




Community Development Reports

Committee Consideration – 8 September 2015
Council Resolution – 22 September 2015

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Committee	8 September 2015
Council	22 September 2015
Applicant	City of Nedlands
Officer	Amanda Cronin – Senior Community Development Officer (Recreation) Marion Granich – Manager Community Development
Director	Michael Cole – Director Corporate & Strategy
Director Signature	
File Reference	CD-004384
Previous Item	N/A

Executive Summary

This item seeks Council's endorsement of the City's Community Sport and Recreation Facilities Fund (CSRFF) Forward Planning grant application, for funds towards an upgrade of the Allen Park Pavilion. Submissions to the Department of Sport and Recreation (DSR) 2015 CSRFF Forward Planning grant round close on 30 September 2015. All CSRFF applications to DSR must be accompanied by a formal Council resolution.

Recommendation to Committee

Council:

- a) **Advises the Department of Sport and Recreation that it endorses the City's Community Sport and Recreation Facilities Fund grant application for \$244,233 towards an upgrade of the Allen Park Pavilion;**
- b) **Ranks and rates this application as follows:**
 - 1 – Allen Park Pavilion Upgrade: Well Planned and Needed by Sport.**

Strategic Plan

KFA: Community Development

The City's Strategic Community Plan identifies the City's stock of ageing community buildings as a strategic priority for renewal. Allen Park Pavilion is identified in the Plan as one of five sports and community facilities that require renewal. The project has

also been provided for in the City's long term financial planning. Allen Park is identified in the Strategic Recreation Plan as one of the City's major recreational reserves, to be prioritized for recreational facility development.

Background

Community Sporting and Recreation Facilities Fund

The Department of Sport and Recreation (DSR) administers the Community Sporting and Recreation Facilities Fund (CSRFF). The purpose of the fund is to provide financial assistance to sporting clubs, community groups and local government authorities to develop basic infrastructure for sport and recreation. The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well designed and well utilised facilities.

This fund has three categories, shown below:

Table 1: CSRFF Grant Categories

Grant Category	Total Project Cost Range	Standard DSR Contribution	Frequency
Small Grant	Less than \$200,000	2,500 – 66,666	Bi-annual
Annual Grant	\$200,001 - \$500,000	\$66,667 - \$166,666	Annual
Forward Planning Grant	More than \$500,000	\$166,667 - \$1,000,000	Annual

For applications to be supported by DSR, they must firstly be endorsed by the relevant Local Government Authority. For approved projects, DSR will provide a grant of a maximum of 1/3 of the total project costs.

Ranking: the City is by required by DSR to rank in priority order the applications received for each CSRFF round.

Rating: the City is required by DSR to rate each application against the categories below:

- A Well planned and needed by sport
- B Well planned and needed by applicant
- C Needed by sport, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more preliminary work needed
- F Not recommended

Allen Park Pavilion

Allen Park Pavilion is located on Lot 403 on Reserve 7804, known as Allen Park, in Swanbourne. Allen Park is a Class A Reserve with the purpose of Park and Recreation. The pavilion was originally built in 1963. It consists of a group of four brick and tile structures connected by infill service buildings, as at Attachment 1. The building's facilities include:

- a hall with associated kitchen and store;
- male and female public toilets;
- two small change rooms; and
- a kiosk that opens onto a verandah.

Usage of the pavilion has declined in recent years due to the condition of the building. The City carried out a Building Condition Audit in 2014 in which Allen Park Pavilion received an overall rating of 'fair'. However, the functionality of the facility no longer meets user needs or sporting code requirements and the pavilion has now reached a stage where an upgrade is required.

Allen Park Pavilion is a shared use facility, with the three main users of the pavilion being Swanbourne Tigers Junior Football Club, Swanbourne Cricket Club and Allen Park Playgroup. Swanbourne Cricket Club was formed in 1962 and the club has been based at Allen Park since its establishment. The club has 80 members, 25% of whom are City of Nedlands residents. Swanbourne Tigers Junior Football Club was established to promote and encourage active participation in Aussie Rules for young people. The club has 350 members, attracting players from all over the Western Suburbs. Allen Park Playgroup have been long established at Allen Park. The group has 6 families as members, 1 family being City of Nedlands residents. The group provide valued, informal play sessions for families with pre-school aged children.

Key Relevant Previous Council Decisions:

Adoption of Annual Budget 2015/2016 – Special Council Meeting 30 June 2015

Consultation

Required by legislation:

Yes ☐

No ☒

Required by City of Nedlands policy:

Yes ☒

No ☐

Extensive consultation has taken place with the three main users of the facility. Consultation began by asking the users to list their main requirements and priorities.

The main request of the sporting users is to extend and upgrade the inadequate change-rooms and shower facilities. The current change-rooms are cramped and in poor condition, with cracked tiling and broken fittings. Additionally, there is currently no umpire's change-room, required by the relevant sporting code. Sporting users also requested rationalising storage and a modest upgrade to the main hall area, which doubles as a clubroom for sporting users as well as a hall for non-sport users such as the Allen Park Playgroup.

