



Community Report

Committee Consideration – 10 August 2021
Council Resolution – 24 August 2021

Table of Contents

Item No.	Page No.
CSD08.21 CSRFF Applications: Nedlands Tennis Club & Claremont Junior Football Club	2

CSD08.21	CSRFF Applications: Nedlands Tennis Club & Claremont Junior Football Club
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Committee	10 August 2021
Council	24 August 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 of the <i>Local Government Act 1995</i>	Nil
Director	Marion Granich - Executive Manager Community
Attachments	Nil
Confidential Attachments	Nil

Executive Summary

This item seeks a Council decision on two grant applications to the Department of Local Government, Sport and Cultural Industries (DLGSC) for the Community Sport and Recreation Facilities Fund (CSRFF) Small Grant Round. The applications are from these clubs for the following projects:

- Nedlands Tennis Club for the Upgrade of Synthetic Grass Courts to Plexipave Surface and Upgrade of Lighting to LED;
- Claremont Junior Football Club to have a Storage Shed installed on College Park.

All CSRFF applications to DLGSC must be accompanied by a formal Council resolution. As this Small Grant Round closes on 30 August 2021, it is important that Council decides on this matter at the Council meeting on 24 August 2021.

Recommendation to Committee

Council:

1. **advises the Department of Local Government, Sport and Cultural Industries that it has ranked and rated the applications to the current Community Sport and Recreation Facilities Fund Small Grant Round as follows:**
 - a. **Nedlands Tennis Club - Upgrade Synthetic Grass Courts to Hard Surface & Upgrade Lighting to LED: Well Planned and Needed by Applicant (B Rating); and**
 - b. **Claremont Junior Football Club - Equipment Storage Shed: Not Recommended (F Rating);**

2. **endorses the Nedlands Tennis Club application to Department of Local Government, Sport and Cultural Industries, conditional on:**
 - a. **all necessary statutory approvals are obtained by the applicant; and**
 - b. **the project receives DLGSC funding; and**
3. **approves a grant of \$59,534 (ex GST) to the Nedlands Tennis Club for its Upgrade of 2 Grass Courts to Hard Surface and Lighting Upgrade to LED project.**

Voting Requirement

Simple Majority.

Background

The Department of Local Government, Sport and Cultural Industries administers the Community, Sport and Recreation Facilities Fund. The purpose of the fund is to provide financial assistance to sporting clubs 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 DLGCSI Contribution	Frequency
Small Grant	≤ \$300,000	\$2,500 – \$100,000	Bi-annual
Annual Grant	\$300,001 - \$500,000	\$100,001 - \$166,666	Annual
Forward Planning Grant	≥ \$500,000	\$166,667 - \$1,000,000	Annual

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

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

Rating: The City is required by DLGSC to *rate* each application as one of these:

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

Discussion

An overview of the applications to this CSRFF Small Grant Round is provided in Table 2 below.

Table 2: CSRFF Small Grant Applications 2021/22 August Round

Applicant	Project	Total Project Cost (Ex GST)	Club Contribution	Amount Requested of State Govt.	Amount Requested of Council
Nedlands Tennis Club	Upgrade of 2 x Synthetic Grass Courts to Plexipave surface and lighting upgrade to LED	\$178,602	\$59,534	\$59,534	\$59,534
Claremont Junior Football Club	Storage Shed	\$17,176	\$5,725	\$5,725	\$5,725
Total Grant Amount Being Requested from Council					\$65 ,259

Further detail about each club's application is provided in the section below.

Nedlands Tennis Club – Background and Application

Total Membership	340
No. of City of Nedlands Members	272

Nedlands Tennis Club (NTC) was established in 1925. The club is located on the corner of Gallop Road and Bruce Street in Nedlands. It leases its building and the surrounding fenced tennis court area from the City. While the club's lease states that the club is responsible for maintenance of their building and grounds within the leased area, this does not preclude Council providing them with a grant to upgrade their facilities should Council wish to do so.

NTC is seeking a CSRFF small grant to assist in the upgrade of two of their synthetic grass courts to Plexipave, which is a hard surface. In addition, the club's project involves upgrading their lighting to LED, on these same two courts. In summary the justification for the proposed project is as follows:

- The 2 synthetic courts (courts 10 and 11) no longer meet the required standard for league or competition tennis and even present a potential safety risk for social

play, as identified in the Tennis West Facilities Audit of September 2019. This limits the club’s capacity to offer league play, coaching and court hire. As these 2 courts are currently lit, upgrading their surface would enable NTC to capitalize on their existing infrastructure and to provide more courts after hours.

