

12.7. COMMUNITY INFRASTRUCTURE INVESTMENT POLICY

REPORT PURPOSE

The purpose of this report is for Council to revoke the current Community Infrastructure Investment Policy 7.63.11, and adopt the Draft Community Infrastructure Investment Policy 7.63.11, as presented as an attachment to this report, as a policy of Council.

ATTACHMENT ITEM

Yes Attachment 8 16282 Community Infrastructure Investment Policy 7.63.11 - tracked changes
16330 Community Infrastructure Investment Policy 7.63.11 - clean version
16333 – Community Infrastructure Investment Request Form 17-37-T1

RECOMMENDATION

That Council:

- 1. Revoke the Community Infrastructure Investment Policy 7.63.11; and**
- 2. Adopt the Draft Community Infrastructure Investment Policy 7.63.11, as presented as an attachment to this report, as a policy of Council.**

12.8. LINCOLN SOUTH FOOTBALL CLUB – LEASE OF 9 BOWLING AVENUE

REPORT PURPOSE

The purpose of this report is to present an Expression of Interest from the Lincoln South Club for a lease over a portion of 9 Bowling Avenue Port Lincoln (CT 5787/373) also known as the Ladies Bowling Club at Centenary Oval, put this matter out for community consultation, in accordance with the requirements of the *Local Government Act 1999* and Council's adopted community consultation policy.

ATTACHMENT ITEM

Yes Attachment 9 16935 Attachment 1 Lincoln South Club – EOI
16935 Attachment 2 Various Letters of Support
16935 Attachment 3 Centenary Draft Design
16935 Attachment 4 Letter from Lincoln South Football Club – 23 January 2023
16935 Attachment 5 Previous deputation to Council in April 2021
16935 Attachment 6 9 Bowling Avenue, Certificate of Title
16935 Attachment 7 Condition of Facility

RECOMMENDATION**That Council:**

1. Having received a submission from the Lincoln South Club (LSC) for a lease over a portion of 9 Bowling Avenue, Port Lincoln (CT 5787/373) also known as the Ladies Bowling Club at Centenary Oval, put this matter out for community consultation, in accordance with the requirements of the *Local Government Act 1999* and Council's adopted Community Consultation Policy, including the following general conditions:
 - a. A 10-year ground lease over the site as indicated in the body of this report;
 - b. LSC would be responsible for repairs and maintenance of the building and the lease area;
 - c. LSC would be responsible for renewals of the facility;
 - d. LSC would be responsible for water, electricity and contents insurance;
 - e. The lease generally will be in accordance with Council's standard lease template for community facilities and will be a peppercorn lease;
 - f. All capital improvements apart from remedying the current facility (e.g. redevelopment of the site) would require Council approval; and
2. That Council request the Chief Executive Officer present a further report to Council at a future meeting in conjunction with the Centenary Oval Masterplan to allow for consideration of the feedback received through the above-mentioned community consultation process.

12.9. LATE REPORT – PORT LINCOLN SOCCER ASSOCIATION COMMUNITY INFRASTRUCTURE INVESTMENT

Late report and recommendation to be provided under separate cover.

12.10. CEO REMUNERATION TRIBUNAL OF SA – CONSULTATION PAPER**REPORT PURPOSE**

The purpose of this report is for Councillors to review the Remuneration Tribunal of South Australia (**Tribunal**) Minimum and Maximum Remuneration for Local Government CEO's Consultation Paper, and to provide an opportunity for Council to provide input for the next review.

ATTACHMENT ITEM

Yes Attachment 11 16754 Renumeration Tribunal of SA – Determination 4 of 2023
11971 Renumeration Tribunal of SA – Consultation Paper

RECOMMENDATION

That Council endorse 'Option 2' of the Renumeration Tribunal of South Australia (Tribunal) Minimum and Maximum Remuneration for Local Government CEO's Consultation Paper, which entails engaging an external remuneration specialist to assess the CEO remuneration framework.

12.8 LINCOLN SOUTH CLUB – LEASE OF 9 BOWLING AVENUE PORT LINCOLN (LADIES BOWLING CLUB)

REPORT INFORMATION	
Report Title	Lincoln South Club – Lease of 9 Bowling Avenue Port Lincoln (Ladies Bowling Club)
Document ID	16793
Organisational Unit	Environment & Infrastructure
Responsible Officer	Chief Executive Officer - Eric Brown
Report Attachment/s	Yes Attachment 9 16935 Attachment 1 Lincoln South Club – EOI 16935 Attachment 2 Various Letters of Support 16935 Attachment 3 Centenary Draft Design 16935 Attachment 4 Letter from Lincoln South Football Club – 23 January 2023 16935 Attachment 5 Previous deputation to Council in April 2021 16935 Attachment 6 9 Bowling Avenue, Certificate of Title 16935 Attachment 7 Condition of Facility
REPORT PURPOSE	
<p>The purpose of this report is to present an Expression of Interest from the Lincoln South Club for a lease over a portion of 9 Bowling Avenue Port Lincoln (CT 5787/373) also known as the Ladies Bowling Club at Centenary Oval, put this matter out for community consultation, in accordance with the requirements of the <i>Local Government Act 1999</i> and Council's adopted community consultation policy.</p>	
REPORT DECISION MAKING CONSIDERATIONS	
Council Role	Lead - Lead on behalf of the community; support community initiatives
Strategic Alignment	SDP GOAL: Goal 5: Community Assets and Placemaking SDP ACTION: 1.2 Investigate and implement policies to facilitate and enable diversity of economic development and investment activities
Annual Business Plan 2023/24	ABP INITIATIVE: Sport & Recreation grants program ABP PROJECT: Not Applicable
Legislation	Local Government Act 1999
Policy	Community Infrastructure Investment Policy 7.63.11

