

Gil Langley Concept Plans

Designated Informal Gathering – March 2

Anneke Polkamp
Manager Property & Facilities

Hayley Ashworth
Sporting Facility & Recreation Officer

Peter Callaghan
Colonel Light Gardens Football Club

Jon Martyn
Goodwood Baseball Club

Presented by the City of Mitcham



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Purpose

1. To provide a brief update on a review of the Community Land Management Plan for Mortlock Park, Colonel Light Gardens.
2. To provide a brief update from Council Administration, Colonel Light Gardens Football Club and Goodwood Indians Baseball Club on a project to develop concept layout plans for a potential upgrade to the Gil Langley Building and surrounds at Mortlock Park, Colonel Light Gardens



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Community Land Management Plan

- CLMP reviews underway
- Report on revised Mortlock Park CLMP
- Heritage & CMP considerations
- CLMP must envisage development for it to be permissible



Gil Langley Building

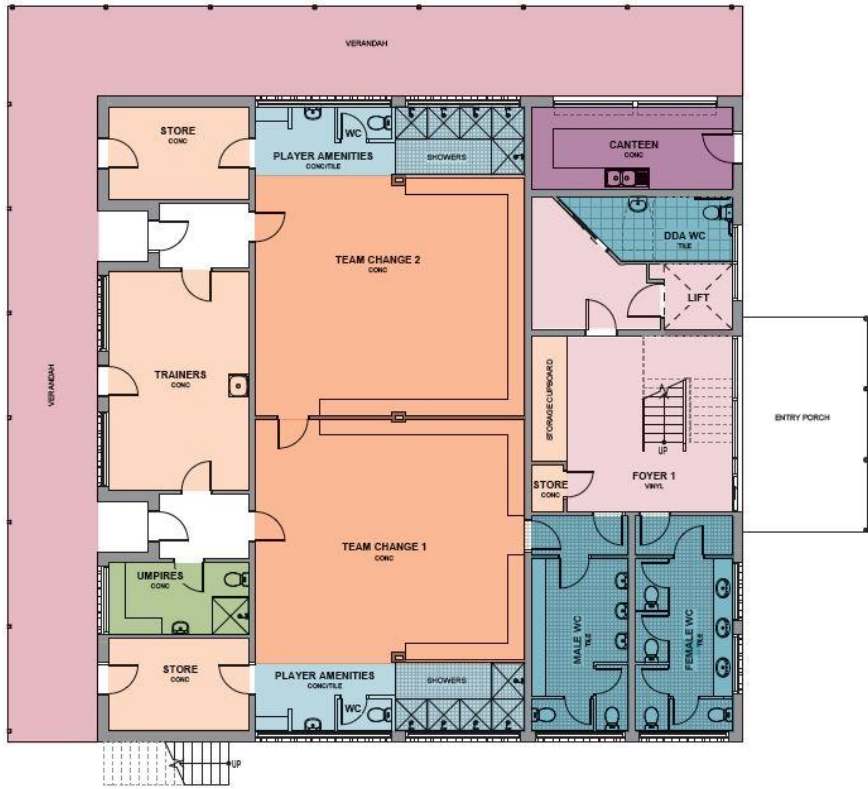
- Located in Colonel Light Gardens
- Changeroom/Clubroom Facility
- CLG Football Club and Goodwood Baseball Club leaseholders
- CLG Football Club received \$500,000 Federal Election Pledge



Concept design process

- Council funding allocated for designs
- Grieve Gillett Andersen (GGA) Architects
- Working group including SANFL, CLG Football Club, Goodwood Indians Baseball Club, GGA & Council staff
- 30+ project meetings held across 2020-21
- Many opportunities explored – two concepts refined and developed
- State Heritage designation one of a number of key considerations (also included CMP, CLMP, MCP etc)
- Both concepts are yet to be tested through stakeholder consultation including Heritage SA