- The proposed upgrade to LED lighting on courts 10 and 11 will improve the light quality and substantially reduce maintenance and electricity costs. With increased demand for night tennis, the current lights do not meet the 350 lux minimum standard for competition tennis, however the planned LED lighting will do so.

NTC is seeking a grant of \$59,534 from Council towards this project, which will cost \$178,602 in total. The Club will contribute \$59,534. This fits with the City’s standard approach to funding such projects, which is that the Club, Council and State Government each contribute 1/3 of the total project cost.

The upgrade will:

- have a high level of community benefit as 272 of the club’s 340 members are City of Nedlands residents. Community members who are not members of the club also access the facilities at the club through casual court hire; they will also benefit.
- This project will provide health benefits by increasing the capacity for night play, which is becoming increasingly important in a warming climate and the need to be sun-smart.
- The upgraded courts and lights will provide a safer playing environment, as well as providing savings in ongoing maintenance and operational costs.

Therefore, it is recommended that Council supports this much-needed project that will have significant community benefit.

Claremont Junior Football Club – Background and Application

Total Membership	539
No. of City of Nedlands Members	404

Claremont Junior Football Club (CJFC) was established in 1960. The club uses the basement of the John Leckie Pavilion as their clubrooms, kitchen, changerooms and storage, on the basis of a management license; and they hire the grounds at College Park for training and games. The City maintains both the building and the grounds that the club use, while charging the club a fee for their usage.

The CJFC has a growing membership, with more than 500 playing members, increasing from 325 since 2016. In the same period, female playing membership has also increased from 17 to 128. The playing membership is spread across all junior age groups, including approximately 80 participants in its Auskick program (5 – 12 years of age).

CJFC currently shares storage space with other users of College Park, as well having exclusive use of its own storeroom. The club is seeking additional storage and is applying for a CSRFF grant to an additional 6 m x 6 m storage shed installed on College Park. The club is proposing that they would have exclusive use of this new storage shed. The club believes they need a new storage shed because they do not currently have sufficient storage to meet their needs.

Storage in Community Facilities

Before the Claremont Junior Football Club's request to install a storage shed on College Park can be considered, it is important to consider the broader issue of providing storage to sporting clubs across the City, and how the City's approach to providing storage has changed over time.

Provision of adequate storage for sporting club and other community users is an on-going issue for all local governments and other providers of sporting and community facilities. Users frequently feel that there is "never enough storage"; and facility providers can find that the need for storage tends to expand to fill the available space. Therefore it is important that the provision of storage is approached strategically.

In the early 2000's, many of the City's sporting facilities were in need of significant upgrade. Because of the relatively poor standard of these facilities at that time, the City often allowed "ad hoc" storage on its sporting reserves, such as the use of sea containers and stand-alone storage sheds being put onto sporting reserves. This was an ad hoc response to the storage needs of sporting clubs.

Over the last 15 years, the City has undertaken long-overdue upgrades of many of its sporting and community facilities. This has included projects such as:

- the significant redevelopment of the John Leckie Pavilion;
- the development of a new sporting and community facility in the Adam Armstrong Pavilion on the David Cruickshank Reserve;
- and the City co-funding, with clubs and the state government, the upgrade of many of its local sporting facilities.

The overall effect of the last 15 years of planned upgrade of the City's sporting and community facilities is that they are now of a significantly better standard than they were 15 years ago. Of course, the City's sporting facilities will always require continuous maintenance, improvement and upgrade. However, they are now reasonably comparable to the facilities in other areas, conditional on on-going upgrade to meet ever-changing standards and requirements.

An Integrated Approach to Storage

This 15 year program of upgrading the City’s community and sporting facilities has also involved approaching storage in a more strategic and integrated way. When a facility was being upgraded, attention was paid to storage. Wherever possible, meeting storage needs was designed into the building being developed or upgraded, rather than resorting to providing “off-site” storage separately to the building itself.

