

Mortlock Park Project Elements

Council Member Briefing

21 March 2023

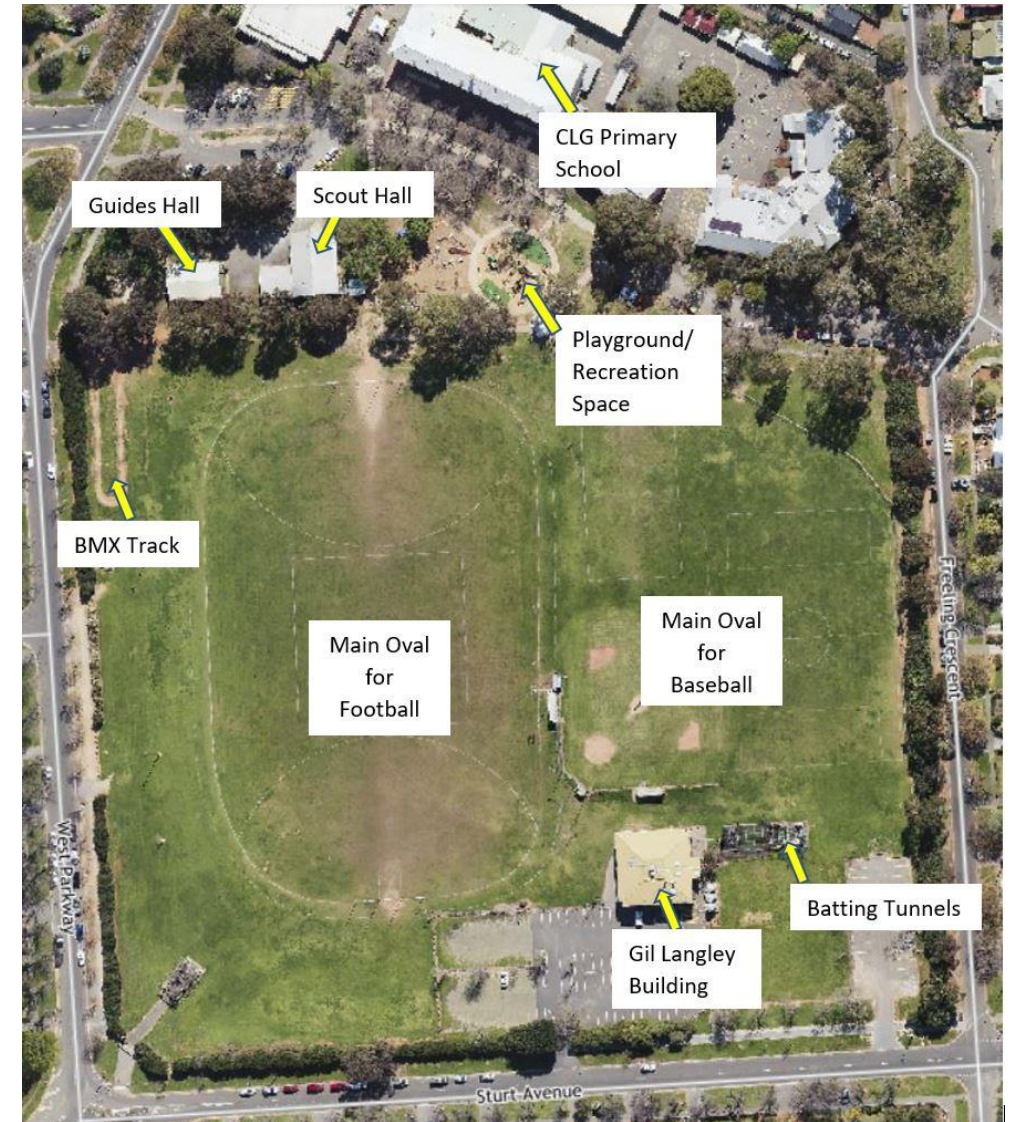


Purpose

To provide background and overview of a range of factors that need to be considered as part of the proposed Gil Langley Building Upgrade at Mortlock Park.