Budget Implications	Minor Variation < \$10,000		
	DESCRIPTION	BUDGET AMOUNT \$	YTD \$
	Budget assessment comments: Moderate impact on staff time but limited operational costs at this stage.		
Risk Implications	Low Risk		
Resource Implications	Moderate Variation > 5 hours < 20 hours		
Public Consultation	Yes - Recommended		
IAP2 Commitment	COLLABORATE - We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent.		
OFFICER’S RECOMMENDATION			
That Council:			
<div>1. Having received a submission from the Lincoln South Club (LSC) for a lease over a portion of 9 Bowling Avenue, Port Lincoln (CT 5787/373) also known as the Ladies Bowling Club at Centenary Oval, put this matter out for community consultation, in accordance with the requirements of the <i>Local Government Act 1999</i> and Council’s adopted Community Consultation Policy, including the following general conditions:<div><div>a. A 10-year ground lease over the site as indicated in the body of this report;</div><div>b. LSC would be responsible for repairs and maintenance of the building and the lease area;</div><div>c. LSC would be responsible for renewals of the facility;</div><div>d. LSC would be responsible for water, electricity and contents insurance;</div><div>e. The lease generally will be in accordance with Council’s standard lease template for community facilities and will be a peppercorn lease;</div><div>f. All capital improvements apart from remedying the current facility (e.g. redevelopment of the site) would require Council approval; and</div></div></div>			
<div>2. That Council request the Chief Executive Officer present a further report to Council at a future meeting in conjunction with the Centenary Oval Masterplan to allow for consideration of the feedback received through the above-mentioned community consultation process.</div>			

BACKGROUND

It is understood that there is a significant background to the request for the use of the Ladies Bowling Facility by the Lincoln South Club (LSC). This includes various requests and deputations to Council. This includes correspondence as early as October 2019, deputations to Council in April 2021, and various subsequent requests, approaches, meetings and discussions. One of these submissions outlining potential future uses is attached to this report as Attachment 4 and contains a significant amount of background and context to the proposal.

More recently, Council's Chief Executive Officer met with representatives of the LSC on 9 February 2024 upon their request to discuss a proposal for the LSC to use the unoccupied Ladies Bowling Facility at Centenary Oval. A further written submission from the LSC with respect to a potential lease was received on 28 February 2024.

This submission contained several letters of support and requested a lease over the Ladies Bowling Club Facility. It is also understood, based on discussions on 9 February 2024, that there is also a potential for the site to be redeveloped eventually to encompass a larger presence.

It is understood that Council's prior informal position was that any decision be delayed until finalisation of the master planning process. Plans for potential inclusion in the Centenary Oval Masterplan have also been provided by LSC and these are attached to this report. The current draft Centenary Oval Masterplan largely includes the development proposal, however, is not exactly in line with the LSC submission.

LSC currently have a premises on 44 Tennant Street, however use the Centenary Oval as their home ground and have done so since their inception in 1946. It is understood that there are two clubs that call Centenary Oval 'Home' with the other being the Wayback Football and Sporting Club. It is noted that, among several letters of support attached to the most recent submission, there are also letters from the President of the Wayback Football Club Board and the Port Lincoln Bowling Club.

It is noted that the Centenary Oval Masterplan, along with Kirton Oval and Ravendale Masterplans, are likely to be presented to Council in the near future (May 2024) which will trigger community consultation on those masterplans.

The intention of this report is to deal with the request for lease of the Ladies Bowling Club facility in its current state while making allowance for the master planning process and potential future development.

It is understood that the LSC, if successful, are intending to apply for grant funding to retrofit their current facility at 44 Tennant Street as a childcare centre for potential lease by an operator or equivalent. LSC have approached Council to seek pre-lodgement advice and it is understood that due to the current zoning, this is not out of the question (obviously subject to a development application and appropriate assessment process etc). It is understood that LSC are working with the RDAEP to secure funding for this proposal.

SITE INFORMATION:

The proposed lease site is located at 9 Bowling Avenue, Port Lincoln, on the northwestern side of Centenary Oval, on CT 5787/373. The site is freehold, therefore is not Crown Land, but is deemed to be community land and for this reason the requirements under the *Local Government Act 1999* will apply. It is also noted that the lot is identified in Council's Community Land Management Plan. The lot is zoned 'Community Facilities'.

