</td>
<td>910</td>
</tr>
<tr>
<td>Professional Fees</td>
<td>18,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency</td>
<td>20,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>STAGE 2A and 2B TOTAL</strong></td>
<td>430,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Sports Infrastructure Grant</td>
<td>385,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sturt District Cricket Club</td>
<td>25,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mitcham Football Club</td>
<td>15,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SACA</td>
<td>5,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>430,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>In-kind support (Both clubs)</td>
<td>30,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>STAGE 2A and 2B TOTAL</strong></td>
<td>460,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Lease/Licence and Funding Agreement

Following decision from Council on this report, Administration will finalise the works agreement with Sturt District Cricket Club and Mitcham Football Club.

Community Implications

The installation of lit artificial turf training area, installation of shade structure/shelter, change room refurbishment and solar panels at Price Memorial Oval, Hawthorn will provide increased opportunities for players and members of both clubs and the community.

Environmental / Heritage Implications

Not applicable.

Cost Shifting Implications / Legislative Cost Imposts

Not applicable.

Impact on Budget including Lifecycle Costing

Both Stage 2A & 2B – Price Memorial Project are fully funded through the Club and the Federal Government Grant. Council will not be required to contribute towards the construction of the project. Upon completion, the new assets will be owned and maintained by Council and therefore there will be ongoing operating costs.

Stage 2A – Decision 1 (Option 1)
The total ongoing operating costs for Stage 2A will be $8,519, this cost will be incorporated into Budget Review 1 for 2019/2020 financial year.

Stage 2A – Decision 1 (Option 2)
The total ongoing operating costs for Stage 2A will be $6,748, this cost excludes the solar panel operating costs which will be the responsibility of the clubs. The solar panel component is seen as different to other capital improvements due to the financial savings to the Club that results from the installation.

Stage 2 B – Decision 2
The total ongoing operating costs for Stage 2B will be $9,126 however as formal landlord approval is subject to the outcome of community consultation, a further report to Council will be presented, the ongoing operating costs will also be considered in the same report.

Risk Management / WHS Assessment

The Club will manage the project, all external funding received, and agreements will be made directly with the club. A works agreement will be entered into between Council and the Club to manage project risks.

There is also a risk that should landlord approval not be granted, the Club will lose the $385,000 Federal Government Grant.
Legal / Policy Implications

Not applicable.

Engagement

Consultation with the community for Stage 2B (synthetic turf and shelter) will be carried out as per Council’s Public Consultation Policy and a subsequent report with recommendations will be presented to Council for consideration.

CONCLUSION

The Sturt District Cricket Club has been successful in receiving $385,000 Federal Government’s Community Sport Infrastructure Grant Program and is seeking landlord approval for the following projects:

- Fit out of new female friendly change rooms
- Change room refurbishment
- Solar Panels
- Installation of artificial turf and lighting
- Shade structure

The total construction costs of the project is $460,000, the Club will be funding the balance of the projects.

It is proposed that Council consider landlord approval for the above projects over two stages as some of the projects may impact on the community’s ongoing use of the reserve and therefore community consultation would be appropriate.

It is recommended the Council provide landlord approval for Stage 2A projects - fit out of new female friendly change rooms, change room refurbishment and solar panels, subject to Development Approval.

It is also recommended that Council proceed with community consultation for Stage 2B projects - installation of artificial turf and shade structure. Following the consultation period a further report be presented to Council for consideration and a decision relating to landlord approval for Stage 2B projects.

RECOMMENDATION – ITEM 8.2

DECISION 1
LANDLORD APPROVAL FOR STAGE 2A – PRICE MEMORIAL PROJECT

Option 1 (Staff Recommendation)

(1) That Council notes that Sturt District Cricket Club was successful in receiving $385,000 from the Federal Government’s Community Sport Infrastructure Grant Program (Round 2) for the following works:

- Fit out of new female friendly change rooms
• Change room refurbishment  
• Solar Panels  
• Installation of artificial turf and lighting  
• Shade structure

at Price Memorial Oval, Hawthorn with the balance of the project to be funded by the Club.

(2) That landlord approval be granted for the following works

• Fit out of new female friendly change rooms  
• Change room refurbishment  
• Solar Panels

at Price Memorial Oval, Hawthorn as per Attachment A, subject to Development Approval.

(3) That Council endorses the works in (2) which results in an additional $8,519 in ongoing operating costs for maintenance and depreciation. This will be included in Budget Review 1 for 2019/2020 financial year.

(4) That Council approves Sturt District Cricket Club project managing the project at Price Memorial Oval, Hawthorn subject to a works agreement between Council and the Club to manage and deliver the project and associated risks.

(5) That the Chief Executive Officer be approved to execute the works agreement and make minor variations as required between Council and the Sturt District Cricket Club and Mitcham Hawks Football Club to enable the delivery of the project.

(6) That Administration ensures appropriate recognition is made of Council’s contribution to the project.

**Option 2 – Same as option 1 with Clubs Funding the operating and depreciation costs of the solar panels.**

(1) That Council notes that Sturt District Cricket Club was successful in receiving $385,000 from the Federal Government’s Community Sport Infrastructure Grant Program (Round 2) for the following works:

• Fit out of new female friendly change rooms  
• Change room refurbishment  
• Solar Panels  
• Installation of artificial turf and lighting  
• Shade structure

at Price Memorial Oval, Hawthorn with the balance of the project to be funded by the Club.

(2) That landlord approval be granted for the following works
Fit out of new female friendly change rooms
- Change room refurbishment
- Solar Panels

at Price Memorial Oval, Hawthorn as per Attachment A, subject to Development Approval and the Sturt District Cricket Club and Mitcham Hawks Football Club being responsible for funding the ongoing operating and depreciation costs of solar panels.

(3) That Council endorses the works in (2) which results in an additional $6748 in ongoing operating costs for maintenance and depreciation. This will be included in Budget Review 1 for 2019/2020 financial year.

(4) That Council approves Sturt District Cricket Club project managing the project at Price Memorial Oval, Hawthorn subject to a works agreement between Council and the Club to manage and deliver the project and associated risks.

(5) That the Chief Executive Officer be approved to execute the works agreement and make minor variations as required between Council and the Sturt District Cricket Club and Mitcham Hawks Football Club to enable the delivery of the project.

(6) That Administration ensures appropriate recognition is made of Council’s contribution to the project.

Option 3

(1) That Council does not provide landlord approval for change room refurbishment, fit out of new female facility change room and installation of solar panels at Price Memorial Oval, Hawthorn per Attachment A.

DEcision 2
COMMUNITY CONSULTATION - STAGE 2B PRICE MEMORIAL OVAL PROJECT

Option 1 (Staff Recommendation)

(1) That Administration undertakes community consultation as per Council’s Community Consultation Policy on the following works:

- Installation of artificial turf and lighting
- Shade structure

at Price Memorial Oval, Hawthorn.

(2) That the Community Engagement Plan be circulated to the Elected Members prior to commencement of the community consultation.

(3) That at the conclusion of the community consultation period, a further report be presented to Council for consideration and a decision on granting landlord approval for Stage 2B Price Memorial Oval project.
Option 2

(1) That Council does not provide landlord approval of artificial turf and lighting and shade/shelter structure.
ITEM 8.2 - ATTACHMENT A

STAGE 1B - EXISTING CHANGE ROOM AREA OF WORKS (ELEMENTS 5-6)

PRICE MEMORIAL OVAL FACILITIES UPGRADE PROJECT
STURT CRICKET CLUB • MITCHAM FOOTBALL CLUB

© WALTER BROOKE ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE MASTER PLANNING

MAY 2019

REVISION

PROJECT
Price Memorial Oval Masterplan

For the City of Mitcham

All City of Mitcham Master Plans are indicative only and are subject to further design & consultation through the relevant planning and building approval processes.

Legend:
1. Shared Use Building For Big, Deciduous, and Drying Infrastructure
   - Permeable impervious and vegetated plant use facilities up to approximately 600m², including:
     - Shared use building: 3 x change rooms with amenities, 8 locker rooms, 1 x staff, 1 x restrooms, two internal change areas, medic:health room, toilets, phone, kitchen, bar, locker, lockers.
   - Shared use building: 4 x change rooms with amenities, 8 locker rooms, 1 x staff, 1 x restrooms, two internal change areas, medic:health room, toilets, phone, kitchen, bar, locker, lockers.
   - New plant including drainage for termo coat, drainage for new flaps, draining all drainage and sewer connections in existing drainage
   - New drainage infrastructure for rainwater harvesting
2. Lawn Bowling Greens
   - Replacement of bowling greens
   -沏Bases on the brown lawn is the green to section the future
   - Uplifts on lawns for bowling greens
3. Lawn Tennis Courts
   - Replacement of all lawns, termo coats
   - Uplifts on lawns for bowling greens
   - Replacement of existing courts on (a) lawn to improve the quality of the building
4. Oval
   - Turf on lawns stayed at baseline
   - Uplifts on lawns for bowling greens
   - Uplifts on lawns for bowling greens
5. Carparking
   - Proposed on parking facilities and drop-off areas
   - Previous on parking facilities and drop-off areas
   - New pedestrian link around the southwestern of the oval and to the north of the site access from Ringwood Avenue
6. Community Recreation Area
   - This is a covered community recreation area which may include the following elements (with exact locations to be determined collaboratively by council and user groups):
     - New play area with shade structure
     - Shared use public area
     - Davis and public area
    - Shared use community garden in the Meeting Place and the Church of Christ, as recognition of the local community group of the place
    - New access to the Church of Christ and community recreation area
    - New footpath
7. Cricket Note
   - Replacement of all cricket nets
   - Replacement of worn-out cricket nets

- Proposed vegetation/paths
- Roadway improvements to be carried out
- Uplifts on lawns for bowling greens
- New footpath
- Existing path layout
- New access to the Church of Christ and community recreation area
- New footpath
<table>
<thead>
<tr>
<th>Local Government name:</th>
<th>City of Mitcham</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grant applicant name:</td>
<td>Sturt District Cricket Club Inc</td>
</tr>
<tr>
<td>Project name:</td>
<td>Price Memorial Oval Facilities Upgrade Project - Stage 1b</td>
</tr>
<tr>
<td>Project Location:</td>
<td>Hawthorn Crescent, Hawthorn, 5065</td>
</tr>
<tr>
<td>Land Title Status:</td>
<td>Community Land</td>
</tr>
</tbody>
</table>

### Statement of Consent/Support

- **City of Mitcham** gives:
  - ✔ Consent for the project (only applicable for land/asset owner)
  - ✔ Support for the project

In addition we will provide the following support:

- □ An in-kind contribution  Estimated Value: $ [ ]
- □ A financial contribution  Value: $ [ ]
- ✔ No in-kind or financial contribution will be provided

Are there any conditions or requirements attached to your support of the project? *(e.g. subject to future budget approvals)*

Not applicable.