Existing Facility Floor Plan

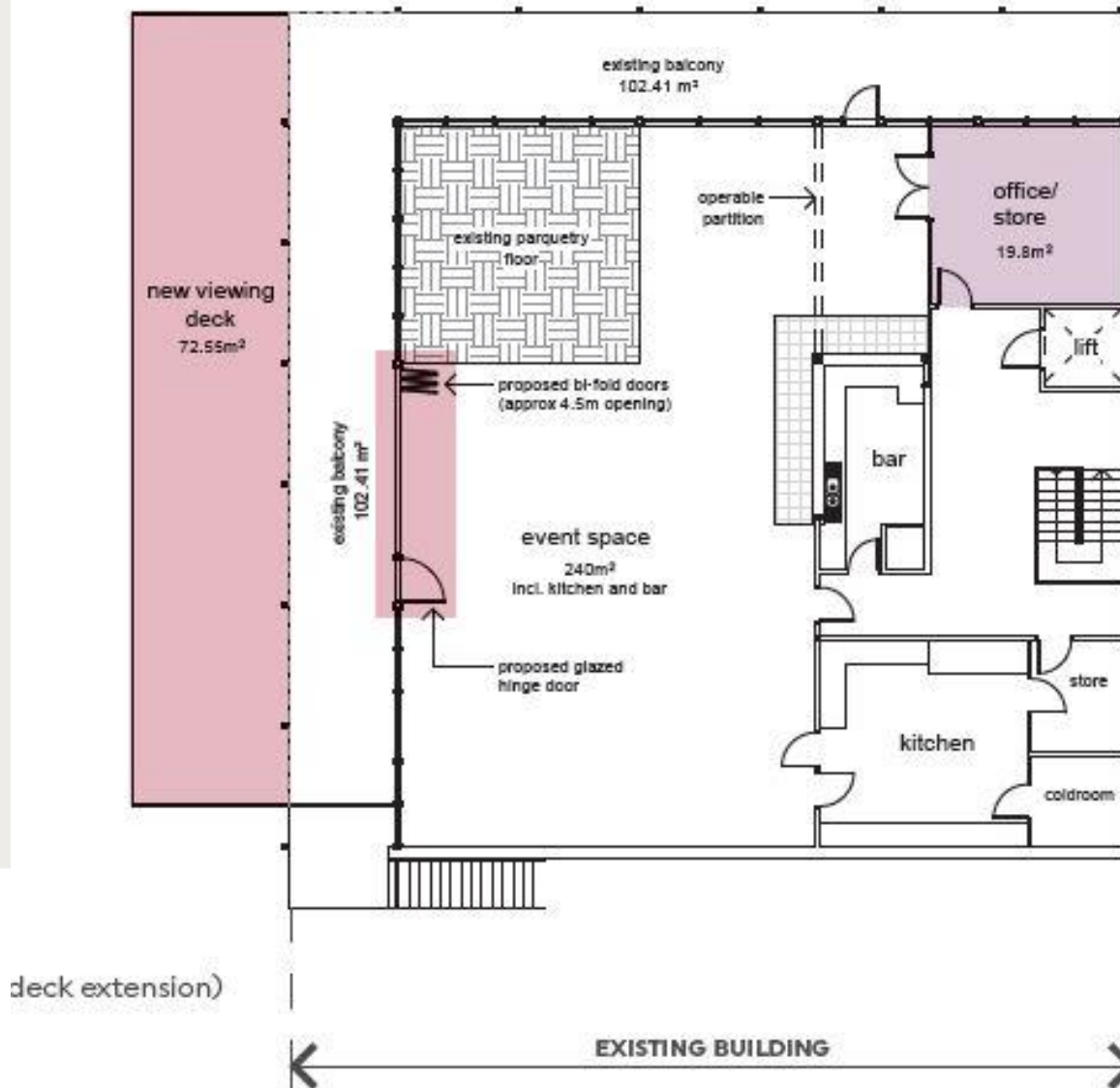


Concept option 1 (ground floor)



Concept option 1 (first floor)