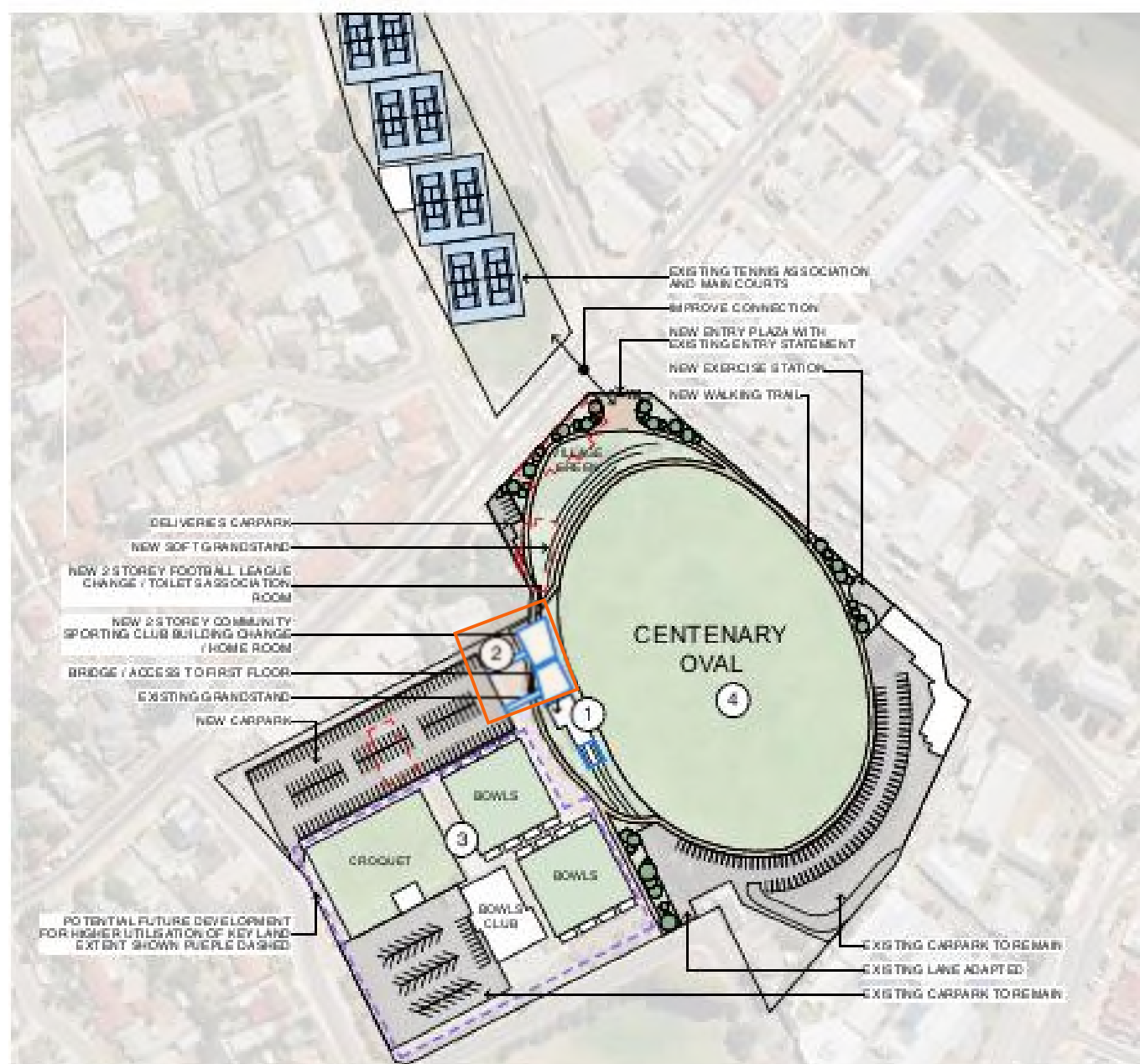


Figure 1: Requested Lease Area - CT 5787/373

The requested lease area is identified above in red. The building identified in light blue is in mediocre condition with asbestos present and has been prone to vandalism. The facility is deteriorating at present due to its unoccupied condition which is resulting in a nuisance to the neighbouring Bowling Club.

One of the more major issues with the site is the lack of a formalised carpark. The current site carpark may not be suitable for an intensification of use, and this may need to be considered as part of future developments and is likely to be a requirement if a development approval is triggered.

Several photos of the condition of the facility are attached to this report at Attachment 7.

DRAFT MASTERPLAN:**SITE PLAN**

Scale 1:2000

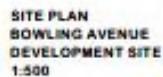
Figure 2: Excerpt from the draft - Centenary Oval Masterplan

As indicated above, in the draft Centenary Oval Masterplan, yet to be adopted by Council or consulted on more broadly (noting the first round of consultation has been completed as part of development of the plan) does indicate that there is allowance for a shared club room facility at point 2 (indicated in an orange square in the diagram above). This has been developed in consultation with the LSC and is in large part a reflection of the LSC 'future plan' submission.

However, this is likely to be a more long-term proposal and does not prohibit the consideration of a lease over the proposed site as a mid-term solution for the site.

THE LSC PROPOSAL

As indicated in the attached LSC proposal the following was submitted as part of their input into the master planning process. The only significant variation are the courts as located in red which results in a reduction in the allowable car parking space.



Therefore, the next consideration would be the potential appropriate conditions, including term, of a lease and what the appropriate process would be for Council to consider an initial lease that allows for potential future redevelopment of the site that may or may not be exclusive in nature.

Generally, the process for finding a new tenant for a building such as this would be to put the facility out through an Expression of Interest (EOI) process, first setting clear intentions as to its use and then allowing for a set period for EOI's to be developed and lodged and then assessed and potentially also consulted on with the public, particularly in the case of community land and community facilities such as this. These conditions and intentions would be derived from the associated masterplan and Community Land Management Plan and other strategic Council documents.

However, in this case, due to the significant and longstanding connection of the LSC with Centenary Oval and the numerous submissions, deputations and meetings between the LSC and PLCC it is recommended that this matter be put out directly for consultation as required under both the *Local Government Act 1999* and Council's adopted Community Consultation Policy for 21 days. Noting that the land is community land, and the adopted Community Land Management Plan captures the current use of this site as a bowling club, community consultation should be undertaken.

It is noted that a further report incorporating community consultation feedback with respect to this lease would be presented in May 2024 in line with the timing of the Centenary Oval Masterplan.

POTENTIAL CONDITIONS OF LEASE

The potential conditions of a lease to LSC would need to consider the current state of the building and provide reasonable certainty of tenure, but also needs to allow for redevelopment of the site in future if required.

There are also other considerations in making the site habitable and allowing for the potential need for carparking.

In discussions with the President of the LSC, it has been identified that the following potential lease terms and conditions may be appropriate for the site:

- 1) A longer-term lease, preferably at least 10 years, in the form of a ground lease with a lease over the land.
- 2) An understanding to potentially execute a new and longer lease (potentially 21 years) if grant funding for a significant redevelopment is secured by LSC – which would be subject to further approval and community consultation as required under the Act.
- 3) LSC would be responsible for repairs and maintenance of the building and the lease area (e.g., mowing etc).
- 4) LSC would be responsible for renewals of the facility.
- 5) LSC would be responsible for water, electricity and contents insurance.
- 6) The lease generally will be in accordance with Council's standard lease template for community facilities and will be a peppercorn lease.
- 7) All capital improvements apart from remedying the current facility (e.g., redevelopment of the site) would require Council approval.

It is recommended that this submission be put out for consultation and then that a further report be presented to Council along with the Centenary Oval Masterplan for consideration in May 2024.