### What level of planning has been undertaken for this project? Please reference the title of specific planning document(s). *(e.g. Masterplan, Concept Plan, Business Case)*

- City of Mitcham Sports Facilities Strategy, approved by Council in December 2016
- Price Memorial Master Plan, approved by Council in October 2017
- Price Memorial Oval, SDCC and MFC, Upgrade of Female Friendly Changerooms, Landlord Approval Submission, dated 25 May 2018. This was approved by Council with associated funding on 24 July 2018.
- Council has worked with the clubs in integrating the upgrade of clubs' facilities with its own Asset Management Plan for the groundsman's shed, public toilets, car park, access road and drains of the complex

### Please indicate if the proposed project will support local, regional, national or state level activities:

- □ National / State  ✔ Regional  □ Local (Community)

### Is there a community asset management plan for this site/reserve?

- ✔ Yes  □ No
How does the proposed project meet the standards of your organisation? (e.g. preferred facility guidelines)

The proposals for Stage 1 - the Female Facilities Upgrade Project and Stage 1b, the subject of this Community Sport Infrastructure Grant Program application, have been designed in accordance with Australian Standards and the Guidelines of the AFL and Cricket Australia and meet Council requirements. Council staff have regularly met with representatives of SDCC and MFC and reviewed the concept designs and plans of the clubs to improve the facilities at Price Memorial Oval. The proposals are consistent with the City of Mitcham Sports Facilities Strategy and Price Memorial Oval Master Plan. Collaborative work between the parties has ensured that associated Council funded works at the site have been integrated and Council has provided funding for these works in a compatible timeframe to the clubs' facilities upgrading works. These Council works include the groundsman's shed, public toilets, car park, access road and drainage of the complex.

What impact(s) would the project have on your organisation and local community?

The proposed upgrading work will improve the standard of facilities at PMO and addresses potential maintenance issues involved with the existing change rooms which are now 55 years old and have aging electrical and plumbing services and are below the standard established for sports facilities by peak bodies.

The local community, who largely make up the players and members of SDCC and MFC, will benefit from improved facilities. This oval is used by a significant number of dog walkers, joggers and people who informally kick a ball of use the cricket nets and they will all benefit in a variety of ways.

Any additional comments

Council notes the strong female and junior participation numbers of the Sturt District Cricket Club and Mitcham Football Club which is encouraging in our plans to have an active and healthy community.

Council also acknowledges the initiative of the SDCC in actively pursuing funding opportunities and being pro-active to work with the Mitcham Football Club and the members of both clubs to ensure the best outcomes when upgrading the facilities at Price Memorial Oval.

Authorisation

I am authorised to complete this document on behalf of City of Mitcham

Signature: [Signature]
Name: Kate O'Neill
Position: General Manager, Organisational and Community Development
Contact Details: Phone: 8372 8121 Email: konell@mitchamcouncil.sa.gov.au
Landowner’s name: City of Mitcham
Grant applicant name: Sturt District Cricket Club Inc
Project name: Price Memorial Oval Facilities Upgrade Project - Stage 1b
Project location: Hawthorn Crescent, Hawthorn, 5065

Statement of Consent/Support

City of Mitcham gives:

☑ Consent for the project (only applicable for land/asset owner)
☑ Support for the project

In addition to consent we will provide:

☐ In-kind support
☐ Financial support
☑ No additional support

The applicant using this land is a:

☑ Leaseholder
☑ Seasonal Permit Holder (re-negotiated periodically)
☐ Permanent Seasonal Permit Holder

Expiry date of lease: Currently in Holdover
Expiry date of permit: 40 years

How many years has the applicant operated at this location?

Would your support of the proposed project (as indicated above) be subject to specific conditions or requirements?
(e.g. subject to future budget being approved)

Support would be subject to full funding being available from grants being sought and both SDCC and MFC club contributions. The City of Mitcham, as the Landlord, would need to review detailed plans and negotiate with SDC re key milestones for inspections of the work.
The works on site would need to be co-ordinated with Council’s own projects at the site which include a Fund My Neighbourhood playground, car park sealing, improvements to the northern access road and drainage work.

What will be the timing of any in-kind or cash contributions? (e.g. attached to project milestones or split payment)

Not applicable.
Please provide details of landowner requirements for any work undertaken as part of the proposed project (e.g. only licensed tradespersons are permitted to work on this site.)

Work is to be undertaken in coordination with the relevant Council staff and policies e.g. WHS

Additional comments

This project is a further stage in the upgrading and development of facilities at Price Memorial Oval that resulted from the PMO Master Plan that was endorsed by Council in October 2017. SDCC, MFC and other co-tenant clubs have been working with Council staff for over two years developing a long term plan and then sourcing funding when the opportunities arise. The clubs have been pro-active in engaging professional staff to ensure that their designs and approach will meet the future needs of their players, member and the community. SDCC and MFC reps have worked closely with Council staff in the integration of all initiatives at the oval will make significant improvements at a time when participation at the complex is growing.

Authorisation

I confirm I am authorised to give consent for the project:

☑ as the landowner OR
☐ on behalf of the landowner

Signature:

Name: Kate O'Neill

Position: General Manager, Organisational and Community Development

Contact Details: Phone: 8372 8121 Email: konell@mitchamcouncil.sa.gov.au
8.3  FUND MY NEIGHBOURHOOD
Report Author/Manager: Mark Swanbury / Rick Hennig
General Manager: Daniel Baker
(Meeting Date: 25 June 2019)
(Location: Council Wide)
(Consultant Used: $0)

This report has been previously brought to Council as a Discussion Paper and is now provided as a Decision Report.

Changes to the previous report are highlighted in Bold and Italics. Attachment A has also been updated since the previous report.

PROPOSAL
To seek Council direction in relation to the Fund My Neighbourhood playground only projects, following all tenders received exceeding the original budget amounts.

OPTIONS

DECISION 1
Option 1 (Staff Recommendation)
That Council consider an additional capital new budget of $114,000 as part of the 2019/2020 budget to deliver the reduced scope Fund My Neighbourhood projects as listed in Attachment A at the following sites:-

- AA Bailey Reserve
- Downer Street Reserve
- Waite Street Reserve
- Price Memorial Oval – climbing structure only.

Option 2
That Council consider an additional capital new budget of $325,000 as part of the 2019/2020 budget to deliver the full scope Fund My Neighbourhood projects as listed in Attachment A at the following sites:-

- AA Bailey Reserve
- Downer Street Reserve
- Waite Street Reserve
- Price Memorial Oval – climbing structure only.

Option 3
That Council consider an additional capital new budget of $190,000 as part of the 2019/2020 budget to deliver the reduced scope Fund My Neighbourhood projects as listed in Attachment A at the following sites:-

- AA Bailey Reserve
- Downer Street Reserve
• Waite Street Reserve
• Price Memorial Oval – climbing structure only
• Avenue Road Reserve – pump bike track.

Option 4

1) That Council not proceed with the playgrounds for the Fund My Neighbourhood projects and refund all remaining funds to the State Government.

BACKGROUND

The State Government ‘Fund My Neighbourhood’ Programme was a $20 million participatory programme that gave South Australians the power to nominate and vote for projects to improve their neighbourhoods.

Council at its meeting of 13 February 2018 agreed to act as project sponsor / project manager and has since received grant funding for the following Fund My Neighbourhood projects:

- Playgrounds:
  • AA Bailey Reserve – playground upgrade
  • Downer Avenue Reserve – nature playground
  • Price Memorial Oval – climbing wall and pump bike track
  • Waite Street Reserve – playground upgrade to nature play.

- Public Toilets:
  • Mortlock Park – BBQ / toilets / benches / lighting
  • Avenue Road Reserve – toilet at playground / skate park.

Please note that the public toilets projects are progressing to construction and not considered within this report.

A summary of the community consultation presented to Council at its meeting of 9 October 2018 confirmed support for three of the four proposed playground projects.

Feedback on the at Price Memorial Oval proposal generally supported the climbing structure installation only, but did not support the pump bike track, which was contrary to the Strategic Masterplan for the site.

Subsequent, an alternative location for the pump bike track at Avenue Road Reserve was investigated and endorsed by Council at its meeting of 11 December 2018 to proceed with community consultation.