The main request from the Allen Park Playgroup is simply for a facility with fittings and fixtures that work. The playgroup has also requested a modest renovation of the main hall area, along with the introduction of minor fittings such as a notice board.

Consultation has been carried out with elected members as follows:

- 13th June 2014 – Draft plans circulated for comment;
- 27th June 2014 – Weekly CEO update;
- 11th July 2014 - Weekly CEO update;
- 18th July 2014 – Weekly CEO update;
- 3rd February 2015 – Presentation at Councillor briefing session, including plans and quantity surveyor costing report. Feedback, including the request for reverse cycle air conditioning, added into the design scope. Final plans confirmed and costings referred to Council for budget consideration (Council budget approved 30 June 2015);
- 7th July 2015 – Councillor briefing session;
- 1st September 2015 – Presentation at Councillor briefing session including final plans included in Attachment 1, 2 and 3.

These requests have all been incorporated into the design.

Legislation / Policy

Council Policy Capital Grants to Sporting Clubs Policy states that:

To ensure the financial support it provides to sporting clubs is effectively targeted to achieve maximum community benefit, Council will consider the following key priorities:

- 1. Multi-use: priority will be given to developing facilities that will be used by more than one sporting club or type, particularly where such clubs are not yet sharing facilities. This is to facilitate the intent of maximising efficiencies and encouraging clubs to share some facilities while still retaining each club's separate management and identity.*
- 2. Recreation Plan rating: priority will be given to supporting sports identified as a high priority in the City's Strategic Recreation Plan. The Strategic Recreation Plan provides a rating for each sport type, based on two factors: the demand to play that sport type and the facilities already provided for that sport type. These two factors result in a rating for each sport type as high, medium or low priority for facility development. Sport types with a high level of demand (growing membership) and a low level of existing facilities receive the highest rating.*
- 3. Other funding: priority will be given to projects that are eligible for funding for other government bodies such as the Department of Recreation's Community Sport and Recreation Development Fund (CSRFF) or LotteryWest funding. This is to facilitate the overall financial viability of the project and contribute most effectively to the upgrade of community facilities.*

4. *Level of community benefit: priority will be given to projects that demonstrate a high level of benefit to the local City of Nedlands community. This will include, but is not limited to, City of Nedlands resident membership of the applicant sporting club (total and proportional), support for junior sport and the level of community access (i.e. by non-club members and by community groups and organisations).*

In general, DSR will fund up to 1/3 of the total cost of an approved project, with the remaining 2/3 to be funded by either the applicant sporting club or a combination of the applicant sporting club and the relevant local government authority.

Discussion

As Allen Park Pavilion is over 50 years old, there are many aspects of it that are run down and need modernization. All current users share the common goal of improving the functionality of the existing building and providing it with a more modern feel. Therefore it is proposed that:

- the change-rooms will be extended and an umpire's room will be added
- a universally accessible toilet and shower will be constructed
- the female toilets will be relocated to the front of the building
- the current kitchen and small committee room will be converted to storage
- the kitchen will be relocated and will include a kiosk with two serveries, one opening into the main hall and one onto the verandah
- the hall will be refurbished and air-conditioning included
- the existing tile and flat metal roof will be replaced with a colourbond roof
- the existing covered viewing area will be extended.

Following consultation of the three main users, the City commissioned Holton Connor Architects to undertake a design for a modest upgrade of the facility, to reflect the needs identified by the users, as at Attachment 2. The following costings represent indicative costs calculated from the Holton Connor plan, as at Attachment 3.

Table 2: Itemised Costs Allen Park Pavilion Upgrade

Description of works	Cost
Change rooms and Umpire Room (all services and external retaining wall)	\$303,900
Covered viewing area extension to existing	\$19,200
Construction of universal access toilet	\$22,500
Incorporate existing store into the kiosk and upgrade the kiosk	\$19,600
Convert existing rooms, originally proposed as playroom equipment and store, into a bar & servery	\$32,200

Convert existing committee room & servery into a storage area	\$10,000
Refurbish the hall	\$36,600
Replace existing tile roofs and flat metal roofs with colorbond roofing	\$35,000
Upgrade existing male and female toilets, provision	\$10,000
General refurbishment, external etc., provision	\$20,000
Reverse cycle a/c to hall	\$37,000
Notice Board	\$500
Professionals Fees and disbursements	\$61,000
Loose furniture and Equipment (assessment only)	\$50,000
Contingency 10% approx.	\$54,800
Escalation to October 2015 + 3.33%	\$20,400
Anticipated project cost ex GST	\$732,700

Both sporting clubs based at the Allen Park Pavilion are contributing financially to the project. These are small community-based clubs with limited ability to raise funds beyond what is needed for their day-to-day operations. Therefore it is proposed that the project will be funded as follows:

Table 3: Project Funding

Organisation	Amount
Council	\$398,467
Department of Sport and Recreation	\$244,233
Swanbourne Tigers Junior Football Club	\$70,000
Swanbourne Cricket Club	\$20,000
TOTAL	\$732,700 (ex GST)

The facility will continue to be a multi-use facility, managed by the City and available for general community hire, after the upgrade is completed. User groups will continue to book the facility and pay usage fees. It is anticipated that this refurbishment will not only increase sporting club membership, contributing to physical activity and community health; but will also increase usage by local community groups, expected to be attracted by more modern and appropriate facilities.