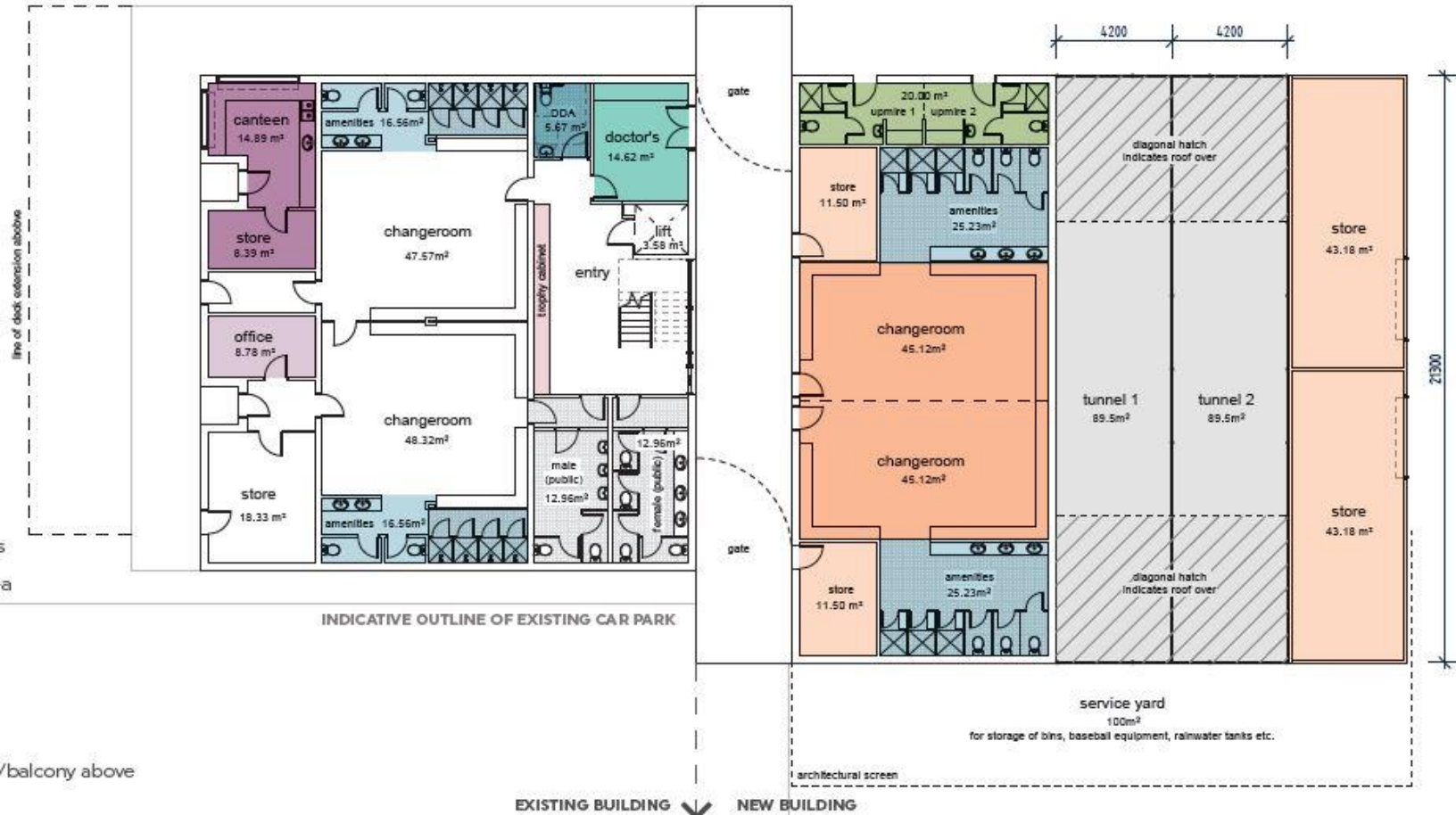
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