Attachments:

A. Playground Options - Inclusions Schedule
STRATEGIC OBJECTIVES

Goal 1 Accessible & Connected Community

Objective 1.3 Our community has access to high quality, vibrant, well serviced places and spaces to meet, learn and recreate.

Goal 1 Accessible & Connected Community

Objective 1.6 Our community is actively encouraged and supported to have a voice and to participate in a meaningful way in shaping our City.

DISCUSSION

Concept design plans for the playgrounds were released for tender in February 2019 to five select nature playground construction companies for AA Bailey Reserve, Downer Street Reserve and Waite Street Reserve.

In addition, quotes were sought for the proposed climbing structure at Price Memorial Oval and community consultation undertaken for the proposed pump bike track at Avenue Road Reserve.

Tender Submissions

Three tender submissions were received for AA Bailey Reserve whilst two tender submissions were received for both Downer Street & Waite Street Reserves.

All tender submissions exceeded the original budgeted amount to construct the three playgrounds.

A review of the tender submissions undertaken by Council staff and the landscape architect proceeded to revise the playground concept plans by eliminating less essential elements whilst maintaining the original intent of the playgrounds.

*A designer familiar with nature play was used for the design and cost estimation process. The tendered costs exceeded the estimates significantly due to a combination of ambitious design to meet community expectations and a heated market as a result of the Fund my Neighbourhood Program.*

Subsequently, revised tender submissions were sought for reduced scopes. These tenders were reduced but still exceeded the original budgeted amounts. Further trimming of playground elements was deemed to significantly compromise the original concept design outcomes.

Avenue Road Reserve – Bike Pump Track Community Consultation

Seventy two (72) responses had been received by Council for the proposed pump bike track of which fifty-one (51 or 70%) indicated broad support.
Feedback from seven residents immediately adjacent the Avenue Road Reserve indicated they did not support the proposal.

The main areas of objections raised by the public where:

- Increased traffic and parking concerns within Avenue Road
- Difficulty in use of cricket pitch without conflict with the pump bike track
- Dust and noise emanating from the pump bike track in close proximity to residential properties
- Potential safety concern and conflict of pedestrian footpath users with children playing between the skate and pump bike track
- Potential drag out of material from the pump bike track onto the paved pedestrian footpath
- Different demographic of park user of facilities resulting in increased parking and traffic concerns.

Further evaluation of community comments resulted in key stakeholders investigating the re-positioning of the pump bike track from the eastern side of Avenue Road Reserve to the western side of the reserve.

This alternation would satisfactorily address some of the previous concerns raised but not the on-going concern of increased traffic and parking demand which will affect adjacent residents.

Therefore, prior to progressing the project, staff recommends further discussion with those property owners in close proximity to the proposed re-positioned pump bike track. These discussions are yet to proceed and will be subject to Council’s decision on whether to proceed with the bike pump track.

State Government

Council staff had been in contact with the State Government Department to inform them of the status of all the Fund My Neighbourhood projects.

The State Government had indicated that they understand the difficulties of completing the projects by the original deadline date of the 30 June 2019, and have indicated a willingness to extend the timeframes and amend subsequent contract agreements once civil construction schedules are confirmed. It has also been confirmed that agreements will not be extended beyond 31 December 2019 when all projects must be completed. Significant scope changes such as the removal of the bike pump track will need to be reflected in a contract amendment. Each project is subject to an individual agreement with the State Government so it is not possible to transfer funds from one project to another.

Options

Given the funding pressures, Council staff have reconsidered the project scopes to determine whether reduced scope playgrounds could be delivered to reduce the demand on Council funding.
Option 1 – (Staff Recommendation)

Reduced scope playgrounds and no bike pump track Avenue Road

This option would proceed with the construction of playgrounds with reduced scope (less non-essential elements) at AA Bailey Reserve, Downer Street Reserve, Waite Street Reserve and the climbing structure at Price Memorial Oval. This option does not deliver the pump bike track at Avenue Road.

The Avenue Road Reserve has undergone a major transformation following large-scale upgrades including the skate park, fitness equipment, playground area and paved pathways. A new toilet is also being constructed at the site under a separate Fund My Neighbourhood project.

The site is already a popular destination for local and neighbouring young families with children 12 years and under. Reserve enhancements and the increased use has placed greater pressure on parking and traffic on Avenue Road, especially evident immediately adjacent the reserve facilities.

Therefore the encouragement of a third user group such as BMX riders to Avenue Road Reserve would create greater demand on parking and impact the free movement of residents and reserve users. This pressure has been reflected in consultation feedback from residents.

Advantages

- Meets the original project objective of play equipment at AA Bailey, Downer Street & Waite Street Reserves
- Does not compromise the Price Memorial Oval Masterplan
- Is a compromise between the projects initiators and the sporting clubs wishes at Price Memorial Oval
- Does not result in conflicting recreational facilities at Avenue Road Reserve
- No extra funding required for Price Memorial Oval.
- Considers the traffic, noise and parking concerns of adjacent residents at Avenue Road.

Disadvantages

- Reduced recreational outcomes with only the climbing structure provided at Price Memorial Oval
- Reduced recreational outcomes with the removal of the pump bike track at Avenue Road Reserve
- Requires additional funds from Council to complete the projects.

A summary of the reduced scope costs for Option 1 not including design and community consultation costs is as follows:-
<table>
<thead>
<tr>
<th>Reserve/Location</th>
<th>Total Budget</th>
<th>Design costs</th>
<th>Construction Budget</th>
<th>Implementation Cost</th>
<th>Shortfall</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA Bailey Reserve</td>
<td>$150,000</td>
<td>$15,000</td>
<td>$135,000</td>
<td>$147,000</td>
<td>-$12,000</td>
</tr>
<tr>
<td>Downer Street Reserve</td>
<td>$150,000</td>
<td>$15,000</td>
<td>$135,000</td>
<td>$167,000</td>
<td>-$32,000</td>
</tr>
<tr>
<td>Waite Street Reserve</td>
<td>$150,000</td>
<td>$15,000</td>
<td>$135,000</td>
<td>$205,000</td>
<td>-$70,000</td>
</tr>
<tr>
<td>Price Memorial Oval</td>
<td>$107,500</td>
<td>$19,500</td>
<td>$88,000</td>
<td>$81,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

(Price Memorial design costs include Avenue Rd pump track redesign/consultation)

| Total                  |                          |                          |                     |                     | $114,000  |

**Option 2 - Full Scope playgrounds and no bike pump track Avenue Rd**

This option would proceed with the construction of playgrounds with the full scope at AA Bailey Reserve, Downer Street Reserve, Waite Street Reserve, and climbing frame only at Price Memorial Oval. This option does not deliver the pump bike track at Avenue Road.

The Avenue Road Reserve has undergone a major transformation following large-scale upgrades including the skate park, fitness equipment, playground area and paved pathways. A new toilet is also being constructed at the site under a separate Fund My Neighbourhood project.

This site is a popular destination for local and neighbouring families with children 12 years and under. This has placed greater pressure on traffic and parking on Avenue Road, which is especially evident immediately adjacent the reserve facilities.

The attraction of a third user group such as BMX riders to Avenue Road Reserve would create greater demand on parking and impact the free movement of residents and reserve users. This pressure has been reflected in consultation feedback from residents and council staff who manage the skate park.

**Advantages**

- Meets the full project objectives of play equipment at AA Bailey Reserve, Downer Street & Waite Street Reserves
- Meets the full recreational outcomes of the original proposal except for the pump bike track
- Does not compromise the Price Memorial Oval Masterplan
- Does not result in conflicting recreational facilities at Avenue Road Reserve
- Considers the traffic, noise and parking concerns of adjacent residents at Avenue Road.

Disadvantages
- Requires significant additional funds from Council to complete projects
- Pump bike track recreational outcomes are not delivered.

A summary of the full scope costs for Option 2 (not including design and community consultation costs) is as follows:

<table>
<thead>
<tr>
<th></th>
<th>Total Budget</th>
<th>Design Costs</th>
<th>Construction Budget</th>
<th>Implementation Cost</th>
<th>Shortfall</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA Bailey Reserve</td>
<td>$150,000</td>
<td>$15,000</td>
<td>$135,000</td>
<td>$288,000</td>
<td>-$153,000</td>
</tr>
<tr>
<td>Downer Street Reserve</td>
<td>$150,000</td>
<td>$15,000</td>
<td>$135,000</td>
<td>$207,000</td>
<td>-$72,000</td>
</tr>
<tr>
<td>Waite Street Reserve</td>
<td>$150,000</td>
<td>$15,000</td>
<td>$135,000</td>
<td>$235,000</td>
<td>-$100,000</td>
</tr>
<tr>
<td>Price Memorial Oval (climbing Structure)</td>
<td>$107,500</td>
<td>$19,500</td>
<td>$88,000</td>
<td>$81,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

(Price Memorial design costs include Avenue Rd pump track redesign/consultation)

| Total                          |              |              |                     | Shortfall           | -$325,000 |

**Option 3 - Reduced scope playgrounds and bike pump track at Avenue Rd**

This option would proceed with the construction of playgrounds with reduced scope at AA Bailey Reserve, Downer Street Reserve, Waite Street Reserve, the Price Memorial Oval climbing structure and the pump bike track at Avenue Road Reserve.

Advantages
- Meets the original project objective of play equipment at AA Bailey, Downer Street & Waite Street Reserves
- Meets the basic recreational outcomes/intent of the original proposals
- Is a compromise between the project initiator’s intent and the sporting clubs at Price Memorial Oval

Disadvantages
- Requires additional funds from Council to complete the projects
- Meets the basic recreational outcomes/intent only of the original proposals
- Parking and Traffic on Avenue Road will be further compromised by the increased demand of pump track users
• Further community consultation is required at Avenue Road Reserve for the re-location of the pump bike track.