Budget/Financial Implications

Within current approved budget: Yes ☒ No ☐
 Requires further budget consideration: Yes ☐ No ☒

The project has been budgeted for in its entirety and is to be funded from the North Street Reserve, not from general revenue. Therefore any additional revenue received from DSR or the sporting clubs using the facility will represent a budget saving.

Risk Management

Funding available to DSR for distribution throughout the state under the CSRFF program has been cut from \$20 million in the 2014/15 financial year to \$7 million in the current financial year. Additionally, historically the Forward Planning Grant category (for larger projects) is generally over-subscribed. Therefore it is anticipated that this round of CSRFF funding will be highly competitive. On this basis, the main risk associated with this project is that of the City being unsuccessful in securing CSRFF funding. To mitigate this risk, the City has planned to meet the total project cost. Any revenue received from grant funding and/or sporting club contributions has not been factored into the City's approved 2015/16 budget or the City's long term financial planning.

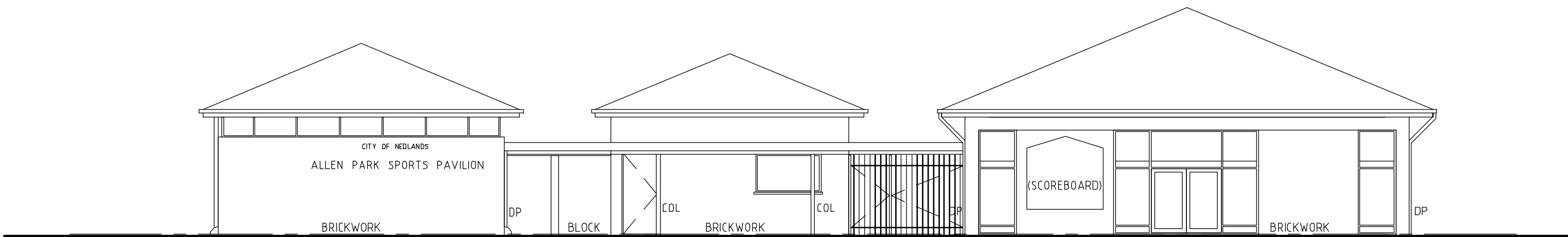
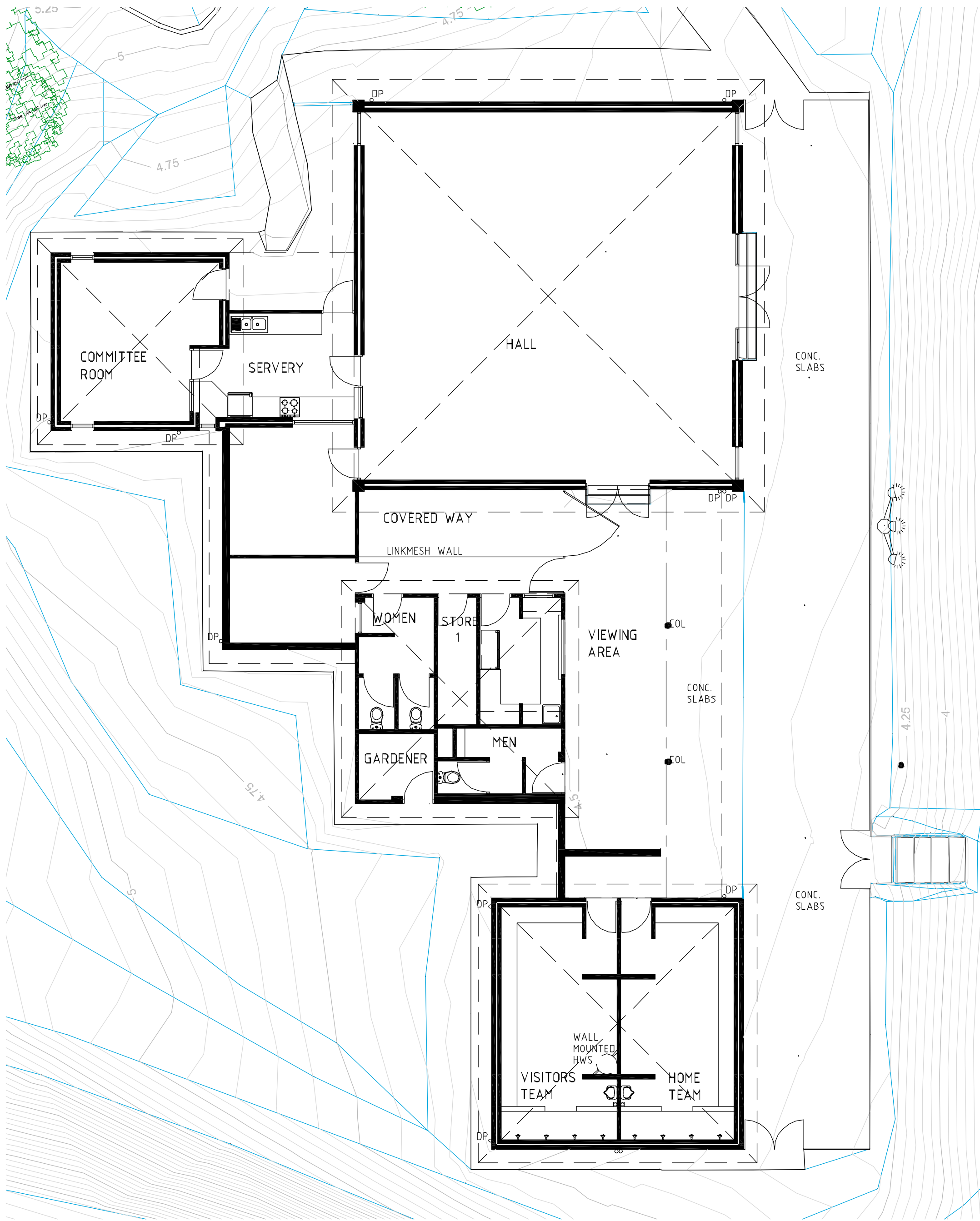
Conclusion