CONCLUSION

Council has received several submissions and deputations from the Lincoln South Club (LSC) from as early as 2019 with the intention of seeking a long-term home at the Centenary Oval. A decision has been delayed, appropriately, to allow for consideration of a masterplan for Centenary Oval. This process is now nearing finalisation and the submission from LSC has in large part been incorporated into the draft Masterplan. In saying this, the masterplan sets a future goal and doesn't prevent a midterm lease over the existing Ladies Bowling Club. However, it is recommended that as a first step, it would be appropriate for Council to put this matter out for community consultation to allow for a further report to be considered as part of the May 2024 meeting alongside the Masterplan for Centenary Oval. This ensures that Council would be able to assess whether or not the submission is in accordance with the final Masterplan.

16935 Att1

Port Lincoln City Council
Att: CEO – Eric Brown

Dear Eric,

The Lincoln South Club Inc is looking to lease the previous Women's Bowling Club building & land at 9 Bowling Avenue, Port Lincoln.

We are looking to lease our current building at 44 Tennant Street, Port Lincoln as a Child Care Centre. We are looking to establish a long term viability for our club, this includes leasing our current facility and looking to establish a home at Centenary Oval. As part of this transition, we are looking to support the wider community by using the current facility as a Child Care Centre.

We would like to use this facility as a home for our club and associated clubs until we are able to build a new facility at 9 Bowling Avenue, Port Lincoln. Apart of the usage would include upgrade and improvements to the current buildings to make it serviceable.

Is there anything else you believe we should submit as apart of our submission to council?

Please see included letter of support for this proposal.

We look forward to hearing from you.

Kind Regards,

Scott Jarvis
President
0429 042 537

Krystal Hebbberman
Secretary / Treasurer
0407 587 592





16935 Att2

44 Tennant St
Port Lincoln SA 5606

Email: saintsnetballclubpl@gmail.com

15 February 2024

Dear Mayor Diana Mislov and Port Lincoln City Council,

Re: Response to the Draft Sport and Recreation Strategy 2023 – 2027

We write to you today in support of the proposal submitted by the Lincoln South Football Club for further development of the Centenary precinct.

The Saints Netball club are proudly aligned with the Lincoln South Football Club (LSFC) and look forward to further opportunities for growth of this existing sporting infrastructure within this community and believe further development of the Centenary precinct would be an invaluable asset to not only the sporting community but also the Port Lincoln Community as a whole.

We feel that access to safe, contemporary sporting facilities in our community is imperative. Along with the proposal put forth by LSFC and in alignment with supporting and developing already established infrastructure, we note that the Council has not indicated in their sports and rec strategy any support for netball courts within Port Lincoln. We as a club believe the council should also commit to maintaining and repairing the existing courts as part of this strategy. We would like to highlight to you our concerns for the safety of our players and officials in regard to the courts within the association. At their current standard they are not deemed to be safe, due to evident cracking and the surface being slippery when wet.

We welcome the opportunity to discuss development proposals further at your convenience.

Kind regards,

Nell McRostie
President

Keeley Parker
Vice President

Tessa Rusden
Secretary

Rachel Rigden
Treasurer

To whom it may concern,

Onshore Electrical Solutions are major sponsors of the Lincoln South Football Club and wish to contribute heavily to the future success of the Football/Sporting Club.

We are in agreement with the committee at LSFC that a change of Home/Venue is in the best interests of the Club.

The Onshore Group of Companies (including Onshore Electrical & Onshore Excavations) is committed to assisting with any works associated with building, renovating & restoring any site, property, building as required.

If any further information is required please contact Jamie Kidney@Onshore Electrical Solutions.

--

**Kind regards,
Onshore Electrical Solutions**

38 Marino Ave, Port Lincoln SA 5606

PO Box 335 Port Lincoln SA 5606

Ph 0488 068 779

W onshoreelectricalsolutions.com.au



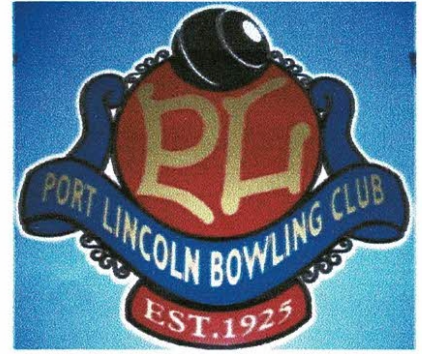
Port Lincoln Bowling Club Inc.

(Established 1925)

Port Lincoln Bowling Club Inc.
Bowling Avenue,
PO Box 102,
Port Lincoln, SA 5606.

Phone: (08) 8683 3534

Email: admin@portlincolnbowls.com



The president Lincoln South Football Club.

The Port Lincoln Bowling Club is happy to support your club in moving into the old building alongside our greens, This would help solve our problem with youths running around the vacant green and onto our club.

Yours, Ray Hetzel, 
President Port Lincoln Bowling Club.

16935 Att2



Kym Clarke General Builder Pty Ltd
ACN 008 168 992
as trustee for
The Kym Clarke Family Trust
ABN 32 122 483 157

Licence No. GL54531

16th February 2024

PO Box 869
LOT 14 Proper Bay Road
Port Lincoln SA 5606

Telephone 08 8682 1208
Mobile 0412 837 187
Email info@kcconstruct.com.au

To Whom It May Concern

Kym Clarke Constructions are writing to you today, in support of Lincoln South Club Inc proposal to move from their current clubrooms at 44 Tenant Street, Port Lincoln, to the old Women's Bowling Club on Bowling Avenue, Port Lincoln.

As a long term member, sponsor and supported of Lincoln South Club, Kym Clarke Constructions would be willing to assist the Lincoln South Club in any restoration work required at the Women's Bowling Facility and any potential future works relating to the proposed multi-purpose facility.

The proposed facility would be an asset to the Centenary Oval Precinct and would fill a void that is in this area.

I can be contacted on my mobile 0412 837 187 if any of the above requires further discussion.

Kind Regards

A handwritten signature in blue ink, appearing to read 'Kym Clarke', is written over a faint, larger version of the company logo.