Context

- Mortlock Park, Sturt Avenue Colonel Light Gardens
- Tenants – Colonel Light Gardens Football Club (April – Sept), Goodwood Baseball Club (Oct – Mar), Girl Guides, Colonel Light Gardens Primary, St Therese Primary
- Site is used for organised sport, use by local schools and passive recreation/dog walking by local community
- High community interest in site – balance between formal and informal activities
- Concept Masterplan developed in 2013
- 2018 Federal Election Pledge - \$500,000



Considerations

While the facility upgrade is the driver there are several complex issues to be worked through at Mortlock Park as well as their alignment with the existing CLMP and Heritage Guidelines for the Public Realm including but not limited to:

- Oval Lighting
- Lease/Licences
- Gil Langley Building Facility Design(s)
- Future use of former Scout Hall
- Demolition of Guides Hall
- Master concept plan
- BMX Track
- Baseball Risk Audit Recommendations
- Proposed Baseball Infrastructure

Lease/Licence at Mortlock Park



- Goodwood Baseball Club – Licence expires 2025
- Colonel Light Gardens Football Club - Holdover
- St Therese Primary - Holdover
- Colonel Light Gardens Primary School - Holdover
- Guides SA – Holdover
- Former Scout Hall – One regular hirer
- Community Consultation Required

Master Concept Plan

- Developed in 1992 and refined in 2013
- Works which have been completed include - pathways and other infrastructure adjacent to the playground
- Plan has progressed and received some funding but not all components completed



Gil Langley Building Design



- 2018 Federal Election Pledge of \$500k was granted to CLG Football Club
- Council provided funding in early 2020 to develop concept plans
- Two (2) designs were developed by the engaged architects
- Goodwood Baseball Club proposed an option three (3) late in the process (not designed by an Architect)