The upgrade of the Allen Park Pavilion is an identified, long-term, strategic Council project with significant community benefit. Redeveloping the current building, rather than undertaking a new build, is a cost-effective option that still meets user needs. The relatively modest scale of the upgrade, with its emphasis on basic sporting facilities such as change-rooms, is consistent with DSR's funding priorities and maximizes the City's funding application's chances of success. Therefore it is recommended that Council endorses this long-planned project and the City's application to DSR for CSRFF funding.

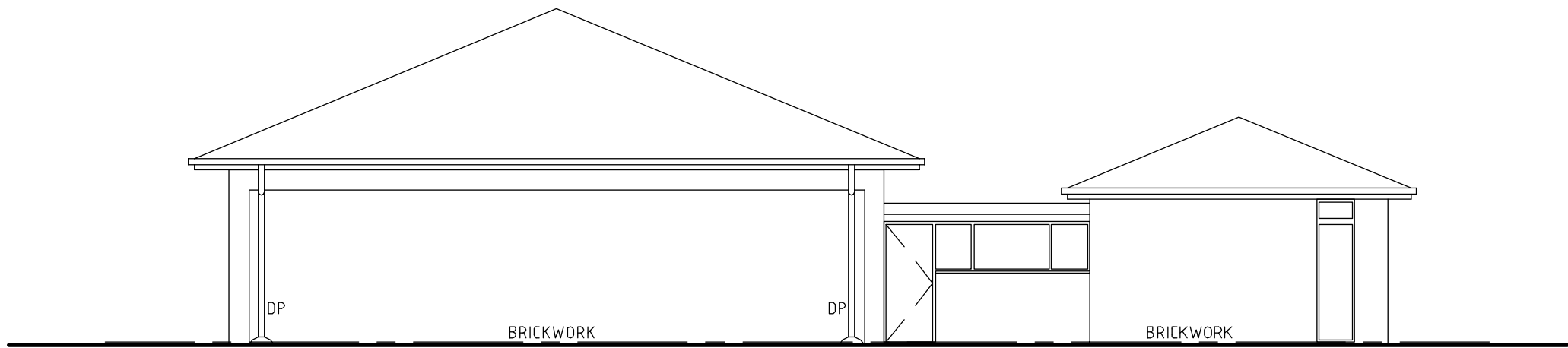
Forward Financial Planning funding rounds occur annually, with the current financial year's applications to DSR closing on 30 September 2015.

Attachments

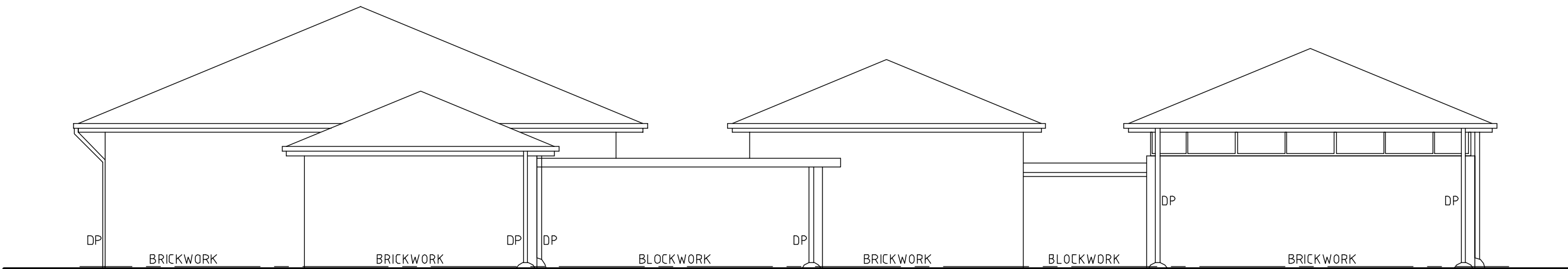
1. Existing Plan of Allen Park Pavilion
2. Plan for Refurbishment of Allen Park Pavilion, Holton Connor Architects
3. Costings for Refurbishment of Allen Park Pavilion, Trevor Phillips & Associates