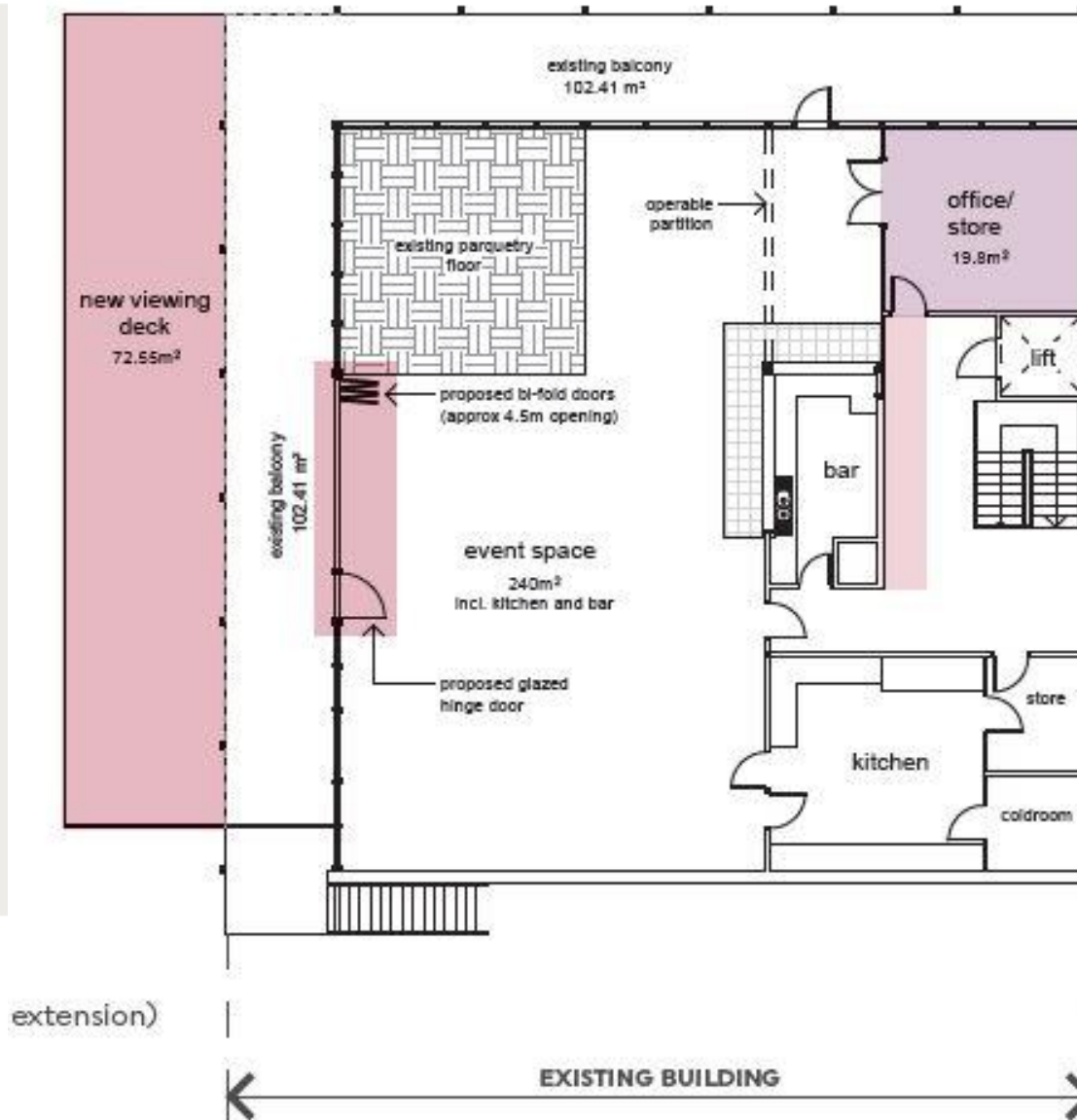
Concept option 2 (ground floor)