A summary of the reduced scope costs for Option 3 minus conceptual designs and community consultation cost is as follows:

<table>
<thead>
<tr>
<th>Reserve</th>
<th>Total Budget</th>
<th>Design Costs</th>
<th>Construction Budget</th>
<th>Implementation Cost</th>
<th>Shortfall</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA Bailey Reserve</td>
<td>$150,000</td>
<td>$15,000</td>
<td>$135,000</td>
<td>$147,000</td>
<td>-$12,000</td>
</tr>
<tr>
<td>Downer Street Reserve</td>
<td>$150,000</td>
<td>$15,000</td>
<td>$135,000</td>
<td>$167,000</td>
<td>-$32,000</td>
</tr>
<tr>
<td>Waite Street Reserve</td>
<td>$150,000</td>
<td>$15,000</td>
<td>$135,000</td>
<td>$205,000</td>
<td>-$70,000</td>
</tr>
<tr>
<td>Price Memorial Oval</td>
<td>$107,500</td>
<td>$19,500</td>
<td>$81,000</td>
<td>$81,000</td>
<td>$0</td>
</tr>
<tr>
<td>Avenue Road Reserve</td>
<td></td>
<td></td>
<td>$7,000</td>
<td>$83,000</td>
<td>-$76,000</td>
</tr>
<tr>
<td>(pump bike track)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>-$190,000</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Option 4**

**No playgrounds delivered**

This option is to not proceed with any of the projects and would require grant funding to be returned to the State Government and would not provide the original intended community benefits.

**Advantages**
- Does not conflict with the Price Memorial Oval Masterplan
- Does not require additional Council funding.

**Disadvantages**
- No recreational outcomes delivered
- Return all remaining grant funds to the State Government
- Does not meet the project initiators’ or the project supporters’ original expectations
- Community expectations for the projects will not be met.

**Community Implications**
Option 1 will deliver reduced scope playgrounds that meets the basic recreational outcomes/intent of the original proposals except for the bike pump track.

Option 2 will deliver full scope playgrounds that meet the full recreational outcomes/intent of the original proposals except for the bike pump track.

Option 3 will deliver reduced scope playgrounds and the bike pump track at Avenue Road. Residents adjacent Avenue Road have raised noise, parking and traffic concerns related to installation of the bike pump track.

Option 4, to return the balance of grant funding to the State Government would disappoint community expectations to install playgrounds at various locations throughout the City of Mitcham.

Environmental / Heritage Implications.

Nil.

Cost Shifting Implications / Legislative Cost Imposts

As is typical with capital grants, Council will receive the benefit of the capital grant (for projects which might have otherwise become future demands on Council) while assuming the long-term cost of operation, maintenance and asset renewal. Any such additional cost will need to be incorporated into a Council’s long-term financial plan, asset management plans and operating budgets.

Impact on Budget including Lifecycle Costing

Each individual Fund My Neighbourhood project will incur project management and Administration costs.

Should Council choose Option 1 – ($114,000), Option 2 – ($325,000) or Option 3 – ($190,000) additional capital new is required from the 2019/2020 budget.

Please refer to 13 February 2018 council agenda item 7.1 for a breakdown of additional capital and operational cost. Depending on the option chosen, the capital and operational cost will require adjustment. **Options 1, 2, 3 will incur additional depreciation costs for all the playgrounds totalling approximately $6,000, $16,000 and $10,000 respectively.**

Risk Management / WHS Assessment

Council at its meeting of 23 January 2018 were advised that submissions may exceed estimated costs for the project and may need to be adjusted to suit the budget allocation for the work.
Legal / Policy Implications

The State Government grant agreements for each individual playground will be amended upon playground contractors being engaged and civil construction schedules confirmed.

Engagement

If Council choose Option 3, further community negotiation with immediately adjacent property owners will be undertaken prior to proceeding with the pump bike track.

CONCLUSION

Option 1 with the reduced scope of all projects is considered by Administration as a balanced approach that best meets community expectations without overly affecting the 2019/2020 budget.

RECOMMENDATION – ITEM 8.3

DECISION 1

Option 1 (Staff Recommendation)

That Council consider an additional capital new budget of $114,000 as part of the 2019/2020 budget to deliver the reduced scope Fund My Neighbourhood projects as listed in Attachment A at the following sites:

- AA Bailey Reserve
- Downer Street Reserve
- Waite Street Reserve
- Price Memorial Oval – climbing structure only.

Option 2

That Council consider an additional capital new budget of $325,000 as part of the 2019/2020 budget to deliver the full scope Fund My Neighbourhood projects as listed in Attachment A at the following sites:

- AA Bailey Reserve
- Downer Street Reserve
- Waite Street Reserve
- Price Memorial Oval – climbing structure only.

Option 3

That Council consider an additional capital new budget of $190,000 as part of the 2019/2020 budget to deliver the reduced scope Fund My Neighbourhood projects as listed in Attachment A at the following sites:

- AA Bailey Reserve
- Downer Street Reserve
- Waite Street Reserve
- Price Memorial Oval – climbing structure only
- Avenue Road Reserve – pump bike track.

Option 4

1) That Council not proceed with the playgrounds for the Fund My Neighbourhood projects and refund all remaining funds to the State Government.
### Attachment A

<table>
<thead>
<tr>
<th>AA Bailey Reserve</th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rock mound</td>
<td>30% reduced</td>
<td>✓</td>
<td>30% reduced</td>
</tr>
<tr>
<td>Timber stepping logs</td>
<td>50% reduced</td>
<td>✓</td>
<td>50% reduced</td>
</tr>
<tr>
<td>Timber sleepers</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Stepping rocks</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Timber stepping logs on mound</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>1.2m embankment slide</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Corocord netting</td>
<td>✗</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>Balancing beam course</td>
<td>✗</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>Balancing band</td>
<td>✗</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>3 x Climbing trunks</td>
<td>1x only</td>
<td>✓</td>
<td>1x only</td>
</tr>
<tr>
<td>Musical instrument</td>
<td>✗</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>2 x pedestrian timber bench</td>
<td>1x only</td>
<td>✓</td>
<td>1x only</td>
</tr>
<tr>
<td>Paving replaced with compacted rubble</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Rubber soft fall replaced by organic</td>
<td>50% reduced</td>
<td>✓</td>
<td>50% reduced</td>
</tr>
<tr>
<td>Landscaping</td>
<td>30% reduced</td>
<td>✓</td>
<td>30% reduced</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Downer Avenue Reserve</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hanging sloping</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Stilts Course</td>
<td>✗</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>Slide</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Balancing bridge</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Double swing</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Climbing truck combination</td>
<td>✗</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>Balance rope</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Timber edging</td>
<td>✗</td>
<td>✓</td>
<td>✗</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Waite Street Reserve</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mound</td>
<td>50% reduced</td>
<td>✓</td>
<td>50% reduced</td>
</tr>
<tr>
<td>Rock around mound</td>
<td>50% reduced</td>
<td>✓</td>
<td>50% reduced</td>
</tr>
<tr>
<td>Embankment slide</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Timber bridge</td>
<td>✗</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>Climbing net</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Climbing trunk with rope</td>
<td>✗</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>Mega Swing</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Option 1</td>
<td>Option 2</td>
<td>Option 3</td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>Price Memorial Oval</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Climbing structure</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td><strong>Avenue Road Reserve</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pump bike track</td>
<td>✗</td>
<td>✗</td>
<td>✔</td>
</tr>
<tr>
<td></td>
<td>$114,500</td>
<td>$325,500</td>
<td>$197,500</td>
</tr>
</tbody>
</table>
9. CONFIDENTIAL REPORTS

9.1 DPTI DARLINGTON UPGRADE PUBLIC ART

Report Author/Manager: Rachel Emmott
General Manager: Kate O'Neill
(Meeting Date: 25 June 2019)
(Location: Council Wide)
(Consultant Used: $0)

PROPOSAL

That Council confirms and endorses acceptance and ownership of the DPTI selected public art scheme for the Darlington Upgrade.

BACKGROUND

Pursuant to Section 83(5) of the Local Government Act 1999, the Chief Executive Officer confirms that this item may be discussed in confidence under the provisions of Section 90(2) and 90(3)(j)(i)&(ii).

DISCUSSION

The Chief Executive Officer recommends that this report be considered in confidence under Chapter 6, Part 3 of the Local Government Act 1999 as this item considers matters relating to .

RECOMMENDATION – ITEM 9.1

That pursuant to Section 90(2) of the Local Government Act 1999, the Council orders the public be excluded with the exception of staff present on the basis that the Council considers it necessary and appropriate to act in a meeting closed to the public in order to receive, discuss or consider in confidence the information in this report and that the Council is satisfied with the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to the matter under consideration because the information is of the nature specified in Subsection 90(3)(j)(i)&(ii) of the Local Government Act 1999, being information the disclosure of which would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council) and; would, on balance, be contrary to the public interest and Forms part of a confidential tender process undertaken by DPTI.
10. DISCUSSION ITEMS FOR FUTURE DECISION

Nil
11. INFORMATION ONLY REPORTS

11.1 MITCHAM MEMORIAL LIBRARY AND BROWN HILL CREEK PROJECT CLOSURE REPORT

Report Author/Manager: Ursula Hickey & Rick Hennig
General Manager: Kate O'Neill
(Meeting Date: 25 June 2019)
(Location: Council Wide)
(Consultant Used: $0)

PROPOSAL

To provide a final report to Council outlining the Mitcham Memorial Library and Brownhill Creek project outcomes, now that both projects have been completed.