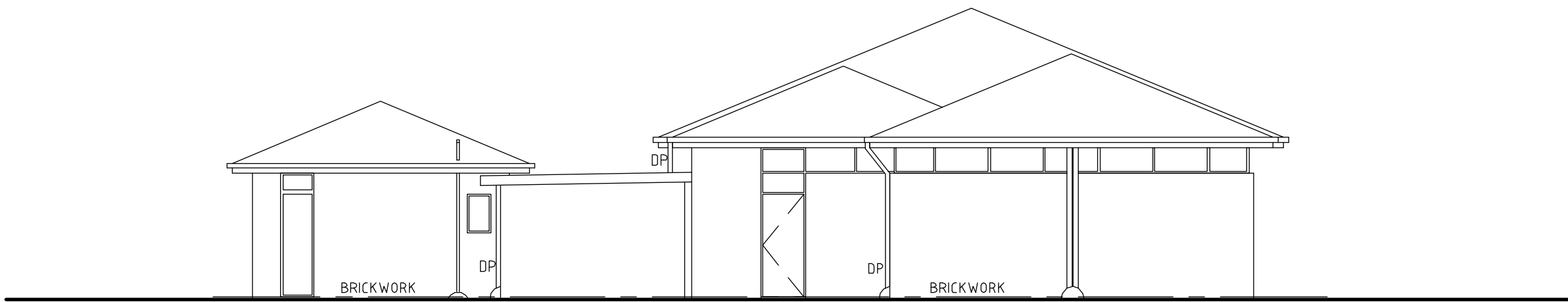
SOUTH EAST
SCALE 150



NORTH EAST
SCALE 150



NORTH WEST
SCALE 150



SOUTH WEST
SCALE 150

REV	DATE	COMMENTS	BY	CHK

Building contractors are required to comply with all aspects of the appropriate Building Code of Australia (BCA), National Construction Code (NCC), Premises Standards, AS1281/2019 and other relevant Australian Standards incorporated within the BCA and NCC. Any discrepancy between the contract design drawings and any aspects of the above codes and standards should be immediately brought to the attention of the superintendent for determination before proceeding with the affected works.

HOLTEN CONNOR

ARCHITECTS

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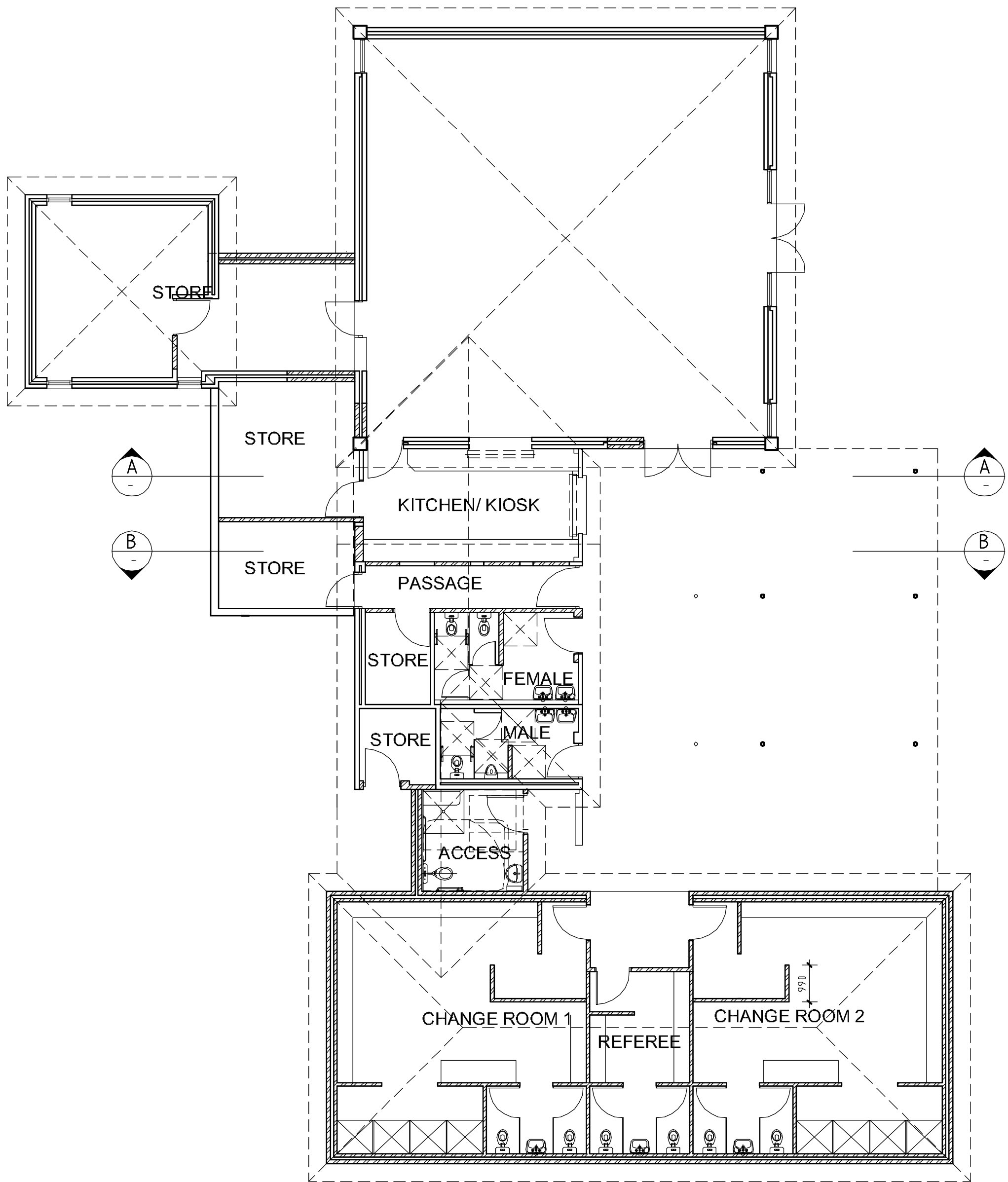