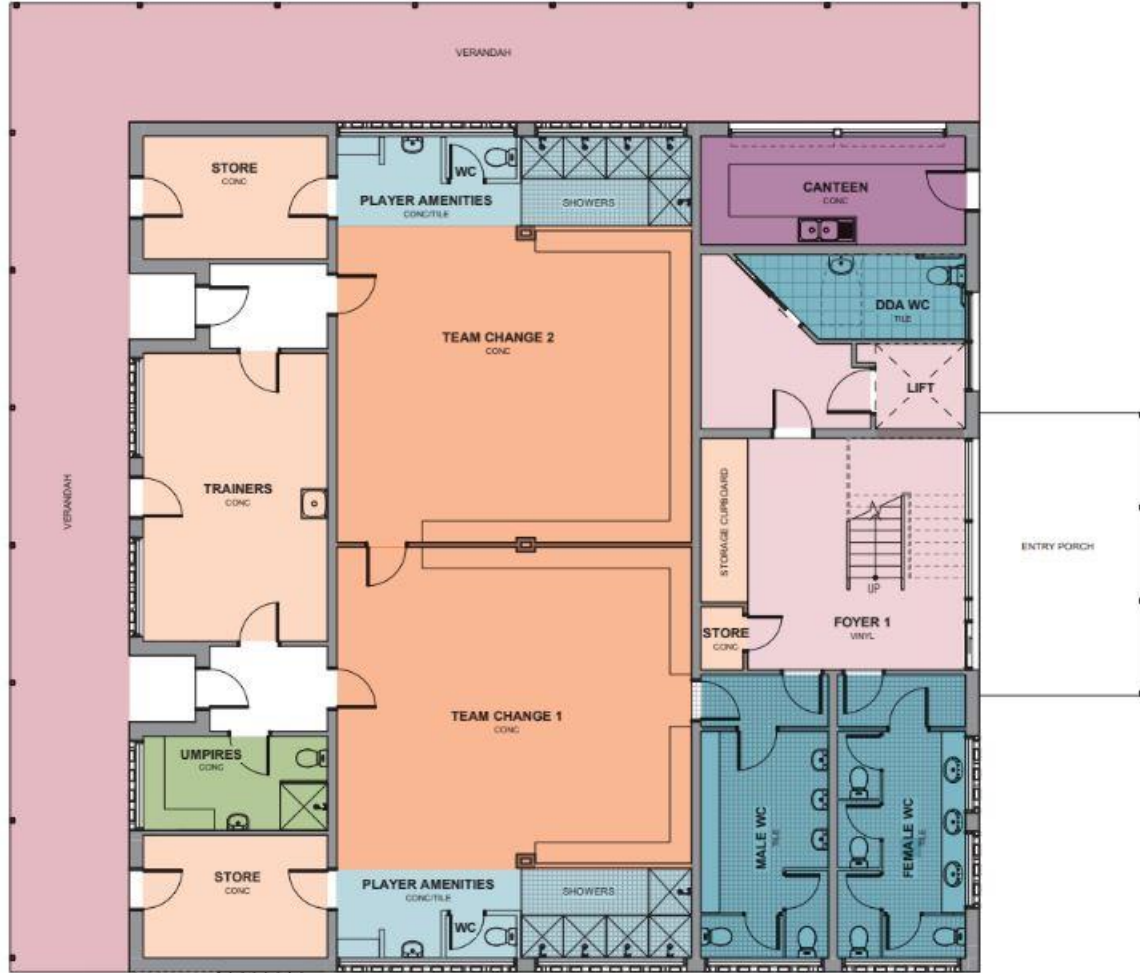
Funding



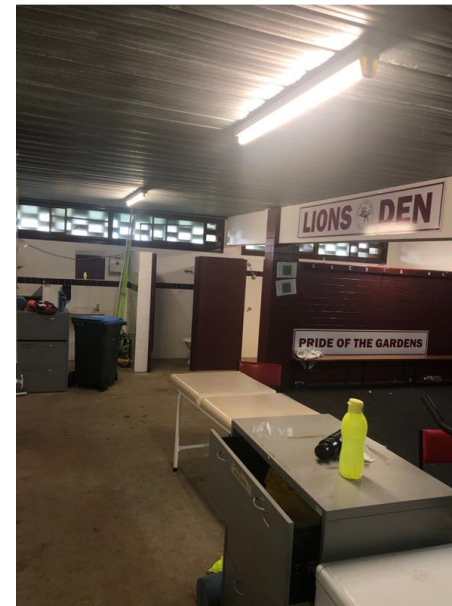
- **2018 Federal \$500,000**
Funding Deadline Dec 30, 2023
- **2022 Federal \$400,000**
Application form received however funding not yet confirmed
- **2022 State \$2.1 million**
Funding Deadline June 30, 2024

*No Council capital funding has been committed to date and both Clubs have advised that depending on which option is supported they may contribute up to \$50,000 each.