BACKGROUND

At its 8 August 2017 meeting, Council was presented with a report detailing the scope of works for the redevelopment of the Mitcham Memorial Library and resolved, amongst other things:

- That quarterly progress reports will be provided to Council in relation to the project.

This report provides an overall outline of both the Mitcham Memorial Library and Brownhill Creek projects due to both projects reaching practical completion and status as at 31 May 2019.

The previous progress report to Council documented the period October 2018 – February 2019.

Progress reports from the Managing Contractor, SHAPE (Attachment A) and Project Manager, Motoprojects (attachment B) support this report. These reports are as at the end of May 2019.

Attachments:

A. SHAPE Quarterly report May 2019
B. Motoprojects Quarterly report May 2019

STRATEGIC OBJECTIVES

Goal 1 Accessible & Connected Community

Objective 1.2 Our community has convenient access to a diverse range of information services, activities and facilities.

Goal 1 Accessible & Connected Community

Objective 4.1 We have special places, spaces and stories that create a strong sense of place and great experiences for our community.
DISCUSSION

Library

Since the opening of the Mitcham Memorial Library to the public on 29 January 2019, there has been a marked increase in usage of the facility.

Membership of the Mitcham Library Service (including Blackwood Library) has grown from 18,886 prior to opening, to 20,218 as of the end of May 2019. Of these, 1,102 can be attributed to the newly opened library.

At the Mitcham Memorial Library, staff have attended to over 23,000 desk enquiries, and over 1,100 phone enquiries from the end of January to the end of May 2019.

In particular, membership of the Mitcham Toy Library has increased by 54%, from 277 members to 512. This is a direct correlation between integration in to the greater library and increased opening hours.

Usage of the Library by Youth has increased greatly with large numbers utilizing study areas after school hours, and meeting in groups to socialize.

Local school groups have also been utilizing the facilities in greater numbers than ever with library staff kept busy with planned activities and programs. The precinct Pre-school has now scheduled monthly visits to the library, having discontinued these many years ago due to problems with space.

The Library industry has expressed interest in the facility with staff hosting visits from other Public Library teams, representatives from Public Libraries Australia, and professional associations. Feedback has been very positive with many expressing a desire to work at Mitcham.

Publicity for the new Library has included the publication SA Life again featuring the facility within a special article on changing public libraries (April 2019 edition). The Manager, Library Services, also provided a presentation at the Public Libraries SA quarterly meeting in February to library managers across South Australia.

The Library will continue to be in the Defect Liability Period until January 2020.

Brownhill Creek Upgrade in Hawthorn Reserve.

The Brownhill Creek upgrade, immediately adjacent the Library, reached practical completion on 29 April 2019 and was officially opened Thursday 9 May 2019 with attendance of approximately 50 guests. This project is now in a defect / liability stage for the next 12 months.

During this time Outside Ideas will maintain the landscape.

First water flows were experienced only a few days prior to the opening, and provided an exciting moment for users of the park and the project team.
Feedback has been provided by the PreSchool within the precinct, stating that they now schedule a weekly visit to the creek for the children, and it is their favourite part of the week.

A live weather cross by Channel Ten News was carried out in early May 2019 to promote the opening of the creek project.

**Car Park**

Secondary works within the car park were completed early May 2019. This included the final laying of bitumen, signage, and linking kerbs. Additional space has been made available with the removal of site huts related to the Managing Contractor, SHAPE.

Library and Pre School users have enthusiastically received the additional car parks and clear layout in particular.

**Public Toilet**

An investigation is currently taking place in regards to the existing public toilet, located adjacent to the northern entrance of the Mitcham Memorial Library. The intention is for this to be returned to open space. All aspects relevant to this proposal will be brought to Council in a future report for a Council decision and/or funding.

**Award Submissions**

With the completion of the Mitcham Memorial Library and Brownhill Creek Projects, a number of Award submissions have been made, these include:

The SA/NT Parks and Leisure Australia (PLA) Awards in the category of ‘Community Facility of the Year’. These awards were announced Tuesday 28 May 2019 with the City of Mitcham receiving a High Commendation (runner up).

The Institute of SA Public Works Engineering Australasia (IPWEA) awards within the category, ‘Excellence in Design and/or Construction of a Public Works Environmental Enhancement Project.’ These awards were announced Friday 31 May 2019 with the City of Mitcham being declared the winner of this category.

The Managing Contractors, SHAPE Australia, have submitted a nomination for the Master Builders Association Building Excellence Awards, for the Mitcham Memorial Library, with Council staff being interviewed early July as the client. These awards will be announced Friday 16 August 2019.

**Budget Performance**

The following provides a summary of budget performance at the end of the project:

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<td>$6.549 million</td>
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All three aspects of the Project mentioned in the table above indicate that the budgets will be fully spent, including the contingencies. Administration is still working through variations and additional costs may be incurred during the defect / liability period. These costs will be reported to Council via the Quarterly Budget Reports.

A completion report has been submitted for the State Local Government Infrastructure Grant (SLGIP), in relation to the $1.09million contribution made towards the Library and landscaping aspects. It is noted that the project employed the equivalent of 317 full time equivalent employees for construction and management, contributing significantly to local employment and economic outcomes.

This report forms a completion report and there will be no further progress reports presented to Council in relation to either the Mitcham Memorial Library or the Brown Hill Creek project.

**Community Implications**

Community usage of both Mitcham Memorial Library and Brownhill Creek since the official openings indicates a high level of success. The Soldiers Memorial Reserve is experiencing a growth in use and has been attracting attention due to its highly prominent position on Belair Road. Some examples of increased library use are:

- authors now approaching the City of Mitcham for their book launches as opposed to staff having to approach them
- the adjacent Pre-School have now booked monthly visits to the library and weekly walks through the creek.
- Numerous enquiries about meeting room use.

The new library and upgraded creek have instilled a sense of community pride.

**Environmental / Heritage Implications**

Brownhill Creek in the Hawthorn Reserve is now able to cope with larger storms and flow levels without any threat of property damage.

**Cost Shifting Implications / Legislative Cost Imposts**

Nil

**Impact on Budget including Lifecycle Costing**

As detailed in the body of the report

**Risk Management / WHS Assessment**
Risk has been managed for the duration of the projects with full assessments occurring prior to construction, and at regular onsite meetings.

**Legal / Policy Implications**

Nil

**Engagement**

A full communications plan was carried out for the duration of both projects. Professional images of both projects have been taken, to be utilized in future communications and publicity ongoing.

**CONCLUSION**

This report concludes the quarterly progress reporting for the Mitcham Memorial Library and Brownhill Creek projects, and acknowledges the formal completion of both projects.

**RECOMMENDATION – ITEM 11.1**

That the report be received for information only.
Mitcham Memorial Library Redevelopment

SHAPE PCG REPORT

May 2019
SHAPE PCG Report – May 2019

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SHAPE PCG Report – May 2019

1. EXECUTIVE SUMMARY

SHAPE project team have decanted from site with the completion of Mitcham Memorial Library and Brown Hill Creek works.

City of Mitcham took possession of the Mitcham Memorial Library on 24th January 2019 and opened to public on 28th January 2019.

Brown Hill Creek works reached practical completion on 30th April 2019 and was opened to public following this.
SHAPE PCG Report – May 2019

2. SHAPE PROJECT TEAM

- PROJECT DIRECTOR - Tom Sparkes
- PROJECT MANAGER - Alyce Read
- PROJECT ENGINEER - Theo Inauen
- SENIOR SITE MANAGER - Russell Tarca
- BUILDING CADET - Mitchell Hamdorf
SHAPE PCG Report – May 2019

3. **WHS&E**

3.1 **WHS**

Property Damage – Plants have been stolen from the Brown Hill Creek works, includes one tree and multiple shrubs.

3.2 **Environment**

No further environmental reports.

3.3 **Site Set-Up / Logistics**

SHAPE have demobilised from site, periodic site presence will still occur to complete defect liability and maintenance during this period.
3.4 Labour Statistics

Trade labour statistics up to June 2019.

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SHAPE PCG Report – May 2019

Quarter 3 – Contractor Employment Statistics

Managers (contractor) – 617.5 days
Professionals (contractor) – 6 days
Technicians and trade workers (contractor) – 242.4 days
Machinery operators and drivers (contractor) – 56.5 days
Labourers (contractor) – 849.3 days
Other (contractor – not covered above) – 26.1 days
SHAPE PCG Report – May 2019

4. PROJECT STATUS & PROGRAMME

4.1 Programme

Regular program updates are being distributed to the project team.
Refer to Appendix B for SHAPE Construction Programme – Rev 14, tracked 19.3.19.

4.2 Trade Package Status

SHAPE are proceeding with managing contractor for all trade packages approved.
The Builders Works package submitted by SHAPE has now been accepted by RLB. SHAPE will
continue to submit builder’s works items for the Library and Creek works package.

5. COST REPORT

5.1 Cost Report / Budget Analysis
All trade packages have been submitted and approved.

Variations currently under assessment for the Library and Creek works packages.

5.3 Variation Claims

One hundred and sixty three (163) variations have been raised currently for the Library,
Northern Carpark & Brown Hill Creek.