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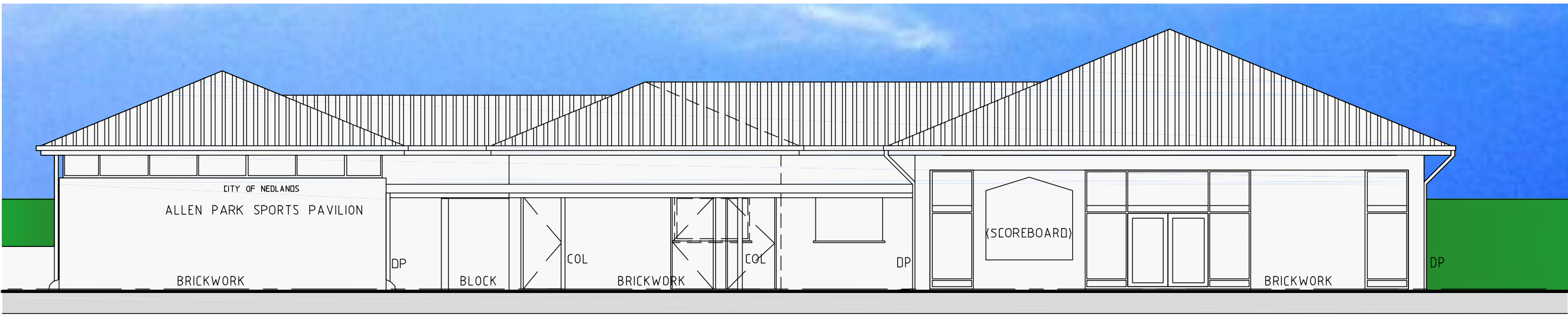
TITLE
EXISTING FLOOR PLAN/ELEVATIONS

DESIGNED	CHECKED	APPROVED	PRINCIPAL	REV.
MC	MC	MC		
SCALE	DATE	FILE NAME	DRAWING No.	
1:100	15.05.14	14.06SK01PS	SK01	P01

