



Requests for Council Contribution to Community Facility Upgrades
Council Member Information Session – April 2024

Information Session

PURPOSE: to provide Council Members with a refresh of the Council Contributions to Community Facilities Policy, as well as a summary of contribution requests that have been received

AGENDA:

- Council's community facilities portfolio
- Council's community facility policies
- Approvals / consultation requirements for community facility upgrades
- Summary of requests for Council contributions
- Next Steps



Community facilities

- ***35 community facilities***
 - **17 sporting clubs**
 - **4 kindergartens**
 - **14 community organisations**



Policy background in relation to community facilities

- The **Leasing and Licensing of Community Facilities Policy** outlines Council's current approach to the occupation of community buildings:
 - Facilities are leased at peppercorn rent
 - Lessee responsible for all maintenance and utilities
 - Council is responsible for lifecycle replacement of the asset with budget allocated within AMPs to a modern equivalent (i.e. not significant upgrades)
- While no community facilities are at the end of their useful life, and the **Council Contributions to Community Facilities Policy** was endorsed to provide guidance on the increasing number of requests Council was receiving to upgrade community buildings including funding and timings considerations (details on next slide)
- On 23 April 2024, Council resolved (C24024/13681) (in part) that *'no new capital projects over \$1m without external funding support of at least 30% and anything over \$2.5m by at least 50%, or offset by asset disposal or return on investment'* as part of its debt reduction strategy



Council Contributions Policy - considerations

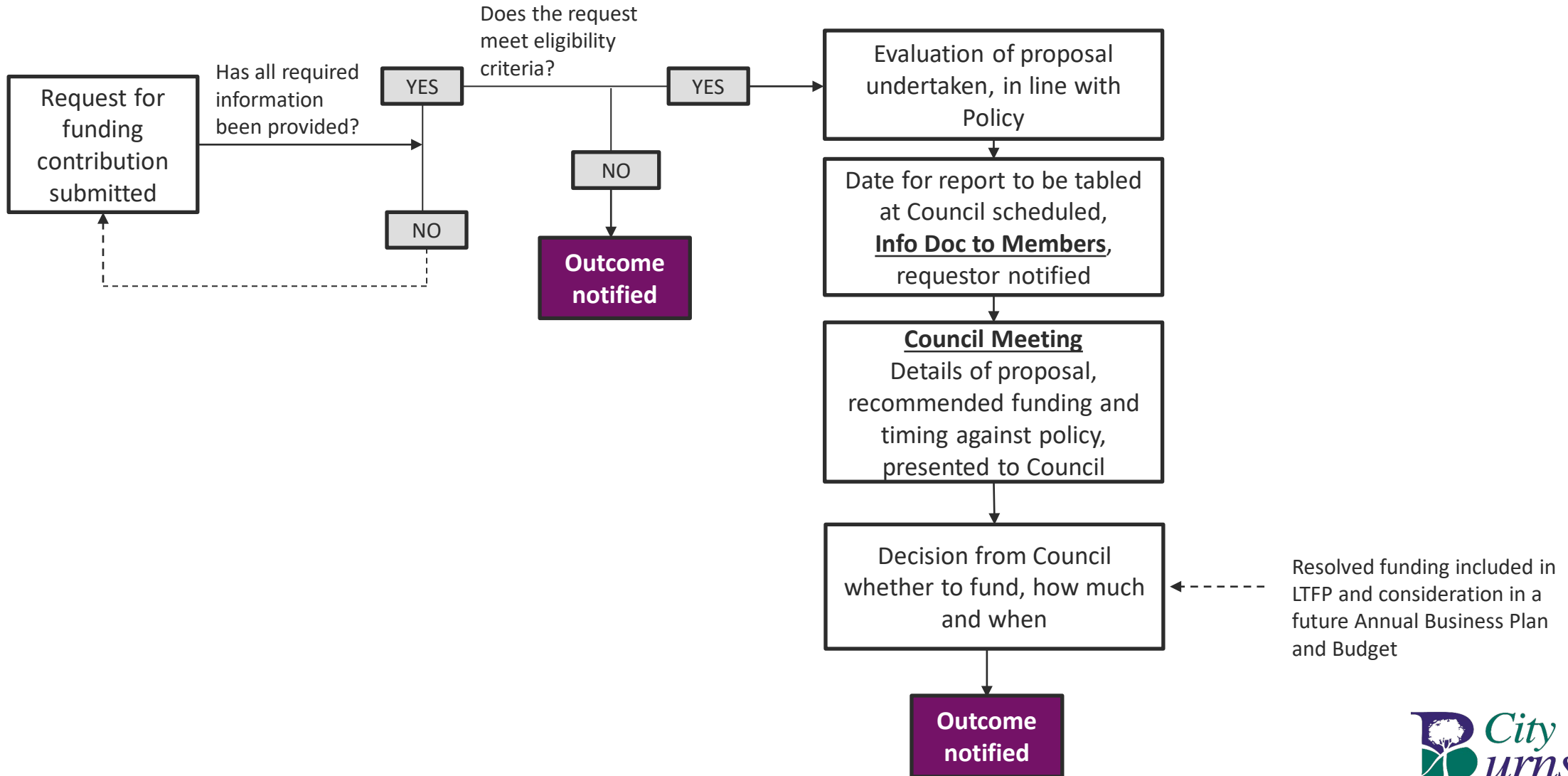
The policy outlines a strategic approach for considering funding requests and to ensure the process is fair and equitable. To evaluate a contribution request, Council must consider:

- Who/what is eligible?
- When would Council invest in a given proposal. E.g. what are the benefits for our community
- What is the current and future demand of the sport or service being provided
- Building condition / functionality
- How much should be invested (evaluated against strategic alignment)
- When would funding be allocated

[A digital copy of the Policy is available here](#)



Process flowchart for funding requests



What approvals are required for a community facility upgrade?

- Council funding commitment through the policy
- Landlord approval for:
 - The development in principle, and then final design
 - Lease/licence alteration approval
- Development approval through the Council Assessment Panel



When does the community have a say?

Community consultation will be undertaken:

- If a longer-term lease is sought ie over 5 years
- As part of Council's Annual Business Plan and Budget
- Throughout the development application processes
- Where directed to by Council



Summary of known applicants

Applicant	Nature of proposal	Total project est.	Club contribution incl grants	Max Council contribution (through policy)**	Status
Kensington District Cricket Club/Burnside Rugby Club*	Demolition and reconstruction of clubrooms	\$9.18M	\$6.27M	\$2.91M (C32024/13654)	Club proceeding with design works
Kensington Gardens Bowling and Tennis Club	Clubroom extension within leased site plus works to tennis courts	\$4.5M	\$500k	\$2M	To be presented to Council shortly
Glenside Lions (Tusmore Park)	'Tusmore Community Hub' extension including meeting rooms, toilets and kitchen overlooking Hanson Reserve	\$621k	\$200k	\$310.5k	To be presented to Council shortly
Kensington RSL	Building extension to facilitate new toilets, office, foyer, meeting room and outdoor canopy area	\$800k	\$400k	\$400k	To be presented to Council shortly
Glenunga Rams	New clubroom building south of the Glenunga Hub carpark	TBA	TBA	TBA	Preliminary concept plan provided by Club

*This request pre-dated the Policy and has been resolved with a funding commitment from Council

**Max Council contribution through policy is up to 50%, capped at \$2M and subject to criteria assessment

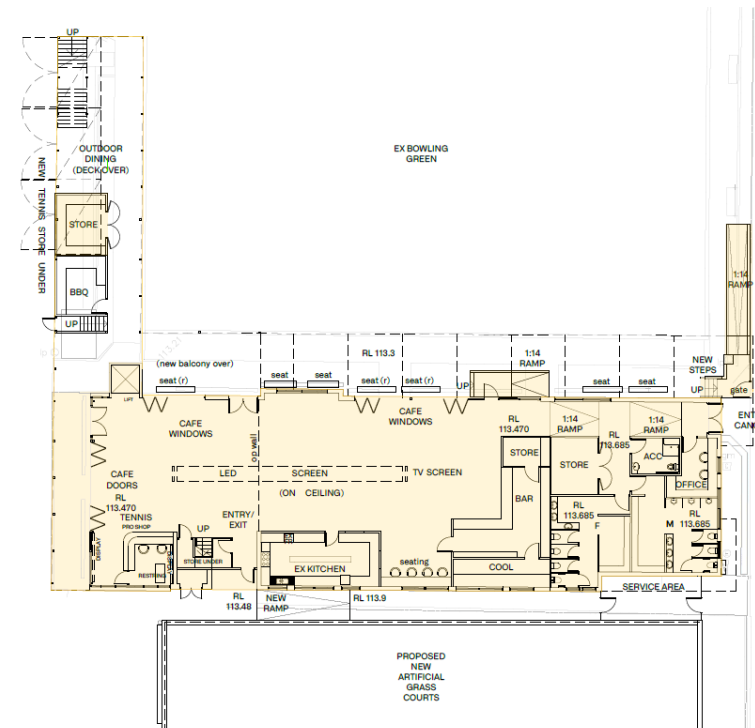
Kensington District Cricket Club / Burnside Rugby Union Club