Library and Northern Carpark Works
Submitted – 121
Agreed - 121

Builders Works
Submitted - 19
Agreed – 15

Creek Works
Submitted - 30
Agreed – 9
SHAPE PCG Report – May 2019

6. **QUALITY & DESIGN**

SHAPE are currently managing hold point and quality inspections for the Creek works directly with City of Mitcham.

Two hundred and fifty four (254) Request for Information have been issued for the project.

Design Inc, BCA and CPR have all completed defect inspections following completion of the Library works. Four hundred and seventy seven (477) defects were raised, currently thirty six (38) remain open to be closed out.
MITCHEM LIBRARY EXPANSION and BROWN HILL CREEK PROJECT
Quarterly PCG Report 005
ISSUE DATE: May 2019

SAFETY

- No major issues to report.

MILESTONE DATES AND PROGRAM

Please refer to the Shape Monthly report for the current program:

- All contract works are complete, and 95% defects rectified.
- Program for the coming month is to wrap up defects rectifications.

PROJECT RESOURCING

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<th>Contract Employment</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>31/05/19</td>
<td>Managers (contractor)*</td>
<td>817.5</td>
</tr>
<tr>
<td></td>
<td>Professionals (contractor)*</td>
<td>26.0</td>
</tr>
<tr>
<td></td>
<td>Technicians and trade workers (contractor)*</td>
<td>242.4</td>
</tr>
<tr>
<td></td>
<td>Machinery operators and drivers (contractor)*</td>
<td>56.5</td>
</tr>
<tr>
<td></td>
<td>Labourers (contractor)*</td>
<td>849.3</td>
</tr>
<tr>
<td></td>
<td>Other (contractor - not covered above)</td>
<td>26.1</td>
</tr>
</tbody>
</table>

DESIGN

- Detailed design fully complete for all building works.

PROCUREMENT

- The Managing Contractor, SHAPE, has been formally engaged with executed agreement in place.
- All contract works are complete.
Mitcham Library Expansion and Brownhill Creek Project.
PCG Report No 05 – May 2019

**BUDGET**

<table>
<thead>
<tr>
<th></th>
<th>Original Budget</th>
<th>Revised Budget</th>
<th>Comment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Library</td>
<td>$5,850,000.00</td>
<td>$6,549,000.00</td>
<td>Expected final figures to follow now that variation have been substantially agreed – Forecast slightly under budget expend against contingency</td>
</tr>
<tr>
<td>Car Park</td>
<td>$1,200,000.00</td>
<td>$1,200,000.00</td>
<td>Forecast slightly Over Budget contingency spend.</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$7,050,000.00</td>
<td>$8,029,197.00</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
1. The above budget figures include contingency allowances. We currently anticipate almost complete expenditure of the contingency. Variation submissions from the contractors are being wrapped up with RLB. We are targeting resolution of all variations and costings and close out final contractor invoicing on the Library & Car Park component of the works, by the end of June 2019.

**COMMUNICATIONS**

- Public relations and communication materials have been developed by Council staff with input from SHAPE. Websites have been updated, display material developed and set up at the Council Offices.

**RISKS & ISSUES**

The following section lists risks that are being managed by the team:

- **Budget overrun:** The project budget was an ongoing area of concern, given the budget was set on very limited documentation. Following extensive value engineering, additional budget was sought from Council to complete the project and preserve contingencies. Additional budget was approved by Council in mid-September. Thus the project is currently on budget.

The following section lists issues that need resolution in the coming period:

- Defect rectification.

**Attachments**
SHAPE May 2019 PCG Report
12. RECOMMENDATIONS FROM COMMITTEES

(Note: Where the Committee recommendation is different from the staff recommendation, Elected Members should make it clear to the meeting whether they wish to move the staff recommendation or the Committee Recommendation.)

12.1 CEO PERFORMANCE REVIEW COMMITTEE - TUESDAY, 11 JUNE 2019

Reports pertaining to the recommendations of the CEO Performance Review Committee meeting of 11 June 2019 can be found in the Agenda which has previously been provided as a hard copy or electronic copy to all Elected Members.

Members are requested to bring their copies to the Full Council Meeting.

The public can access the CEO Performance Review Committee Agenda at: http://www.mitchamcouncil.sa.gov.au/committees

Information Only items were received under delegation by the CEO Performance Review Committee.

12.1.1 CHIEF EXECUTIVE OFFICER KEY PERFORMANCE INDICATORS 2018/19

Report Author/Manager: Matthew Pears
General Manager: Matthew Pears
(Meeting Date: 11 June 2019)
(Location: Council Wide)

COMMITTEE RECOMMENDATION TO COUNCIL

MOVED Mayor Holmes-Ross

The CEO Key performance indicators (2019/20) to drive a customer focussed organisation are as follows:

Innovation
- CEO to report quarterly to Council (public agenda) about innovations underway at the City of Mitcham, under the following headings:

  To be grouped under the five goals of the Strategic Management Plan once finalised.
  (For information the draft goals are currently:
    o Accessible & Connected Community
    o Sustainable City
    o Dynamic & Prosperous Economy
    o Vibrant & Rich Culture
    o Customer Experience & Innovation)

Human Resources
- Establish a Diversity Employment Program within the City of
Mitcham,

• The number of staff with current individual MyPlans to be greater than 80%.

• 100% of Safety Committee and Safety Leadership Meetings are conducted and minuted.

Finance
• Council to achieve recurrent savings of $500,000 with a stretch target of $750,000.

• Full-Time Equivalent employee numbers (greater than twelve months) remain at or below 257 without a Council decision.

• Administration commence monthly Financial reporting to Council in the financial year 2019/2020.

• Council Satisfaction with the accountability and transparency of financial reporting to Council

Transparency and Accountability
• Administration report to Council twice a year on the status of legislatively required policies and an action plan to achieve compliance,

• Complete a rating review to the satisfaction of Council which includes consideration of: differential rating, separate rates, items which can be included on the rates notice, rebates, rate relief and special rates,

• Complete a representation review to the satisfaction of Council,

• Every Manager to have a Team Plan,

• Establish a Service Reporting Framework to the satisfaction of Council,

• Minimum of Four reports to Council on the status of capital and operating projects

• Establish a new Strategic Management Plan and priority themes.

SECONDED Cr Todd CARRIED UNANIMOUSLY
13. COUNCIL ASSESSMENT PANEL

Nil

14. REPORTS FROM REGIONAL SUBSIDIARIES

Nil
15. NOTICES OF MOTION

15.1 CR KAREN HOCKLEY - CR HOCKLEY - DISABILITY ACCESS IN BLACKWOOD

I hereby give notice that I intend to move:

That council engage with the land owners in Blackwood to encourage them to improve disability access in the area. Of particular concern are:

- the northern side of the Magnet Shopping Centre, and
- disability access car parks in the Foodland complex

REASON:

Wheelchair users have expressed ongoing difficulty with the various ground levels and surfaces in the court yard and footpath area on the northern side of the Magnet Shopping Centre. This is a privately owned space providing sole access to a number of shops and a credit union. The area is serviced by two disability access car parks, however it is uncertain whether these meet current standards. There is no access ramp provided for users of those car parks. There have been reports of wheelchair users falling out of their chairs in this area due to the difficulties associated with navigating the various ground levels and surfaces.

In addition it is noted that the disability access car parks in the Foodland complex are poorly sign posted and are used at times by people who may be unaware that they are provided as disability access parking.

CEO’S NOTE

In terms of management of the issue under the Development Legislation Council only has powers to require upgrades to improve access when renewal works/extensions and or building works are undertaken. Council has no powers to enforce change if the status quo remains.

Council offices however are able to inspect the properties in question and approach the property owners informing them of these concerns and provide some suggested improvements, and encourage them to undertake improvements.
15.2 CR KATARINA STEELE - COMMUNITY CENTRES BROCHURE

I hereby give notice that I intend to move:

That Council publish in brochure form the annual program of Mitcham’s Community Centres for 2020 to be distributed in the city’s libraries, community centres, public places. That the brochure will list the Community Centre’s addresses, description of the activities, contact details, prices etc.

REASON:

1. The work of the community centres in Mitcham is managed by insufficient FTE. The scope of their work is large and the places of activities are far from each other. Preparing the whole annual program ahead would give the organisers time during the year to focus on actual programs.

2. For the citizens of Mitcham the annual program would:
   • give an opportunity to plan their participation in the activities;
   • simplify search for activities;
   • have information about programs they wouldn't otherwise know about;
   • have information about programs not in the closest community centre but in another, where they normally wouldn't go if they did not find an attractive program.

3. The brochure will be on hand especially for older citizens who are not used to doing searches on the web.

4. Having information about services like English language classes, educational and social activities, tax help or computer lessons would be very useful for new migrants.

5. The brochure would be a good advertisement of the activities.

CEO’S NOTE

Administration is making a conscious effort to decrease the number of brochures produced in relation to its services and utilise digital or other formats, such as the website, digital display boards at the Civic Centre, Libraries and Community Centres (where available), Mitcham Community News, and the Messenger.

While currently a number of programs are booked 12 months in advance a large number of events / programs are scheduled throughout the year to meet emerging needs of the community.

Based on the City of Unley brochure, the estimated cost of this initiative is $11,600 recurrent. This cost involves the following:
   • Design – would allow us 2-3 design options $900
   • Artwork – 40pp A4 $2,700
   • Printing of 10,000 copies $7,000 to $8,000 depending on paper stock.
15.3 CR DARREN KRUSE - AUDIO RECORDING AND PUBLISHING OF COUNCIL MEETINGS

I hereby give notice that I intend to move:

1. That if a Council meeting is recorded, the recording is posted on the Council website at the same time the Minutes are released for a period of at least two years.
2. That an article announcing this innovation is published in the next Mitcham Community News and on the Council's Facebook page.