For example, the newly-developed Adam Armstrong Pavilion was designed to incorporate the storage needs of user groups. And when the John Leckie Pavilion was upgraded, all user groups, including sporting clubs that used the facility, were involved in the detailed “Enquiry by Design” process of designing the upgrade of the building. Storage was a key consideration for sporting clubs and provision was made for it in the design of the building upgrade.

Therefore, the City’s preferred approach is now to integrate storage into major community buildings, rather than to provide for storage in an ad hoc way that is separate from major facilities, which creates an eye-sore and negatively impacts the amenity of the reserves.

Comparison of Storage Needs of Junior Football Clubs

There are three junior football clubs based in the City of Nedlands – the Claremont Junior Football Club; the Swanbourne Tigers Junior Football Club; and the Dalkeith Nedlands Junior Football Club. In considering the storage needs of the Claremont Junior Football Club, it may also be useful to compare the amount of storage space that the Claremont Junior Football Club has, with the amount of space the other two junior football clubs have, since their activities are fairly similar. However, it should be noted that club size does have some impact on storage needs, and there is a difference in size between the clubs:

- The Claremont Junior Football Club, which is the club applying for increased storage has approximately 500 members;
- The Swanbourne Tigers Junior Football Club also has approximately 500 members; and
- The Dalkeith Junior Football Club is considerably smaller, with approximately 150 members.

Table 3, overleaf, shows the amount of storage provided to each of the City’s three junior football clubs, in both their “in-season” (winter) and their “off-season” (summer).

Table 3: Comparison of Storage Provided to the City's Junior Football Clubs

	Claremont Junior Football Club Approx. 500 members	Swanbourne Tigers Junior Football Club Approx. 500 members	Dalkeith Nedlands Junior Football Club Approx. 150 members
In-season (Winter) Storage Areas Used by Each Club	John Leckie Pavilion Storeroom 10 sq. m John Leckie Pavilion Storeroom in clubrooms 9 sq. m College Park Shed – area used by Club 4.5 sq. m	Allen Park Lower Pavilion Storeroom 1: 7.9 sq. m Allen Park Lower Pavilion Storeroom 2: 3.84 sq. M	Shed – area used by Club 5.32 sq. m
Total In-season Storage Used by Each Club	23.5 sq. m	11.74 sq. m	5.32 sq. m
Off-season (Summer) Storage Areas Used by Each Club	John Leckie Pavilion Storeroom 6.9 sq. m College Park Shed – area used by Club 4.5 sq. m	Allen Park Lower Pavilion Storeroom 1: 7.92 sq. m Allen Park Lower Pavilion Storeroom 2: 3.84 sq. M	Shed – area used by Club 5.32 sq. M
Total Off-season Storage area Used by Each Club	11.4 sq. m	11.76 sq. m	5.32 sq. M

Table 3, above, shows that the Claremont Junior Football Club has approximately twice as much storage space as the Swanbourne Tigers Junior Football Club, in their playing (winter) season. In their off-season (summer), the Claremont Junior Football Club has approximately the same amount of storage space as the Swanbourne Tigers Junior Football Club. The Dalkeith Nedlands Junior Football Club is a considerably small club and has proportionately less storage space.

All sporting clubs must store some essential sporting equipment, such as goal posts. However, different clubs choose how they store other items, for example club uniforms. The main difference between what these two larger clubs store is their football jumpers. The Claremont Junior Football Club prefers to store their football jumpers on-site in club storage over the summer season; whereas other two clubs (Swanbourne Tigers Junior Football Club and the Dalkeith Nedlands Junior Football Club) have the children take their jumpers home over summer, meaning they are not stored on-site in the clubs' storage space. Different clubs will make different decisions about what they store. However, the City's responsibility is to provide equitable access by sporting clubs to sufficient storage for their essential equipment, such as bulky goalposts, that cannot be reasonably stored off-site.

Assessment of Claremont Junior Football Club's Storage Needs

Therefore, the City's assessment is that the Claremont Junior Football Club already has adequate storage for its essential equipment and equitable storage compared to other similar clubs. Furthermore, the City's approach to storage should be integrated into buildings wherever possible, rather than allowing the proliferation of sheds and other ad hoc storage in ways that lower the amenity of public spaces. The City's Administrative staff are happy to work with the Claremont Junior Football Club to help them rationalise their storage and work within the space already available to them.