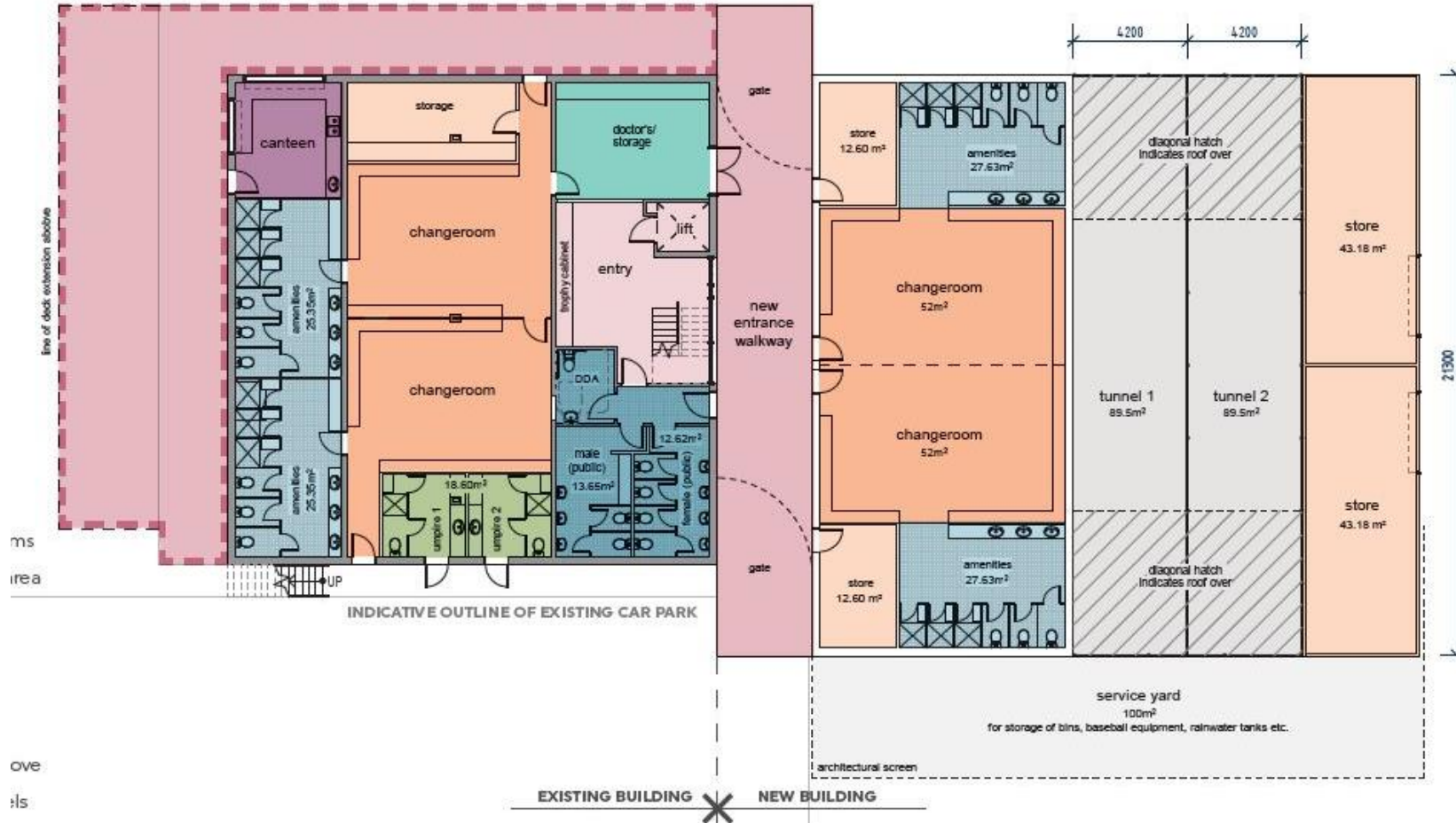
Existing Ground Floor



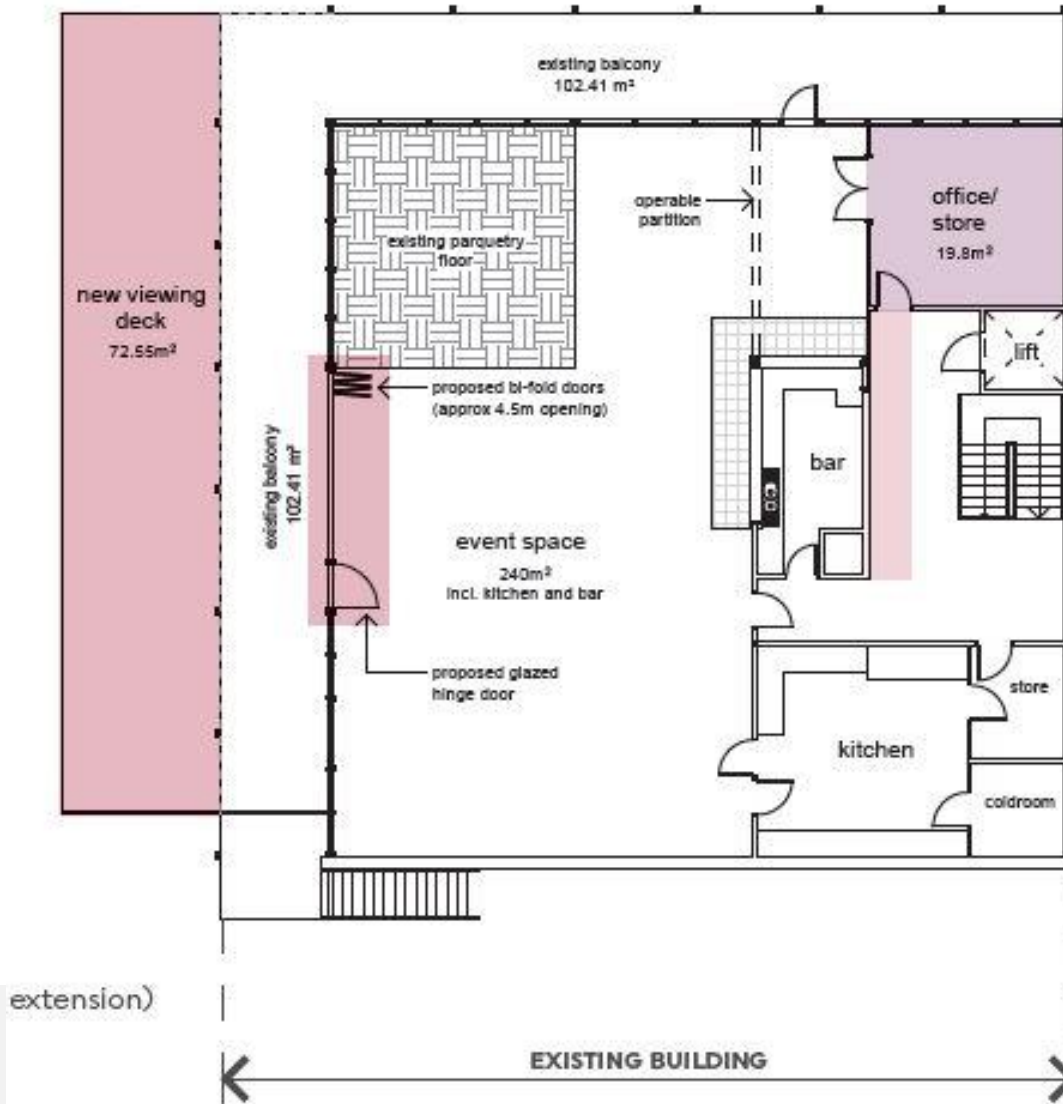
Existing Home Changeroom



Concept Option 2 (ground floor)



Concept Option ALL (first floor)