REASON:

During the 2018 election I advocated for the recording of meetings. So, I am very pleased that the Mayor decided to use her discretion under Regulation 36 (6); Meeting Protocols to create an audio recording of the meeting of 12 June 2019.

Regulation 36(6) provides:

**Videotaping, Recording or Photographing of Council Meetings**

Permission of the Council or the Principal Member is required prior to any meeting of Council being videotaped, recorded or photographed. The meeting must be informed at the commencement of the meeting that the meeting will be videotaped, recorded or photographed and it must be reflected in the minutes of the meeting.

Unfortunately, the Regulations do not specify what should happen to these recordings once made. However, it is obvious that that they are records for the purposes of FOI, so there is no point in not publishing them to our website.

I am aware that there has already been a request from the public for a copy of the audio recording made on 12 June 2019.

Other Councils already publish audio recordings including (at least) Alexandrina, Marion, Campbelltown and Wakefield. Adelaide, Prospect, Burnside and soon Onkaparinga live stream a video of their meetings.

The most usual process seems to be that the recordings are posted on the website once the Minutes are released.

Recording will facilitate any corrections to the Minutes. More importantly, this will allow the residents to better understand how the debate unfolded around various items at a time of their choosing, in their homes.

So, as part of our commitment to transparency and accountability, we should publish these recording of our Council meetings to our website.

Finally, we should announce in print and online that we have done this. It's a significant enhancement to our long established practice and the community deserves to be told that we are making ourselves even more open, transparent and accountable.
CEO’S NOTE

The existing Code of Practice Meeting Procedures authorises the Presiding Member to determine that a meeting will be recorded. Administration is therefore in the process of purchasing the necessary equipment to enable this to occur.

Should this motion succeed, Administration would create an index which indicates the start time (within the recording) of every agenda item. This would be posted on the web site alongside the recording itself.

If the cost of recording and making the recording available on the website is less than $2000 Administration will implement without referring back to Council.
I hereby give notice that I intend to move:

That staff prepare a report back to council within 6 months covering;

- the potential commercial opportunity for monetising the Mitcham Library car park
- the options to implement the likely costs of those options
- a discussion of these options (strengths, weaknesses, risks)

so that council can then make an informed decision to proceed to a tender or not.

REASON:

After a very nice celebratory dinner at the Lenzerheide last month I was struck when leaving at ~ 10:30PM how full the Mitcham Library car park was. At 7:00 PM it was almost empty. ALL the cars were clearly patrons of the restaurant (including ours - as the Lenzerheide's car park had been full when we arrived).

I understand from staff that the Lenzerheide has opted not to renew their car park lease.

They have seating capacity for ~ 230 and about 12 car parks.

5 days a week, 3 sessions
Lunch Wednesday to Sunday from 12 noon
High Tea Wednesday to Sunday from 12 noon
Dinner Tuesday to Saturday from 6.00pm

CAPACITIES:
Area 1 120 persons
Area 2 55 persons
Area 3 25 persons
Area 4 30 persons

Mother's day was fully booked. A glass of house wine is $14. So, $10 for a car park is nothing and IMHO would have zero impact on their particular business, which is fine dining.

A back of the envelope calculation of $10 per car, 30 cars per day, 200 days per year is $60K pa. That's very conservative IMHO given they are open 260 days a year.

The City of Mitcham currently have zero paid car park expertise. So, I think we need staff to obtain a report to inform Council.

In any scenario library use must remain free. I think we could look at making this payable with either;
-- An automatic boom gate with a payment terminal. Close the Lenzerheide gate, or
-- A renewed lease for the Lenzerheide, or
-- other options (do nothing)

The Lenzerhide have sponsored a room at the new library. I would say that this motion is not a charge on their business, but a charge on their customers who are enjoying fine dining. If the restaurant was in the city, this would not be a discussion.

This is an opportunity to create a new revenue stream and build capacity for use elsewhere in the city.

New revenue streams such as paid parking will allow the council to apply downward pressure to rates.

CEO’S NOTE

Administration are of the view a Masterplan is required for this entire site to give direction for all Council buildings and land including the unused bowling green. This would include car-parking and movement across the site.
15.5 CR ANDREW TILLEY - POTENTIAL LAND ACQUISITION FOR A PARK AND RIDE REQUEST TO THE SOUTH AUSTRALIAN GOVERNMENT

I hereby give notice that I intend to move:

1. That Council write to the South Australian Minister for Transport, Infrastructure and Local Government and Minister for Planning, Stephan Knoll MP requesting that the South Australian Government purchase Allotments 27 & 28 in File Plan 14384 in CT 5594/222 & 223 known as 250 – 252 Belair Road Torrens Park, located adjacent to the Torrens Park Railway Station for the purposes of providing a park and ride area for commuters.

2. That Council also write to the Federal Minister for Infrastructure, Transport and Regional Development the Hon Michael McCormack MP, requesting support for Council’s request for the South Australian Government to purchase Allotments 27 & 28 in File Plan 14384 in CT 5594/222 & 223 known as 250 – 252 Belair Road Torrens Park, for the purposes of providing a park and ride area for commuters.

REASON:

The two parcels of land located adjacent to the Torrens Park Railway Station have recently become available with expressions of interest signs having been erected at the site. These parcels of land lend themselves to a park and ride facility for commuters utilising the Torrens Park Railway.

The Torrens Park Station is well-used by commuters which has been neglected for some time. This land purchase opportunity also provides the potential for an upgrade to the Station. These letters seek the State Government’s purchase of this land and support from the Federal Government in keeping with the Commonwealth’s acknowledgement of the role of the Federal Government in urban transport planning for the pursuit of national transport objectives.
16. MOTIONS WITHOUT NOTICE

*Motions Without Notice must be supplied to the Minute Secretary in writing.*
17. QUESTIONS ON NOTICE

17.1 CR DARREN KRUSE - SECTION 270 OF THE LOCAL GOVERNMENT ACT 1999 - INDEPENDENT REVIEW OF A DECISION POLICY AND NEW FRIVOLOUS AND VEXATIOUS COMPLAINTS POLICY

In light of;

a) the staff's answers in the agenda of 26 March 2019 to my prior questions on notice that one resident has cost council almost $9,000 in providing answers to his multiple s270's questions challenging the correctness of the 2018 decision of Council to bestow leases/licences to the various sports clubs at Mortlock Park, Colonel Light Gardens.

b) staff also advising on 26 March 2019 that: Administration are aware that this [Independent Review of a Decision] policy requires review along with other organisational policies. A new Vexatious Complainant Policy is being written to provide further guidance. Governance are scheduling policy reviews to occur throughout the 2019 calendar year, with the current policy and creation of the Vexatious Complaint Policy identified as a priority.

c) recent media reports about the problems Charles Sturt is having with habitual complainant that have cost CSC in excess of $160,000.

QUESTION

Can staff please:

1) briefly explain why does the staff consider the Independent Review Policy require review and why do we need a new Vexatious Complaint Policy?

2) explain how process for reviewing the Independent Review Policy and the proposed new Vexatious Complaint Policy will work, including any required community consultation;

3) provide an update on the likely timeframes

ANSWER

1) The Independent Review of a Decision Policy requires review due to;
   b. Given recent requests for Section 270's, the "significant interest" test which may trigger a refusal to consider an application requires further clarification.

   An unreasonable complainant policy that addresses frivolous or vexatious complainant requests does not currently exist. This is a policy gap in relation to managing repeated requests that in essence do not differ substantially from previous requests nor provide new relevant information.
2) As both Policies are considered ‘public’, the process will essentially include the following:
   a. Administration edit of the Independent Review of a Decision Policy and creation of Frivolous or Vexatious Complainants Policy.
   b. Both policy documents brought to Council seeking approval for community consultation. The Public Consultation Policy requires the following action as a minimum;
      i. Publish a notice in a newspaper and website (min 28 days)
      ii. Invite submissions from the public
      iii. Prepare a report for Council decision that summarises community feedback, provide suggested amendments (if any as a result) and to seek final approval by Council of the policy documents.

3) Work has commenced with these policy documents scheduled to be brought to Council as part of an Organisational Policy review schedule/process by November 2019.
17.2 CR HOCKLEY - TREES

QUESTION

In the current financial year:

- How many mature trees have had preventative maintenance pruning to maintain the balance and health of the tree?
- How many requests to remove a mature tree have been rejected?
- How many mature trees have been removed?

ANSWER

To be provided in a future agenda.
18. QUESTIONS WITHOUT NOTICE

Questions Without Notice must be supplied to the Minute Secretary in writing.

19. MAYORAL BUSINESS

Nil
20. WRITTEN REPORTS BY ELECTED MEMBERS

20.1 CR LINDY TAEUBER - CARRICK HILL TRUST SIX MONTHLY REPORT

RECOMMENDATION – ITEM 20.1

That the report be received for information only.

Carrick Hill is undergoing very considerable works and I am delighted to have been reappointed to my role as Mitcham Council representative to the Carrick Hill Board.

The Carrick Hill Master Plan commences with House Upgrades including the installation of a lift to provide improved access to the upper floors, the opening up of the large attic space (at one time the home’s billiard room) to create the Margaret Denton Meeting Room, a kitchenette and a large attic gallery or meeting space as well as upgraded toilets, staff facilities, gift shop and more. The normal house closure in July will be followed by yet to be finalised closures until around April 2020 in order to undertake this work. There is a massive amount to be organised including the packing and storage of the art collection in those areas of the house affected by the renovations. The City of Mitcham is supporting the volunteer Carrick Hill House guides by providing them with a space to meet to further their knowledge of the collection and maintain their connections during the upgrade works. The house re-opening exhibition has a working title of Carrick Hill Reimagined. This will be a re-hanging of the collection by a significant person inspired by noted British Art Historian Lord Kenneth Clark who, in 1949, took it upon himself to re-hang the Carrick Hill collection while a guest in the home!