Key Relevant Previous Council Decisions:

CSD01.21 - 23 March 2021- CSRFF Applications - Nedlands Tennis Club tennis court upgrades.

In March 2021, the NTC applied for a CSRFF grant towards upgrading two synthetic grass courts. Receiving the Council contribution was conditional on the club getting a state government grant towards the project. Unfortunately, the state government did not approve the Nedlands Tennis Club's application, which is why the club has applied again in this March CSRFF round.

In this new CSRFF application, the NTC has broadened the scope of their project to include a lighting upgrade, as well as the hard surfacing of two courts.

Consultation

The applicants have completed formal applications to submit to DLGSC for this grant round. The applications are available to Councillors on request from the CEO's office.

Legislation/Policy

Council Policy

Council's 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)".

DLGSC Requirements

In general, DLGSC 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.

DLGSC will only consider projects endorsed by the relevant local government. However, Council's may endorse projects without necessarily providing funding to them.

Strategic Implications

The City currently has no approved Strategic Recreation Plan in place. However, ongoing upgrade of the City's sporting and community facilities is identified as a priority in the City's Strategic Community Plan.

How well does it fit with our strategic direction?

- Upgrading the Nedlands Tennis Club's courts fits with Council's strategic priority of renewing of community infrastructure and providing for sport and recreation, as stated in the City's Strategic Community Plan.
- Adding another storage shed to College Park does not fit with Council's strategic priorities, given its potential to reduce the aesthetic amenity of the reserve.

Council’s Strategic Community Plan includes in its vision statement that “We will live in a beautiful place”.

Who benefits?

- Nedlands Tennis Club project: the upgrading two synthetic grass courts to hardstand and upgrading of lights to LED will benefit club members, as well as members of the community who, although not club members, hire the facility for casual usage.
- Claremont Junior Football Club project: while this request for an additional storage shed on College Park is not recommended for approval, it is believed that the club can continue to operate effectively with the storage space that they already have. Residents of the surrounding community will benefit from a decision not to approve ad hoc storage separately to the main building.

Does it involve a tolerable risk?

- Nedlands Tennis Club project: the club has successfully managed previous court upgrade and lighting projects, therefore demonstrating that there is little risk of this experienced and well-managed club being unable to manage this project.
- Claremont Junior Football Club project: the main risk identified is that installing another storage shed on the College Park Reserve would proliferate ad hoc storage and reduce the amenity of the reserve.

Do we have the information we need?

Yes. The City has received a full and detailed application from each club, summarised in this Council report and available to Councillors from the CEO’s office on request. The grant applications completed by the clubs meet the necessary state government requirements.

Budget/Financial Implications

Table 4: Summary of CSRFF Budget

Funds approved for CSRFF in 2021/22 Council Budget	\$207,710
Less funds already committed by previous Council decision, to be paid out in 2021/22, being for: <ul style="list-style-type: none"> • Hollywood-Subiaco Bowling Club \$36,153 and • Dalkeith Tennis Club \$99,289 	-\$135,442
Amount available for CSRFF grants in 2021/22	=\$72,268
Less this grant to Nedlands Tennis Club for \$59,524	-\$59,524
Amount remaining for other CSRFF rounds in 2021/22	=\$12,744

There are sufficient funds allocated for CSRFF grants in the current financial year’s approved Council budget to provide the Nedlands Tennis Club with a grant of \$59,524 towards their court and lighting upgrade project.

How does the option impact upon rates?

As the 2021/22 Council budget has already been approved, including the funds approved for expenditure on CSRFF grants, this expenditure has already been taken into account when determining the rates for the 2021/22 financial year.

Can we afford it?

Yes. Providing a grant of \$59,524 to the Nedlands Tennis Club to upgrade their courts and lighting is within the amount allocated to CSRFF in the approved Council budget for 2021/22.

Conclusion

It is recommended that Council endorses the application from Nedlands Tennis Club for their court and lighting upgrade project; and approves a grant of \$59,534 to the club for this purpose, conditional on receiving a state government grant towards the project.

It is recommended that Council does not approve the Claremont Junior Football Club's request for a grant to install an additional storage shed on College Park and requests Administration to work with the club on rationalizing their storage so that they can continue to operate successfully within their existing storage allocation.