- On Tuesday, 26 March 2024, Council considered the formal request for a financial contribution towards the **demolition and reconstruction of the clubrooms**
- Council resolved (C32024/13654) to contribute 31.7% of the overall project cost of the clubrooms redevelopment at Kensington Gardens Reserve, to a maximum of \$2,910,475 in 2025/26
- The remaining 68.3% of the overall project cost is being provided by the State and Federal Governments through grants, totalling \$6.27M



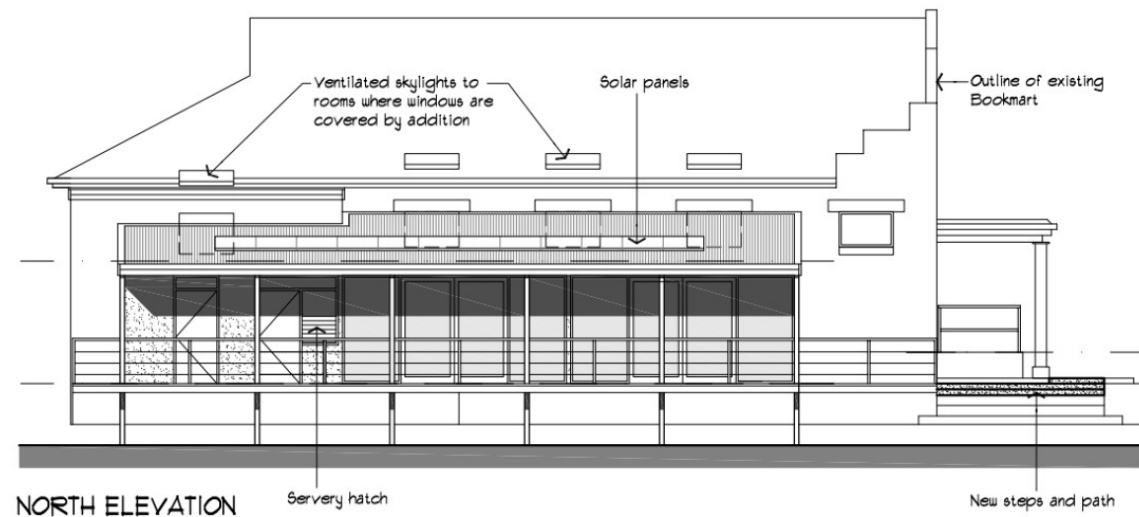
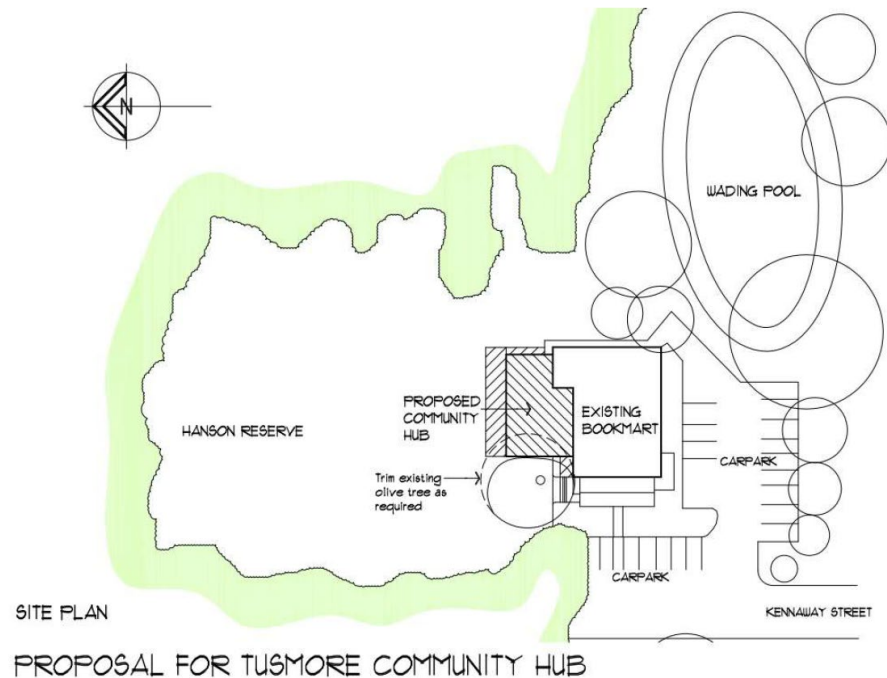
Kensington Gardens Tennis and Bowling Club