The garden and grounds will remain open with garden weddings and catered functions in the marquee continuing as planned. Not only the house but the entire property is State Heritage Listed with work being undertaken to safeguard and droughtproof the gardens. Despite being down one staff member in ‘Gardens & Grounds’, maintenance of the Storybook Trail has commenced while new plantings have been undertaken by Bushcare Volunteers as well as a Fund My Neighbourhood Trees for Life project progressed.

Recent events and exhibitions have included A French Affair, The Australian Art of Carrick Hill and Wind in the Willows.

Funding of $3m has been granted as part of the City Deal for Arts in S.A. to enable a new Pavilion to be built near the current car park. This funding, along with fundraising of $4m already achieved, is to provide an event space to replace the aging marquee, a dining/café facility, with further exhibition space and educational opportunities being explored.

The Wirraparinga Loop Trail, (a joint venture between Carrick Hill, City of Mitcham, Waite Arboretum, Springfield Estate, DEW and Kaurna Elders) is being progressed. The new Carrick Hill Pavilion will be the trail head. Opportunities are being explored to overcome a funding shortfall of $100,000 to undertake site works on a short section of trail on Springfield Estate. The Federal and State Governments’ City Deal secured funding to weave together a whole range of environmental, cultural, recreation and heritage sites as The Mitcham Hills Trail. Innovative Wayfinding technologies will tell the stories of the people and places which have shaped our community with Carrick Hill a central part of this DEW managed project.

Designs to re-establish the original property entrance, The Queen’s Walk and Entry Gates, are well advanced. This entrance will not only re-instate the original property entrance, with
stone fence and decorative iron, but will include a tree colonnade to welcome visitors and allow for easy bus entrance.

It has been, and continues to be, a very busy time for the Board Members including weekend workshopping. We are preparing a Marketing Plan, reviewing the Strategic Plan, negotiating with caterers and providing direction to staff for the upcoming renovation works which have significant implications for operational income. I send my personal best wishes and thanks to Carrick Hill Director, Christine Schloitte, who has tendered her resignation. Carrick Hill will now commence a search for a new Director and in the interim Belinda Causby, Manager Finance and Administration, and Tatu Merch-Lempinen, Operations Manager, will take on the day to day operations. We are also fortunate that the Premier’s Department have offered additional support to assist managing the house renovation process and the planning for the Pavilion.
20.2 CR DARREN KRUSE - MT BARKER PUBLIC CONSULTATION CAT BYLAW

RECOMMENDATION – ITEM 20.2

That the report be received for information only.

On 13 May 2019 I attended an informal briefing at the City of Mt Barker with the Manager, Environmental Services and Community Safety (Stephen Saffin) regarding their proposed new cat curfew bylaw, noting that the review of our existing cat bylaw is scheduled for this term of council.

The key section of the new Mt Barker cat by-law as it relates to a curfew is this:

9. Effective confinement of cats
9.1. As and from a date determined by resolution of the Council (if any), the owner or person responsible for the control of a cat must take steps to ensure that the cat is confined at all times to the premises occupied by that person between the hours of 8pm and 8am daily unless the cat is under effective control by means of physical restraint.

So, we could keep our existing by-law and add a section like this. Attached are the powerpoint slides presented (Attachment A).

Notable results:

- the "professional" stakeholder consultation had very poor response
- excellent response to the public consultation;

525 responses
516 online and 9 hard copy
Reach of over 16,000 on Council’s Facebook page
Resident / non resident

- 362 (71%) respondents support cat curfew
- 105 of these respondents made comments regarding wanting 24/7 confinement).
- 150 (29%) don’t support cat curfew.

Comparisons to other Metro councils
Mt Barker noted that Mitcham are ahead in some ways with long established cat by-law, registration 2 cat limit, nuisance behaviour.

Adelaide Hills has decided; a 24 hour curfew starting 2020

Campbelltown is about to go consultation on a 24 hour curfew soon.

Marion – curfew 9pm – 7am to go to consultation [note: this has since happened; report due to Marion Council 23 July 2019]
Mt Barker next steps

Full council will vote to endorse on 1 July.
It's very likely to be endorsed with the 8PM to 8PM curfew, although a 24/7 is not out of the question given the strong (unprompted response for that - 107 out of 525)
Then Dog and Cat Management Board approval.
Ongoing community education is planned.
Likely implementation in 2021.
I foreshadow a similar report post the Marion Council report of 23 July 2019.
Cat By-Law
Informal Gathering
Jamie Tann
13 May 2019
Overview

- Draft Cat By-law
- Stakeholder Consultation
- Public Consultation
- Consultation feedback
- Next steps

Cat By-law

Council’s draft cat by-law **will**:  
- Formalise a cat owner’s responsibilities  
- Address primarily domestic and semi-owned cats  
- Lessen the impact domestic cats have on native fauna  
- Address impacts of nuisance behaviour on residents  
- Apply a level of consistency with Adelaide Hills Council
Cat By-law

Council’s draft cat by-law is not:
• Anti-cat
• Going to address feral cats
• Going to address all cat issues
• An overnight solution

Limit to Numbers

• Two cats per property, regardless of location
• Residential vs rural
• Limit to numbers aligns with a number of other Councils
• Dog by-law
• Will address semi-owned cat issues.
• Public health and animal welfare issues (hoarding)
Nuisance Behaviour

- Anecdotally a big issue for residents
- Case study: Church Street, Hahndorf
- Cats defecating, spraying, fighting etc
- Impact on native wildlife
- Dog vs cat imbalance

---

Nuisance Behaviour

A cat will be deemed to cause a nuisance if it:

- unreasonably interferes with the peace, comfort or convenience of a person, including but not limited to a cat(s) displaying aggressive nature or creating unpleasant noise or odour; or
- damages or otherwise has an adverse impact upon native flora or fauna; or
- acts in a manner that is injurious to a person’s real or personal property; or
- wanders onto land without the consent of the owner or occupier of the land; or
- defecates or urinates on land without the consent of the owner or occupier of the land;
Registration

- Provides a source of revenue that can be used to resource cat management activities
- Effectively a user pays system
- Establishes the ownership of a cat and will allow Council to monitor and enforce cat management issues such as the limit on cat numbers per household
- Assists in reuniting lost cats with their owners
- DACO

Curfew

- Address nuisance behaviour and impact on wildlife
- Any pet is safer at home.
- Cat Management Working Group recommended curfew
- Curfew vs confinement
- Focus on community education
Stakeholder consultation

- 11 March to 31 March 2019
- Local vets
- RSPCA and Animal Welfare League (AWL)
- Dog and Cat Management Board
- Hahndorf Interim Shelter
- Trees for Life

Stakeholder Consultation responses

- Low response overall
- 2 vets provided a written response, one verbal
- AWL – generally supportive. Have concerns over management of semi owned cats. Supports Trap Neuter Release
- Trees for Life – approves of curfew, would like 24/7 confinement
Public consultation

- 2 April to 30 April 2019
- 44 adverts on 5MU and Power FM
- Media release in local print media
- Online submission form
- Hard copies at all local vets
- Council’s Facebook page

Public Consultation - response

- 525 responses
- 516 online and 9 hardcopy
- Reach of over 16,000 on Council’s FB page
- Resident / non resident
- Cat owners / non cat owners
- Yes/No for each component of the draft by-law
- Ability to provide comments
Cat Owners and Registration

- Approve of registration 61%
- Don’t approve of registration 39%

Non Cat Owners and Registration

- Approve of cat registration 95%
- Don’t approve of cat registration 5%
Two cat limit

- Support two cat limit 68%
- Doesn't support two cat limit 32%

Cat owners and two cat limit

- Support two cat limit 48%
- Don't support two cat limit 52%
Non cat owners and two cat limit

- Support two cat limit 92%
- Don't support two cat limit 8%

Curfew

- Support cat curfew 71%
- Doesn't support cat curfew 29%
Cat Curfew Survey

525 responses
516 online and 9 hardcopy
Reached 16,000 on Council’s FB page
Residents / non residents

Cat owners and curfew

Support cat curfew 57%
Don't support cat curfew 43%
Non cat owners and curfew

- Support cat curfew: 88%
- Don’t support cat curfew: 12%

Nuisance Behaviour

- Council should address nuisance behaviour: 73%
- Council shouldn’t address nuisance behaviour: 27%
Summary

- Strong response for cat management and by-law
- Four components of by-law will make a difference
- High positive response from non cat owners
- Feedback for 24/7 confinement (105 responses)
- Feral cats not addressed with by-law
- Opposition from TNR groups
- Resourcing

Other Councils

- Mitcham – long established cat by-law, registration 2 cat limit, nuisance behaviour.
- Victor Harbor – 2 cat limit, registration
- Adelaide Hills – 24/7 confinement in 2020.
- Campbelltown – 24/7 confinement to go to consultation
- Marion – curfew 9pm – 7am to go to consultation
Next Steps

- Recommended no changes to draft cat by-law
- Council to endorse 1 July
- Dog and Cat Management Board approval
- Ongoing community education
- Resourcing strategy?
- CRM collection and workload assessment

Questions
21. CORRESPONDENCE

Nil

CLOSE