Kym Clarke
Managing Director



16935 Att2 Wayback Football & Sporting Club Inc

28-30 Windsor Avenue
PO Box 1514
Port Lincoln SA 5606

Ph: 8682 3704

info@waybackfc.com

26th February 2024

Dear Scott,

The Wayback Football Club supports your initiative to relocate your club venue to the Women's Bowling Club site.

As mentioned in our recent phone conversation, this support is contingent on the continued availability of Centenary Oval as a Home Ground for Wayback Football Club football games.

Good Luck with the proposal.

Kind regards,

Marc Andersen

Marc Andersen, President
On behalf of the Wayback Football Club Board



16935 Att2

PORT LINCOLN FOOTBALL LEAGUE INC.

ABN 44 767 209 429

PO BOX 1517

Centenary Oval, Port Lincoln, SA

0428 837 535

portlincolnfl@sanflcfl.com.au

www.plfl.com.au

31st January 2023

To Whom It May Concern,

The Port Lincoln Football League Inc supports in principle the initiative being conducted by the Lincoln South Football Club regarding their vision of further developing the Centenary Oval precinct.

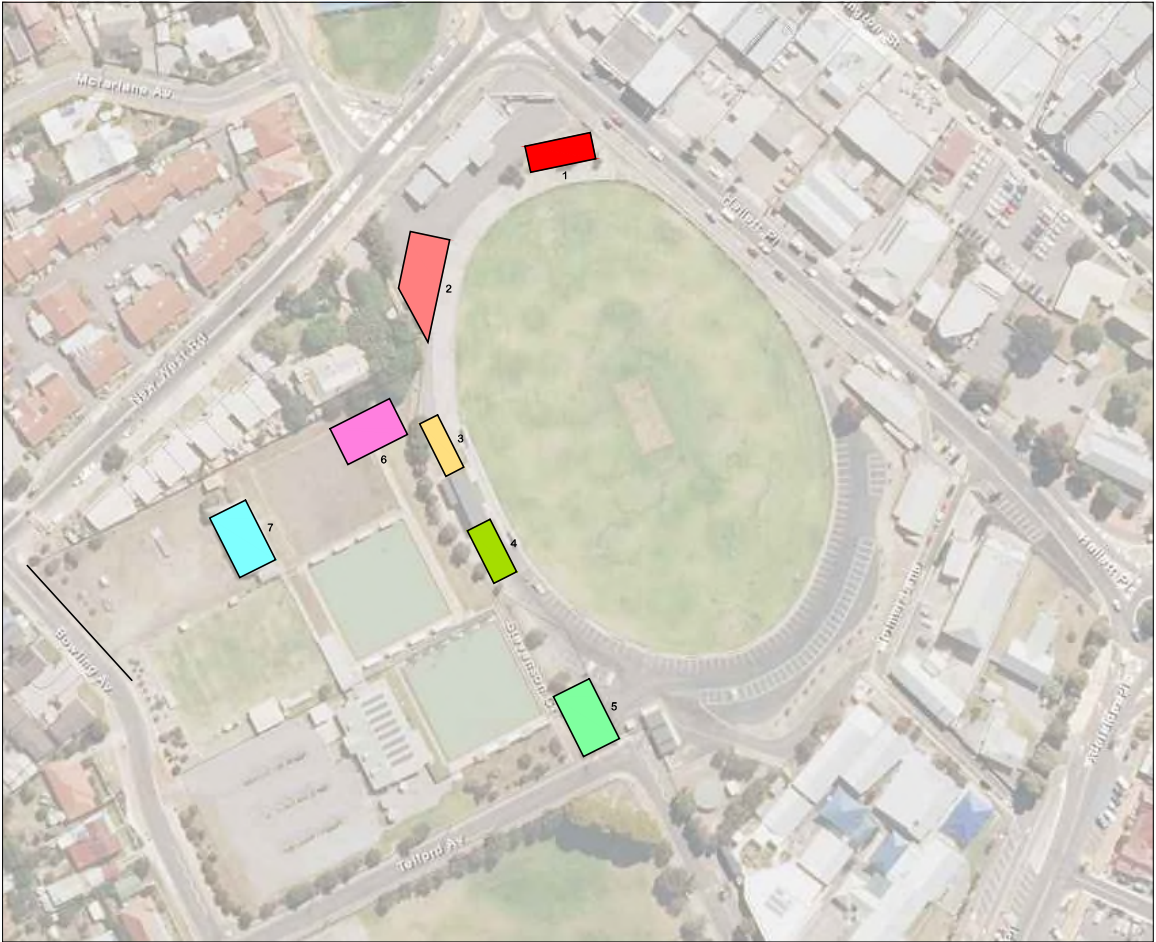
The concept of a Shared Joint Facility will not only benefit traditional local sporting organizations but the community as a whole and will also be an additional enticement when planning for and conducting regional events.

This in turn would result in further economic, social, health and the sense of wellbeing of our city and hinterland.

We wish the Lincoln South Football Club the best in their endeavours regarding this vision and also the Port Lincoln City Council in the development of their Sport and Recreation Strategy 2023-2027.

Yours faithfully,

Peter Tokarski
Board Chairperson




LOCATION PLAN - DEVELOPMENT OPPORTUNITIES
1:1000 at A1

- LOCATIONS IDENTIFIED FOR POSSIBLE DEVELOPMENT**
- 1 - EXISTING SCOREBOARD / TIME BOX AREA
 - 2 - EXISTING CANTEEN BAR AREA
 - 3 - AREA NORTH OF EXISTING GRANDSTAND
 - 4 - AREA SOUTH OF EXISTING GRANDSTAND
 - 5 - VACANT LAND ADJACENT PARK TCE ENTRANCE
 - 6 - BOWLING AVE SITE - NEW PREMISES
 - 7 - BOWLING AVE - EXISTING PREMISES

PROJECT: PROPOSED DEVELOPMENT AT PORT LINCOLN SA 5606	
OWNER: LSFC & OTHERS SHARED FACILITY	
SCALES: AS SHOWN at A1	DRAWN BY: MARK AKEHURST
DATE: APRIL 2021	

DO NOT SCALE DRAWINGS :
VERIFY ALL DIMENSIONS AND
LEVELS ON SITE PRIOR TO
COMMENCEMENT OF WORKS :
REPORT ANY DISCREPANCIES
IMMEDIATELY TO DESIGNERS :
IF IN DOUBT ASK !!





