

Women's Memorial Playing Fields Opportunity sought by Office for Recreation, Sport and Racing

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WMPF Opportunity

1. Overview of Site and current use
2. Outline the Opportunity
3. Financial Analysis
4. Existing and Potential Usage
5. Around the Room - EM Feedback

Timeline of Events

2019 - Approach to City of Mitcham from Office of Sport, Recreation and Racing (OSRR) for interest in operating site

March 2020 - OSR RFI issued and interest indicated by Council (subject to further info)

January 2021 - Further approach from OSRR to discuss possibility of City of Mitcham taking management and maintenance of the site

April 2021 - Site visit Council & OSRR

April/May 2021 - Preliminary investigations by Council

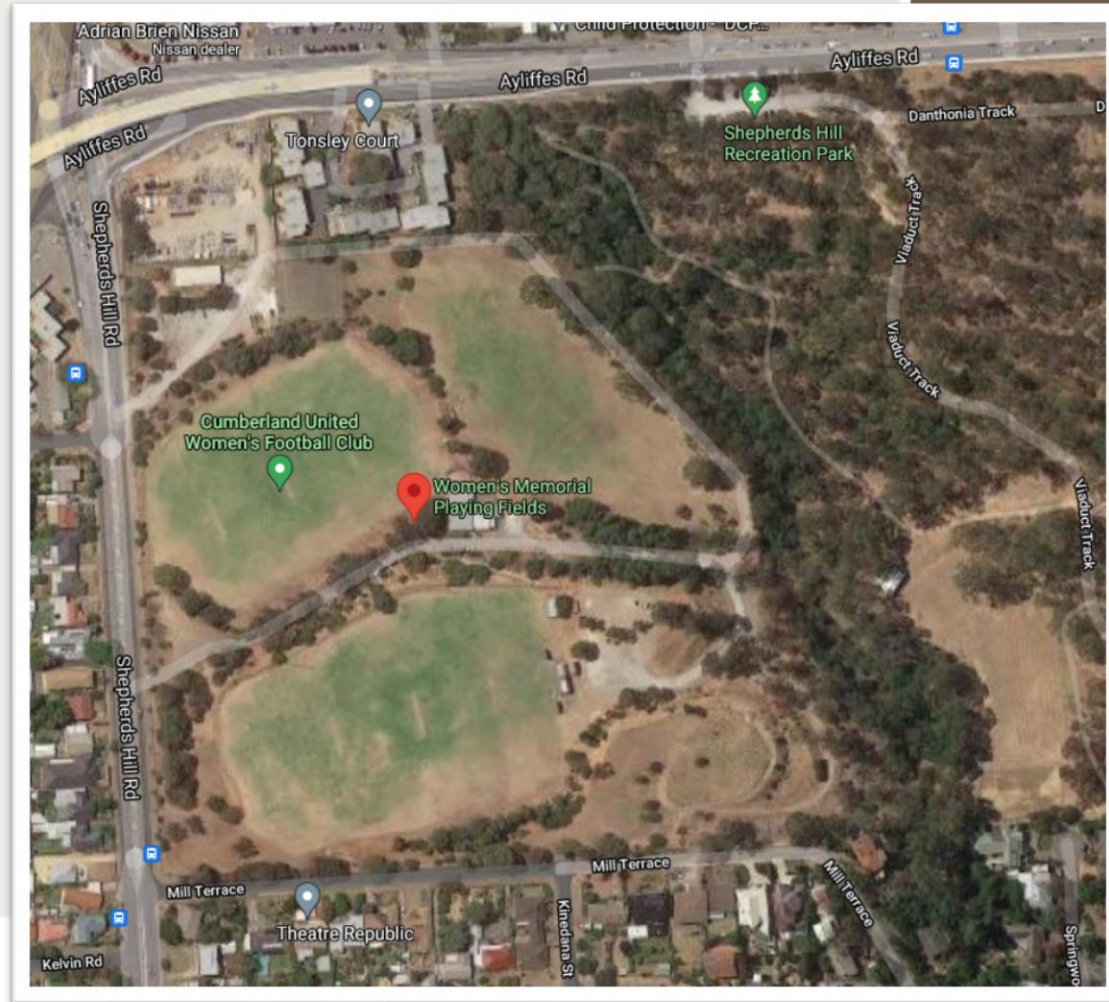
June 2021 - EM Update



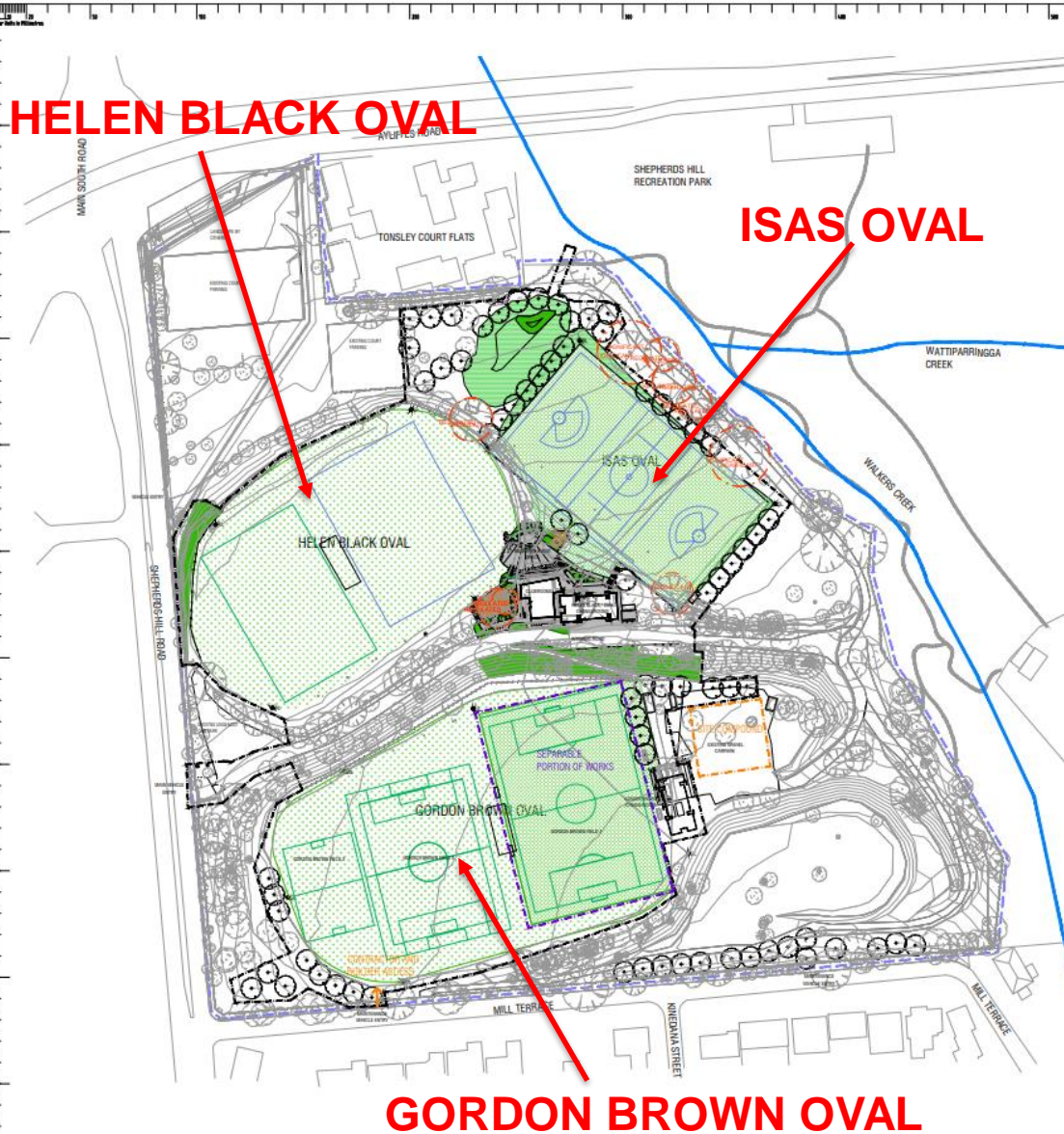
The Opportunity

The OSRR are seeking Proposal from Council:

- Manage and maintain the site, for a period of time (to be agreed)
- Including managing the current site users and potential new users
- Have indicated a preference to work with Council



The Site: Redevelopment



- OSRR received a \$9m grant to redevelop the site
- Current development being undertaken includes:
 - A new clubroom for 120 people
 - 4 changerooms
 - New bar
- New LED lights on all ovals
- New irrigation system on 2 ovals

Site Usage Principles

- Department of Sport and Recreation came to own the site from the Minister of Environment and Planning in 1991
- Understood to be political/historical demands on usage for Women's Sport, rather than legal
 - Staff understanding through discussions with OSRR – womens sport use favoured and desirable, although flexible



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The Site



- The Women's Memorial Playing Fields (WMPF) site is bounded by Ayliffes Road and Shepherd's Hill Road
- Babbage Ward
- Owned by State Government
- 10.5 Hectare site
- Due for completion by December 2021



The Site (continued)



- 4 topographical levels
- 3 large ovals
- 3 site compounds/car parks
- Department of Environment own land to the east
- Unused tennis courts
- Unused area (Level 4)

The Site: Redevelopment (cont.)

1. Large Oval 1: Helen Black Oval

- Size: 15,468 sq m
- Currently used for Cricket (summer) and Lacrosse (winter)
- Will be upgraded with new 100 Lux LED lights as part of OSRR upgrade
- Not getting new irrigation system- needs repair



Large Oval 1: Helen Black Oval



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The Site: Redevelopment (cont.)

2. Large Oval 2: ISAS Oval

- Size: 11,438 sq m
- Currently used for Lacrosse (winter)
- Will be upgraded with new 350 Lux LED lights as part of OSRR upgrade
- Will have new irrigation/drainage system and turf- re levelled



Large Oval 2: ISAS Oval



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The Site: Redevelopment (cont.)

3. Large Oval 3: Gordon Brown Oval

- a. Size: 18,336 sq m
- b. Currently used for soccer (winter)
- c. Will be separated into 3 soccer pitches (unequal size) as part of redevelopment.
- d. Will be upgraded with new 200 Lux LED lights (match day) and 100 LUX lights (training) as part of OSRR upgrade
- e. Will have new irrigation system
- f. Lighting will be upgraded to the main pitch 200 lux and comply with Football South Australia guidelines. Remaining space will be training area lit to 100 lux.
- g. Will have 2 new change rooms, kiosk, first aid space, storage to service Gordon Brown.



Large Oval 3: Gordon Brown Oval

The Site: Natural Environment

- The ovals and building sites within the WMPF are surrounded by a mixture of native vegetation, trees and weed species.
- An estimated 27,000 sq m is covered by vegetation (25% of the site area).



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The Opportunity: Financial Analysis

Estimated:

- **\$200k** annual operating costs:
 - Water
 - Mowing
 - Irrigation maintenance
 - Oval prep
 - Tree and Weed management
- **\$100k** once off establishment costs
 - Drainage
 - Weed removal
 - Once off plantings

City of Mitcham current state

At City of Mitcham we have 11 Sports Ovals dedicated to sporting and recreation:

- AA Bailey (3 clubs) ,
- Blackwood Hill (2 plus SACA)
- Hawthorndene (1 club plus 2 SACA & Auskick)
- Hewett (3 clubs plus Auskick)
- Karinya (1 club and 1 scouts group)
- Kingswood(2 clubs)
- Manson(1 club plus SACA)
- Mortlock (2 clubs)
- Price Memorial Oval (2 clubs)
- St Marys (2 clubs)
- WA Norman (2 clubs)

Total of 18 Clubs

- On top of these sporting club arrangements we also have many Schools who use these Ovals,
- Across these 11 Sports Ovals we have approximately 61 leases and licences operating



Site Users

Current Site tenants:

- Sturt Lacrosse Club
- Cumberland United Women's Soccer Club

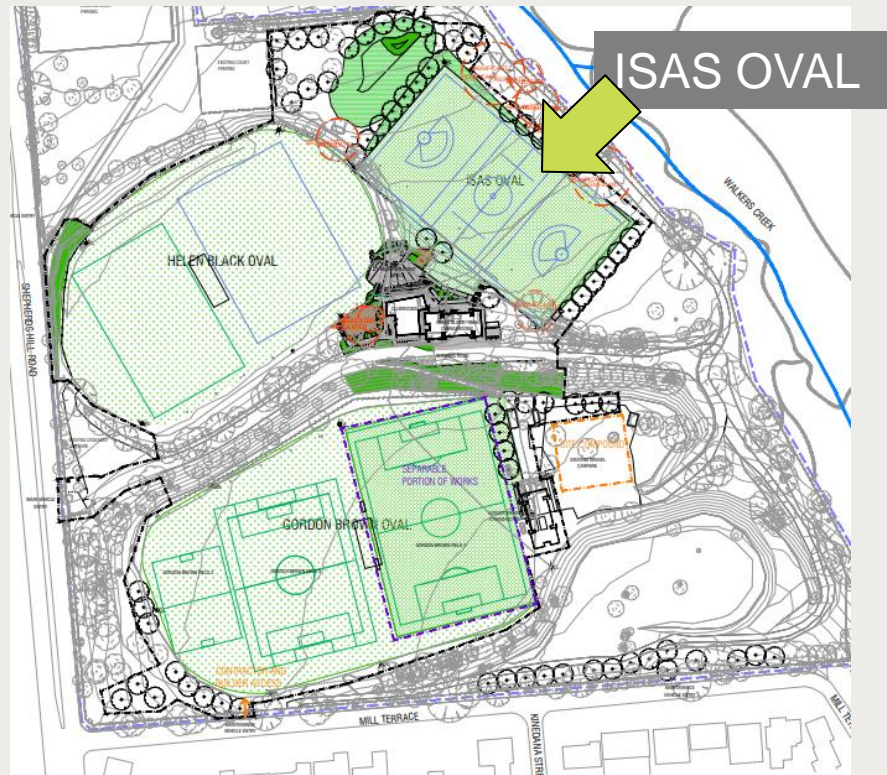


Peppercorn rent paid

Overview of Current Use

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
ISAS Oval							
Summer (Feb - Mar)							
Summer (Oct - Jan)							
Winter (Apr - Sept)							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Gordon Brown Oval							
Summer (Jan - Mar)							
Winter (Oct - Dec)							
Winter (Apr - Sept)							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Helen Black Oval							
Summer (Feb - Mar)							
Summer (Oct - Jan)							
Winter (Apr - Sept)							

Potential for Future Use - ISAS Oval



Availability

Summer (Oct- Mar) - All week
Summer (Feb – Mar) - Mon, Wed,
Fri, Sat, Sun
Winter (Apr – Sept) - Mon, Wed,
Fri, Sun

Potential for Future Use - Helen Black Oval

Helen Black Oval



Availability

Summer (Oct- Jan) - All week
Summer (Feb – Mar) - Mon, Wed,
Fri, Sat, Sun
Winter (Apr – Sept) - No
Availability



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Potential for Future Use - Gordon Brown Oval



Gordon
Brown Oval

Availability

Winter (Oct-Apr) - No Availability

Summer (Jan - Mar)- Fri & Sat

Summer (May – Sept) - All week



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City of Mitcham: Site Concerns

- Preference should be given to potential site users from within the City of Mitcham
 - No on site infrastructure for sports other than lacrosse, soccer and cricket
 - More availability in Summer than Winter
 - Pitches only suitable for Junior Cricket
 - **Resourcing** – stakeholder relationships, maintenance, lease/licence negotiations, management of facility
 - Requirement of women's sport percentage unconfirmed
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- Potential difficulties with relocation of Clubs



Around the Room...

1. Any further information requested?
2. General feedback on the opportunity?
 - Should Administration investigate any further



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