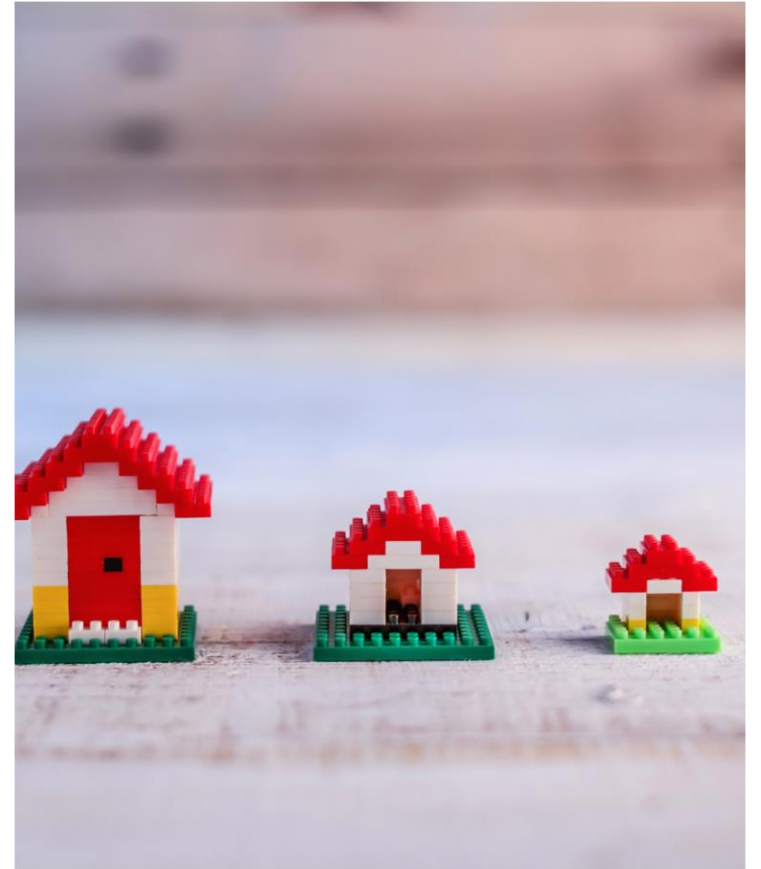
Costings

Option 1 – \$2,433,000*

Option 2 - \$3,640,000*

Option 3 - \$4,257,000*

**Costed May 2022, prices likely to have increased by up to 25%*



Facility Recap



Budget - \$3 million

Option 2 & 3 require additional funding of approx. \$640,000 > \$1.3 million (based on May 2022 costing)

Heritage advice will be obtained

Not yet costed:

- Guide Hall demolition
- Potential Scout Hall Upgrade
- Further upgrades to upstairs of Gil Langley Building e.g. painting etc.
- Other baseball / football infrastructure – nets, oval lights etc

Lighting

- Assets are at end of life and have an allocated renewal budget
- Two (2) designs have been developed by a lighting consultant to meet minimum standards
- If the lights not approved to be constructed to minimum standards, the ability for the football club to conduct training is in doubt
- Heritage considerations balanced with sporting facility guidelines



Baseball Risk Audit 2015

- Fully costed infrastructure plans needed to ensure risk mitigation in place for Baseball
- Council Resolution 11 August 2015
- Short term recommendations endorsed & complete
- Report recommended (in consultation with the Club) to undertake a review of the options for longer term risk mitigation strategies
- Heritage advice on proposed infrastructure



Future Use of former Scout Hall



- Scouts SA handed over their lease in 2021
- One casual hirer currently using the facility – Adelaide Akemusu Aikido Club
- Ongoing need for a community multipurpose hall at Mortlock Park

Demolition of Guides Hall

- 2013 Master Concept Plan proposed demolition
- Utilised one day a week
- Demolition of building and landscaping not funded



BMX Track

- Recent feedback received from local residents in relation to anti-social behaviour by users of the BMX track
- Location is considered optimal on this site however potential to lower the hedge height to make site more visible and reduce anti social behaviour
- Heritage considerations



Recap

These can not be considered in isolation:

- Oval Lighting
- Lease/Licences
- Gil Langley Building Facility Design
- Future use of Scout Hall
- Demolition of Guides Hall
- Master Concept Plan
- BMX Track
- Baseball Risk Audit Recommendations
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Extensive planning and community consultation required

What Next?

- Internal Working Group has been formed
- Engage Heritage Consultant in advisory role
- Meeting held with Staff and Club Reps last week
- Agree on DRAFT Project Plan, including scope
- Council Report in April to address:
 - Baseball Risk Audit next steps and request for once-off funding
- Council Report in May to address:
 - Project plan and timeline to deliver the Election Priority project, including community engagement plan