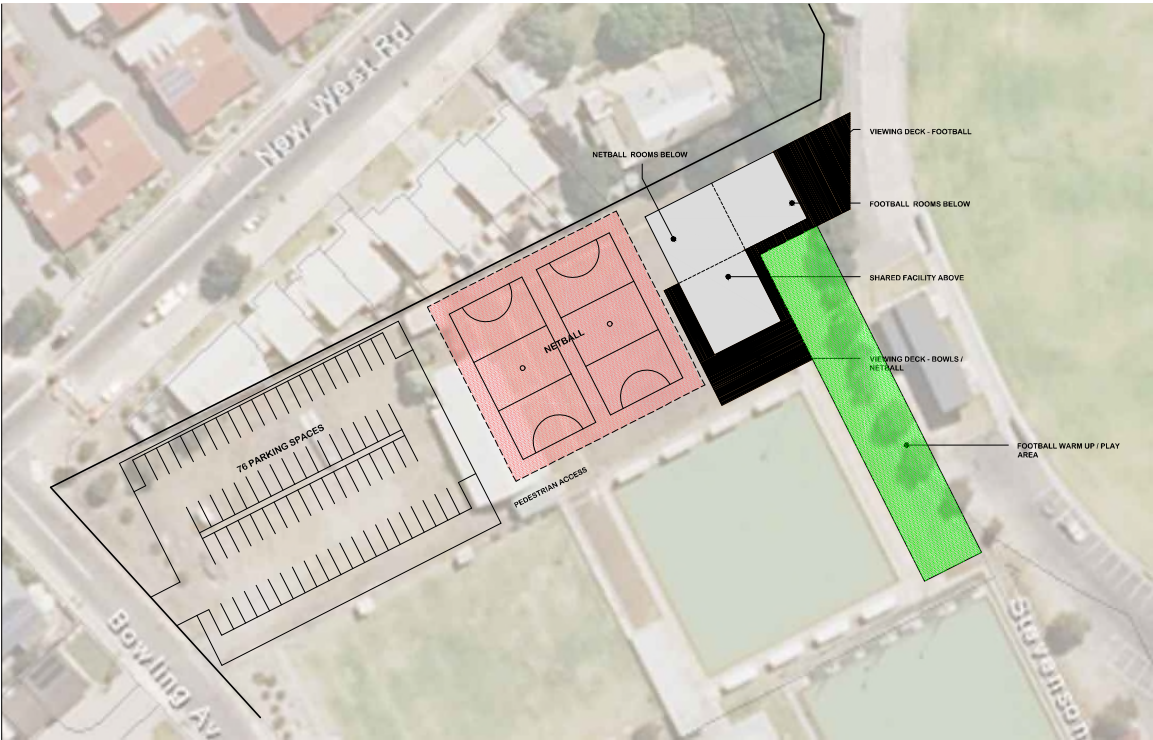
Lowe & Redding Design Pty Ltd
ABN 48 590 154 515
PO Box 433
15 Lincoln Place
Port Lincoln SA 5606
Telephone: 08 8682 2660
Facsimile: 08 8682 5603
Email: admin@lrawd.com.au
28 Tumbly Terrace
Tumbly Bay SA 5605
Telephone: 08 8688 2474

SHEET NO: 1 OF 2	ISSUE: PR A	PROJECT REF. NO: 21-028 <small>21028_PRO1</small>
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LOCATION PLAN
1:1000 at A1



SITE PLAN
BOWLING AVENUE
DEVELOPMENT SITE
1:500



PROJECT:	PROPOSED DEVELOPMENT AT PORT LINCOLN SA 5606	
OWNER:	LSFC & OTHERS SHARED FACILITY	
SCALES:	AS SHOWN at A1	DRAWN BY:
DATE:	APRIL 2021	MARK AKEHURST

DO NOT SCALE DRAWINGS :
VERIFY ALL DIMENSIONS AND
LEVELS ON SITE PRIOR TO
COMMENCEMENT OF WORKS :
REPORT ANY DISCREPANCIES
IMMEDIATELY TO DESIGNERS :
IF IN DOUBT ASK !!



Lowe & Redding Design Pty Ltd
ABN 48 590 154 515
PO Box 433
13 Lincoln Place
Port Lincoln SA 5606
Telephone: 08 9602 2660
Facsimile: 08 9602 5603
Email: admin@lowsredesign.com.au
28 Turley Terrace
Turley Bay SA 5605
Telephone: 08 9608 2474

SHEET NO: 2 OF 2	ISSUE: PR A	PROJECT REF. NO: 21028
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16935 Att4

44 Tennant Street
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08 8682 3732
admin@lincolnsouthfc.com.au
<http://www.lincolnsouthfc.com.au>

23rd January 2023

Dear Mayor Diana Mislov & Port Lincoln City Council,

RE: Response to the Draft Sport and Recreation Strategy 2023-2027.

The Lincoln South Club (LSC) have previously been in contact with the Port Lincoln City Council regarding a potential move from our current premises on Tennant Street to the Centenary Oval area, in particular the old Women's Bowling facility.

The LSC has been affiliated with the PLFL since 1946 and has been an inclusive and successfully run club throughout its history. LSFC has played its home games at Centenary since inception. One of two clubs to call Centenary 'home'.

The LSC views Centenary as a valuable asset, to not only the Port Lincoln Sporting Community but a vital asset the EP region. This is illustrated every year when it plays host to the Mortlock Shield, and Norwood Cup. Hosting this major carnival for the EP region along with the recent SANFL games and previous AFL preseason games puts Centenary as the centrepiece for AFL on the Eyre Peninsula.