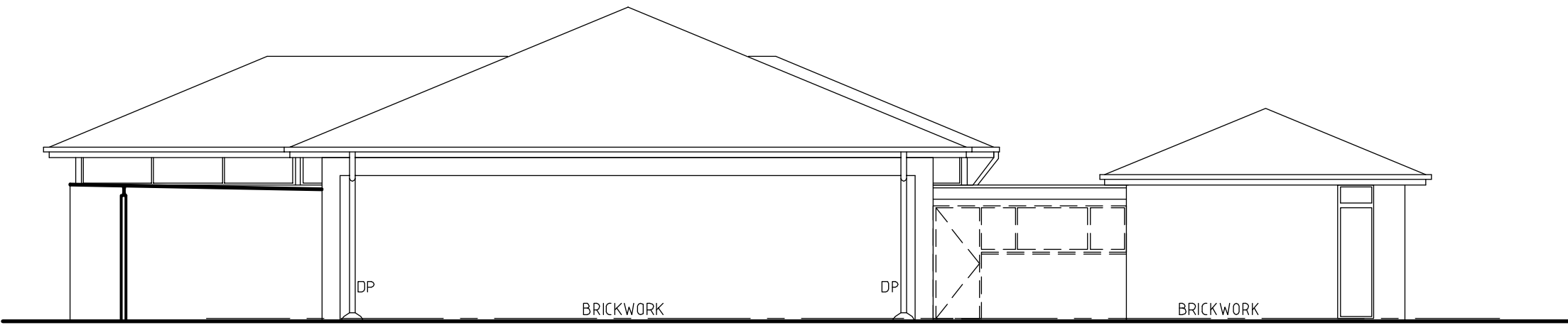
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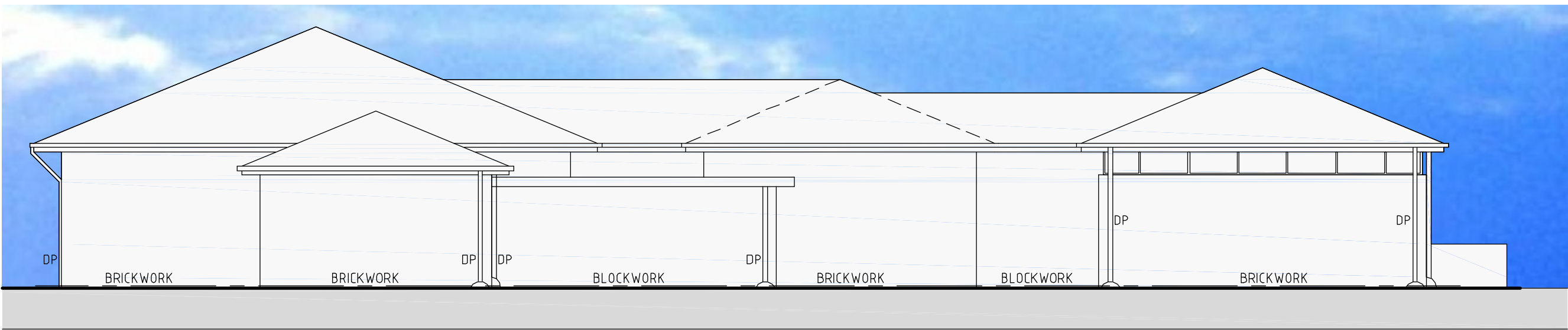
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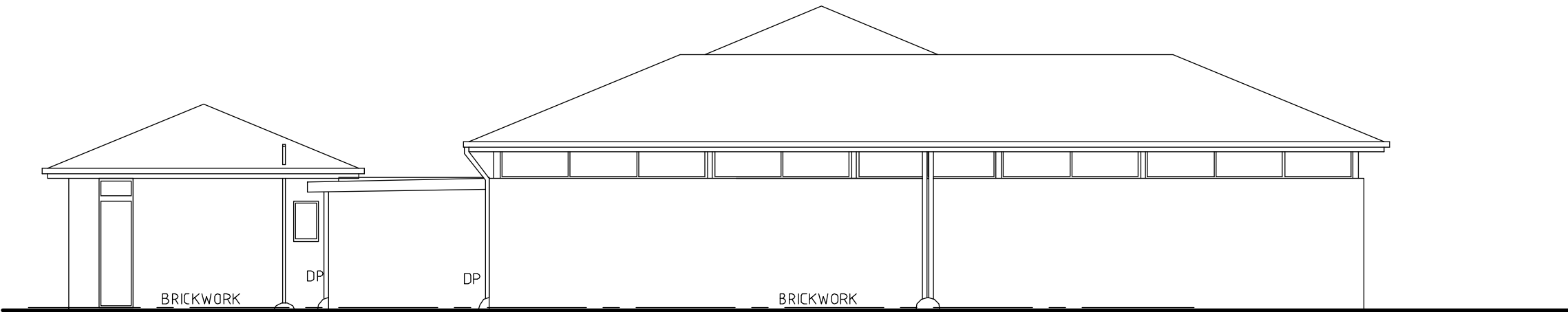
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SCALE 1:50