- **Clubroom extension** within leased site, plus works to tennis courts
- The total estimated cost for this project is \$4.5M
- The club has pledged \$500,000 of their own funds to this project
- No State or Federal funding has been committed at this stage
- Under the Policy, the maximum Council contribution is capped at \$2M, subject to criteria assessment
- The Club has suggested that the project may be able to be delivered in stages



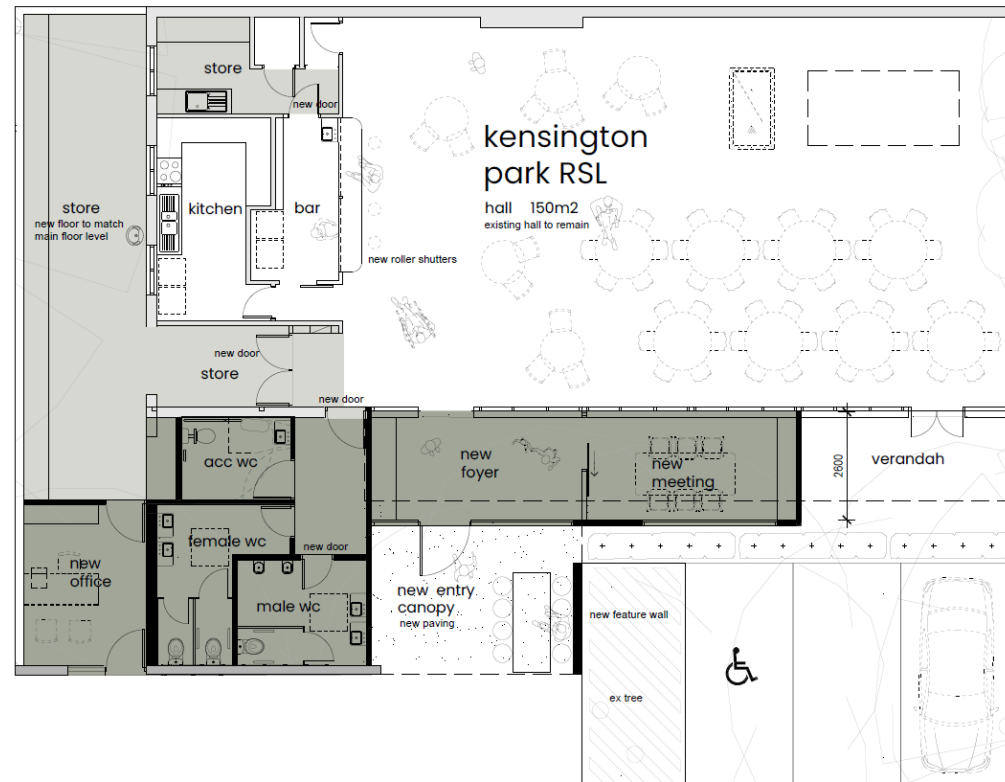
Glenside Lions (Tusmore Park)

- **'Tusmore Community Hub'** to include meeting rooms, toilets and commercial kitchen overlooking Hanson Reserve
- The total estimated cost for this project is \$621,000, however this figure seems low
- The Lions Club has pledged \$200,000 of their own funds to this project.
- No State or Federal funding has been committed at this stage
- Under the Policy, the maximum Council contribution is capped at \$310,500, subject to criteria assessment



Kensington Park RSL

- **Building extension** to facilitate new toilets, office, foyer, meeting room and outdoor canopy area (including alcohol service areas)
- The total estimated cost for this project is \$800,000
- The club has pledged \$400,000 of their own funds to this project
- No State or Federal funding has been committed at this stage
- Under the Policy, the maximum Council contribution is capped at \$400,000, subject to criteria assessment



Glenunga Rams Clubrooms

- **New clubroom / changeroom facility** adjacent the Glenunga Hub (for the Glenunga Rams)
- A high-level concept plan have been prepared by the Club to construct a new double-storey building on the reserve
- The Club is further developing its concept design with a formal proposal anticipated in the future
- No State or Federal funding has been committed at this stage



Next steps

- Shortly, an **Information Document** will be sent to Council Members providing proposal details for each contribution request with an evaluation against the policy criteria
- A **Council report** on the proposals will then be presented (anticipated at the 28 May meeting) with a recommendation on funding and timing, where supported
- In June 2024, there will a **workshop** on the Leasing and Licensing of Community Facilities Policy to develop an evaluation criteria that sporting clubs must meet to demonstrate their commitment to being a community organisation and making available their leased Council facilities to the wider community

Any questions?

Thank you!