The LSC believe a well-designed and considered development of the Centenary precinct is a vital way forward in consolidating and strengthening the sporting and recreational infrastructure and community in Port Lincoln, and wider region.

It has been identified that the likely future of country and regional winter sport will be based around Football and Netball combined facilities. Port Lincoln currently has only one facility that fits into this model, Ravendale. Notwithstanding the combine nature of the Ravendale Complex, the location of the netball courts, in respect to the football oval and sporting complex doesn't bode well for a use as a joint facility, as seen in most successful country leagues. LSC has recognised that with this likely future in mind, our club is the only one within the Port Lincoln Football League who is not located at, or adjacent to, an oval.

Upon review of the City of Port Lincoln's Draft Sport and Recreation Strategy, Lincoln South Club would like to explore the proposal of a shared facility at, or within, the vicinity of Centenary Oval with the Port Lincoln Football League and various other stakeholders (such as Port Lincoln Cricket and other current users). The LSC is far more than a football club, currently we view ourselves as a community club and help support various other clubs and associations who call our current premise home. These include -



44 Tennant Street
PO Box 435
Port Lincoln SA 5606
08 8682 3732

admin@lincolnsouthfc.com.au
<http://www.lincolnsouthfc.com.au>

- Bingo
- St Mary's Netball (letter of support attached)
- Port Lincoln Darts Association
- Port Lincoln Pensioners Association
- Port Lincoln Poker Club
- Lincoln South Basketball Club
- Williams Boxing Gym

To achieve a sustainable, viable facility we view the willingness to share the facility and engage other potential stakeholders as a necessity. As illustrated above, LSC already has a club model that supports this approach.

The Centenary precinct and a Joint Shared Facility (JSF) have many other stakeholders that could be approached and included for the mutual benefit of all involved. Further expansion for the precinct could include other traditional sports like Netball and Basketball. Alternate stakeholders could include use of the JSF and precinct for Education facilities within this area (PLHS, PLJPS, PLPS, Park Terrace Kindergarten – After school care could all be users of the facility) – we note that the oval it is already used daily during the school year by the PLJPS.

On Page 9 of the Draft Sport and Recreation Strategy you refer to the current participation rate – LSC believe that a Joint Shared Facility could encourage earlier participation from preschool and junior school users, leading to engagement with other sports within the precinct / facility. Earlier participation increases the chance of continued participation in teenage and adult years. We note many junior sport clinics are currently run at Centenary despite a lack of indoor facilities.

Development of the precinct would also benefit from a playground area to provide engagement for non-participating children. It could also be used by the Education Dept – primarily the PLJPS, further engaging families and younger members of the community with the precinct.

With a Joint Shared Facility, Centenary Oval would cement itself as the Home of 'traditional sports' for Port Lincoln and Eyre Peninsula. Upgraded facilities that meet the standard for AFL, SANFL, Women's and Men's Football would further increase participation and build on the current tradition of Finals for both Football and Cricket being played at Centenary, along with the Mortlock Shield and Norwood Cup.



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PO Box 435

Port Lincoln SA 5606

08 8682 3732

admin@lincolnsouthfc.com.au

<http://www.lincolnsouthfc.com.au>

Upgrades to the currently oval lighting, would enable night games at local level, SANFL and AFL exhibition level to be possible. This would also allow for women's night football during traditional Football Season ie Friday Nights. The LSC views the Women's AFL as a large growth area for Sports and Recreation for the City and region. Further growth needs to be accommodated for, and this will require more than one facility in the city. For reasons mentioned within this response we propose Centenary as the prime location for this growth to occur.

An upgraded Centenary precinct and a JSF would also be able to accommodate for disability sports participation (bowls, basketball, darts and eight ball) and have amenities to support this. Such facilities are largely lacking within our region.

Funding around the JSF could be shared between the various stakeholders ie City of Port Lincoln, LSC, PLFL, PLCA and associations. This would enable more favourable applications on any grants that may become available. There are also options to access Dept of Education funding if a formal agreement could be arranged between the JSF and the Dept of Education.

The potential of a JSF would benefit from a permanent tenant and who could cater for year-round use which fits into the current Lincoln South Club business model. Permanent year-round tenant would assist with sustainability and maintenance of facility.

Importantly, the Centenary Oval precinct is strategically located within the CBD - any investment and development would have great economic benefit for the city, likely more than any other area currently used for sport and recreation within the city. Any investment into the Sport and Recreation area will have a positive and real effect on the social, health and community wellbeing of the city. The fact that any development of the Centenary precinct would provide great economic benefit to the city and its businesses should be high on the priority of the City of Port Lincoln and its ratepayers.

The Lincoln South Club is a willing, enthusiastic, and financial stakeholder willing to drive development forward and see the potential of Centenary unlocked, for the benefit of the city and region. The Lincoln South Club would appreciate the opportunity, as one of the 'home teams' at Centenary, to participate and engage in the development of the masterplan for the area.

The Lincoln South Club welcomes and congratulates the City of Port Lincoln for the work thus far in the drafting of the Sport and Recreation strategy and would like to engage further with the process of investing in the infrastructure for all future generations to benefit from.

We look forward to hearing from you and hopefully working together in the future.

Scott Jarvis

President

Krystal Hebbeman

Secretary / Treasurer



16935 Att5

Lincoln South Football Club

Proud, Committed, Relentless.

Presentation to seek in principle support of Council to relocate the Club to Bowling Ave, adjacent to Centenary Oval.

Our History

- Lincoln South Football Club has had a proud and rich history since forming in 1946 after World War II, as one of the three clubs of the Port Lincoln Football League. The other two clubs being Tasmans and Waybacks.
- We will be celebrating our 75th Year in 2021
- The Club has 64 Life Members
- Current Membership Total is 250+ for 2020/2021, with 7 Grades, and over 170 players



Our Current Clubhouse and Location

Clubrooms are located at 44 Tennant Street, on a parcel of land 5019sqm.

We have two practice cricket pitches, a gym area and small storage shed and off-street carparking for members.