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Concept option 2 (first floor)



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Comparison

Concept Option 1

\$2.1 million (est.)

New batting tunnels & storage
Internal alterations
Extended deck
AFL compliant

202m² NET footprint increase
(incl. balcony extension)

Concept Option 2

\$2.6 million (est.)

New batting tunnels & storage
Some Internal alterations
Extended deck
AFL compliant

**Two additional changerooms
(extension)**

435.5m² NET footprint
increase (incl. balcony
extension)

Next Steps

- Council Report – Endorse Community & Stakeholder Engagement
(CLMP + Concept Plans) – Coming weeks
 - ✓ Discussion Report
 - ✓ Decision Report
- CLMP Council decision
- Landlord Approval / Funding / Detailed Design / DA etc.

**Colonel Light Gardens Football Club & Goodwood
Baseball Club present preferred option**

Colonel Light Gardens Football Club

Peter Callaghan

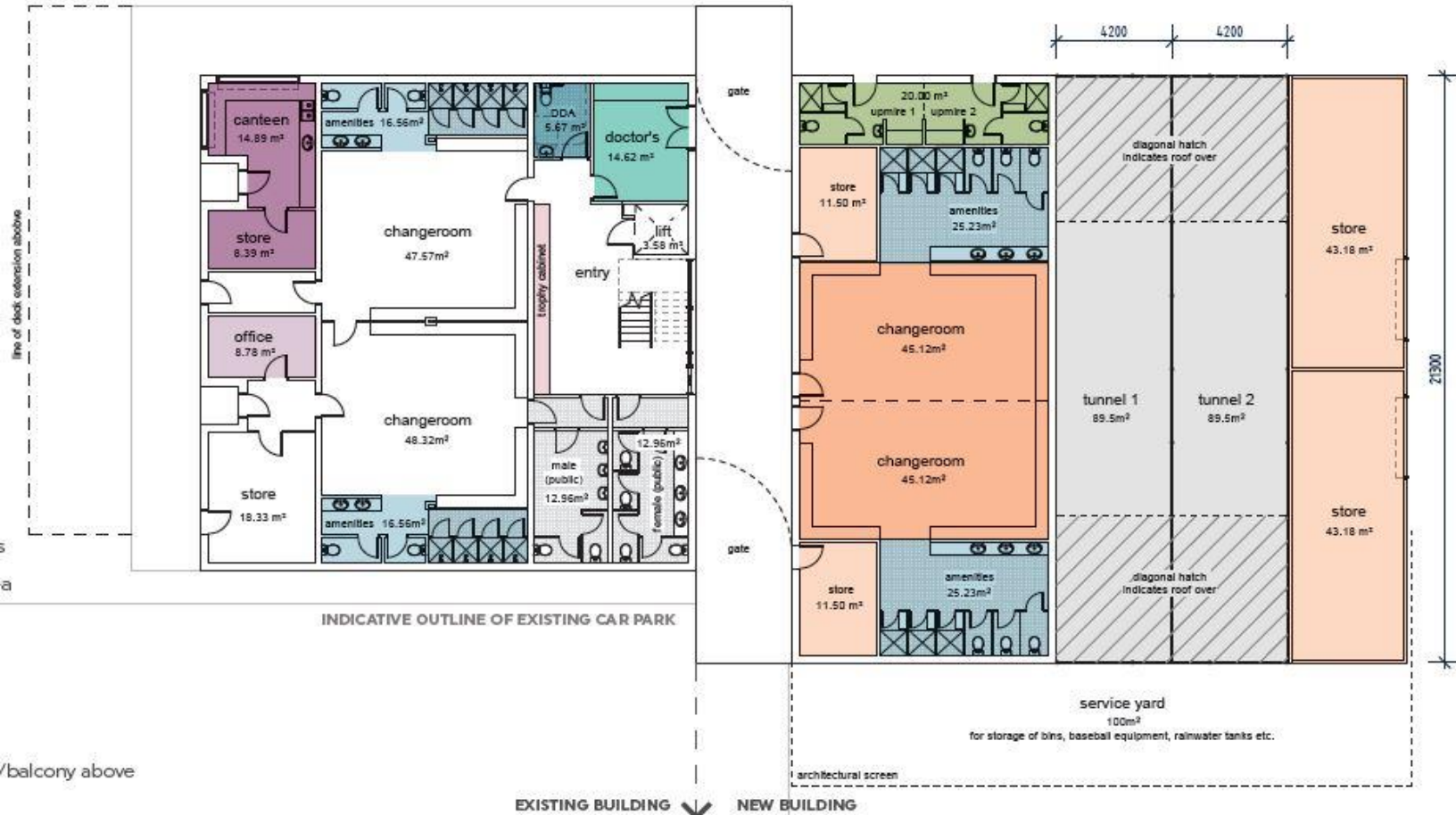


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Concept option 2 (ground floor) – Preferred Option

(left white) will remain untouched in existing conditions.



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Goodwood Baseball Club

**Gil Langley
Facility Redevelopment
Deputation to Council 2/3/21**

About us

- A Club that is growing faster than predicted, particularly due to the success of the Little League and Junior programs.
- We celebrated our 132nd year this year and have called Mortlock Park home since 1973.
- We provide a pathway to Elite sporting opportunities
 - District Junior “Charter” district competition
 - State and Australian representation
 - Adelaide Giants
 - Major League Baseball
- A huge supporter base
- We are an entrenched part of Colonel Light Gardens and Mitcham Council

About us

- **Little League Program** wins Australia Day Excellence in Sport Award from MCC in 2012.
- 123 children participating in 2020/21 from the local area
- Female participation 30%



About us

- 9 Junior teams, 100 children and families & GROWING
- Majority reside in local Mitcham Council area
- Largest Junior program in Baseball SA
- 8 Senior teams, and 249 current members



Female Participation

- One Women's team currently.
- No changerooms available (women change in umpire's room or carpark)