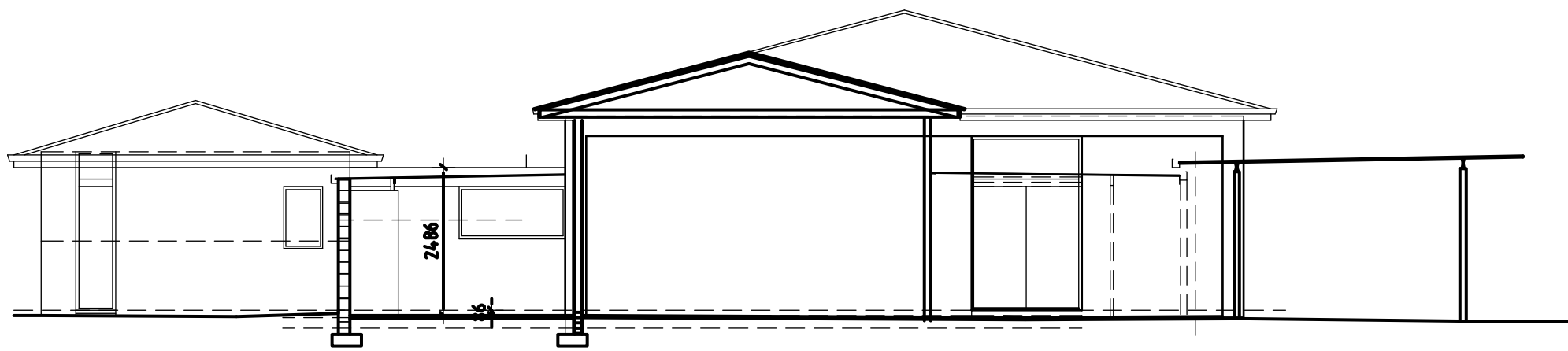
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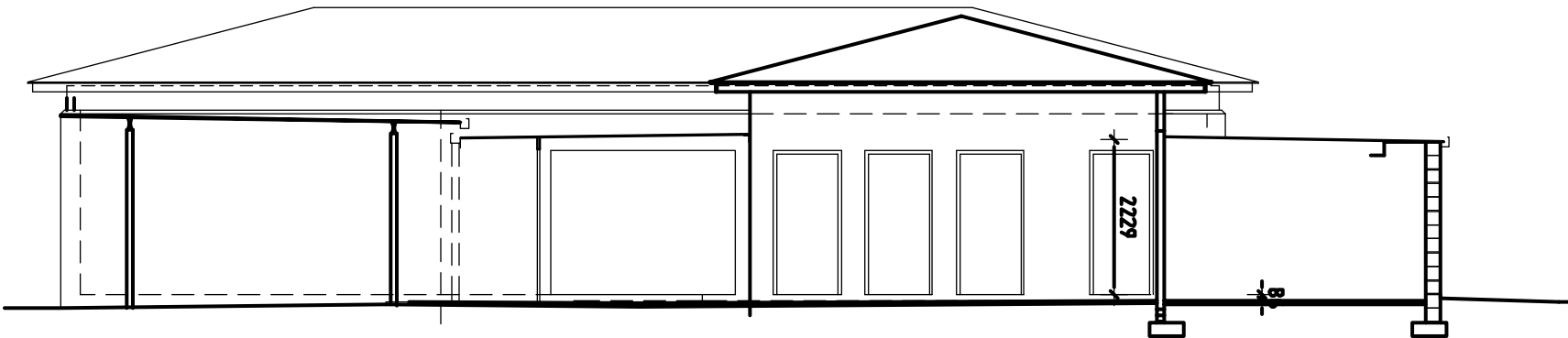
NORTH WEST
SCALE 1:50



SOUTH WEST
SCALE 1:50



SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100

REV	DATE	COMMENTS	BY	CHK

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HOLTEN CONNOR
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ALLEN PARK PAVILLION
NEDLANDS CITY COUNCIL
PROPOSED FLOOR PLAN, ELEVATIONS & SECTIONS

DESIGNED	MC	CHECKED	MC	PRINCIPAL	
DRAWN	AC	APPROVED	MC	SIGNATURE	
SCALE	1:100	DATE	15.05.14	DRAWING NO.	
JOB No.	14-06NED	FILE NAME	14-06SK01PS	REV.	
				SK04	P01

HOLTEN CONNOR PTY LTD ABN 92 056 432 629

15th October 2014

**ALLEN PARK PAVILION - REDEVELOPMENT
NEDLANDS CITY COUNCIL**

The following represents indicative current day costs calculated from the Holton Connor sketch plan showing requested changes to the previous proposed plan.

The schedule of costs are designed, where possible, to align with the items in the original RFT pages 21 and 22.

1 Sporting Club	\$	\$
1 Change rooms and umpires room, including all services and external retaining wall	303,900	
2 Covered viewing area extension to existing	19,200	
3 Construction of universal access toilet	22,500	
4 Incorporate existing store into the kiosk and upgrade the kiosk	19,600	
5 Convert existing rooms, originally proposed as playroom equipment and store, into a bar & servery	32,200	
6 Convert existing committee room & servery into a storage area	10,000	
7 Refurbish the hall	36,600	
8 Replace existing tile roofs and flat metal roofs with Colorbond roofing (Changerooms etc with item 1)	35,000	
9 Upgrade existing male and female toilets, provision	10,000	
10 General refurbishment, external etc., provision	20,000	
11 Contingency 10% approx.	51,000	
12 Escalation to October 2015 + 3.33%	19,000	
Construction cost ex GST		579,000

2 Playgroup Priorities

1	Reverse cycle a/c to hall	37,000	
2	Notice board	500	
3	Shelving for playgroup, excluded	nil	
4	Refurbishment, see 7 above	nil	
5	Contingency 10% approx.	3,800	
6	Escalation to October 2015 + 3.33%	1,400	
Construction cost ex GST			42,700

Overall construction cost ex GST		621,700
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3 Further Cost Considerations

1	Professional fees & disbursements	61,000	
2	Loose furniture & equipment, assessment only	50,000	
			111,000

Anticipated project cost ex GST		732,700
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Anticipated project cost including GST		805,970
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End of report