- Women leaving GBC to other Clubs with appropriate facilities. (Golden Grove has 3 Women's teams with demand for more)



The Need for Funding

- 123 children Little League Friday nights
- 9 Junior Teams or 100 players (Tues/Wed/Thurs/Sat/Sun)
- 8 Senior Teams or 80 players (Tues/Wed/Thurs/Sat/Sun)



The Need for Funding

- We are too big for the current clubrooms, they are old, need an upgrade and need major expansion to cope with the current number of participants.
- The change rooms are not compliant with our governing sports standards.
- Expansion of change rooms for female players is essential.
- The size and number of the current batting tunnels inhibits our ability to reduce our footprint on Mortlock Park for practice and matches.
- Our players, family, supporters and wider community need facilities fit for the now and the future.

Option 1 is not value for money for ratepayers considering the vast difference in facilities, changerooms, amenities and storage compared to Option 2 (\$400,000 or 16%) and will not sustain sport for the long term as each Club grows its base and diversity.

What we need

1. Provision of change/ toilet/ medical facilities for both football and baseball, male and female players and officials.
2. Provision of Practice Batting Tunnels (east oval) to enable safe confined batting practice facilities to reduce main oval use on practice nights and reduce any perceived risk to all users.
3. Improved viewing (balcony) areas for football (to the NW) and baseball (to the NE).
4. Provide improved safety fencing to enhance viewing of baseball match area.
5. Provide improved storage facilities which blend with the building structures.
6. Upgrade canteen, BBQ, food service facilities.
7. Provision of public toilet facilities.
8. Improved modern facility with consideration of local heritage guidelines.

Investment

GBC will contribute \$50,000 to towards Option 2 if approved.

We also have savings that we would wish to invest to further improve appearance & safety, and we are willing to engage with Council and Local Residents to achieve the best result.,

These improvements include:

- Batting tunnels expansion and enclosed.
- Freeling Crescent protection.
- New Backstop and Dugouts.

Questions



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