The Club is open Wednesday to Sunday from 11:30am. Meals are offered on Thursday and Friday and Saturdays during Football Season.



Current Site Opportunities

6 individual allotments
All zoned residential

Estimated value of
\$80K to \$90k per block

Conservative estimate
of \$550k if sold as one
parcel

Or could land and
buildings could be sold as
a going concern with the
gambling licence



Other Sports Associated with the Club

- Lincoln South Basketball Club
- Souths United Netball Club
- Lincoln South Cricket Club
- Eagles Softball Club
- Port Lincoln Club Darts Association
- Indians Baseball Club



The Current Picture

- Over the years, the Club has implemented strategies to keep its operations financially viable. One being the introduction of the Gaming Lounge as an income stream.
- Lincoln South Football Club has always based itself upon family values. We continue to provide an inclusive club for everyone to participate in. We certainly do our best to encompass everyone that wishes to be included under our banner, with access to the Club facilities and support for all members.
- However, over the last few years the club membership, in Football and other associated sports has diminished, culminating in lost revenue and patronage.
- Our Clubrooms are ageing and being Club owned, maintenance and repairs have to be internally funded through commercial income, sponsorship, membership and fundraising strategies.
- Our 'home' ground is Centenary Oval in the central hub of Port Lincoln.

The Current Picture

- We have feedback from members that our Tennant Street location, established back in the 1940's, is no longer central to Port Lincoln with the growth of the city to the north and to Marina.
- As with every other community based club being unable to play and trade as normal in 2020, the COVID-19 pandemic has hit our organisation hard financially.
- With 2021 being the 75th year of the Club, the committee have been investigating options to take the Club forward into it's next step in time, and to become an integral member of the Port Lincoln Football League.
- The committee believe an opportunity to relocate the Clubrooms base to a location closer to the CBD and it's home ground at Centenary Oval, would be welcomed by the Members.

The Current Picture

- We are currently promoting our Friday night family meals on the Electronic advertising board at Centenary Oval.
- This form of promotion is already proving successful, with a noticeable increase in patronage from non-members over the past month.
- If our Clubrooms were located at Centenary, we feel the wider community and visitor patronage utilising the club facilities would be even greater, with a visible central location.
- The surrounding residential area is made up of senior residential units, and the relocation of our Club would give them another social outlet within walking distance.

Clubrooms vs Home Ground

On a map, our clubrooms appear to only be a 4 minute drive from our home ground. However, we find that many members and their families, after a day at Centenary Oval watching various grades of the Game, head home in various directions, as our current Clubroom location is no longer central to the great Port Lincoln residential area. Without members returning to the Club after games, we can't continue to be financially sustainable.



We believe if we were able to provide our member base, with a Club facility adjacent to where our home games are played, that our members and their families would be more likely to return to their Clubrooms without having to get in their car; make use of the bar facilities; enjoy a meal together with their team mates, and their friends and families.

Relocation. Where are we thinking?

Yellow marked area; initial site

Red marked area; possible future extensions and development



Vehicle Access via Bowling Ave, direct pedestrian access to Centenary Oval via Stevenson Court.

Relocation. Where are we Thinking?

- We understand that what was known as the “Women’s Bowling Club” in Bowling Ave, is on Operational Land under the care and control of Council.
- This site has direct access to Centenary Oval, the PL Football Club, Canteen and Grandstand facilities.
- The space lends itself to lawned areas where our members kids can safely run and play, separate from the carparking area, something we currently can’t offer.
- Our members and their families would be able to easily transition from the game back to the Clubhouse.
- A central location would encourage non-game related patronage of the Clubroom facilities by members and the wider community, and therefore be more inclusive.

SANFL



Mutual Benefits

- If a lease option was offered to LSFC, Council would have a Community Group in an under-utilised Council owned facility, bringing in a consistent income stream for rate payers
- Another presence in the Centenary Oval precinct deters vandalism in the area (we are open 5 days a week)
- South's Football Club have an opportunity to attract new members with a more visible location, improved facilities, and therefore a more viable future financially
- Members and their families having their 'club' adjacent to Centenary Oval would attract more patronage of the PLFL facilities – families coming for the day, accessing the canteen and bar etc
- South's members would utilise their club carparking, freeing up carparking for other Centenary oval visitors.

Mutual Benefits

- Ongoing asset management and maintenance of the facility could be relinquished from Councils Infrastructure and Asset Management Plan. We note that Council currently has renewals to this facility identified in the 2021-30 plan in the 2021-22 and 2022/23 years.
- We don't intend to ask Rate Payers for a handout, if this proposal is supported by Council
- Our preference would be an initial lease term, with an option to purchase within the near future.
- This would allow the LSFC time to investigate sale of the Tennant Street property
- The property sale would put money in the "Rate Payer Bucket", giving Council opportunity to allocate the funds to other community requests

Where to next?

- The South's CEO and Committee initially met with Council CEO Matthew Morgan to discuss and seek this deputation
- The LSFC would be seeking 'in-principle' support from Council
- If supported, a business plan would be prepared which would incorporate:
 - Identifying Building improvements to the current facility in Bowling Ave to enable a move.
 - Draft site and building plans to be prepared – current and future
 - Funding the proposal, including the sale of South's Club rooms and land in Tennant Street.
 - Budget forecasts for operational and Capex
 - Risk assessment of the project, and how these can be mitigated
 - Timeframe

Thank you

Questions.....

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5787 Folio 373

Parent Title(s) CT 2457/16

Creating Dealing(s) CONVERTED TITLE

Title Issued 05/07/2000

Edition 1

Edition Issued

05/07/2000

Estate Type

FEE SIMPLE

Registered Proprietor

CITY OF PORT LINCOLN
OF PO BOX 1787 PORT LINCOLN SA 5606

Description of Land

ALLOTMENTS 184 AND 185 FILED PLAN 4518
IN THE AREA NAMED PORT LINCOLN
HUNDRED OF LINCOLN

Easements

NIL

Schedule of Dealings

NIL

Notations

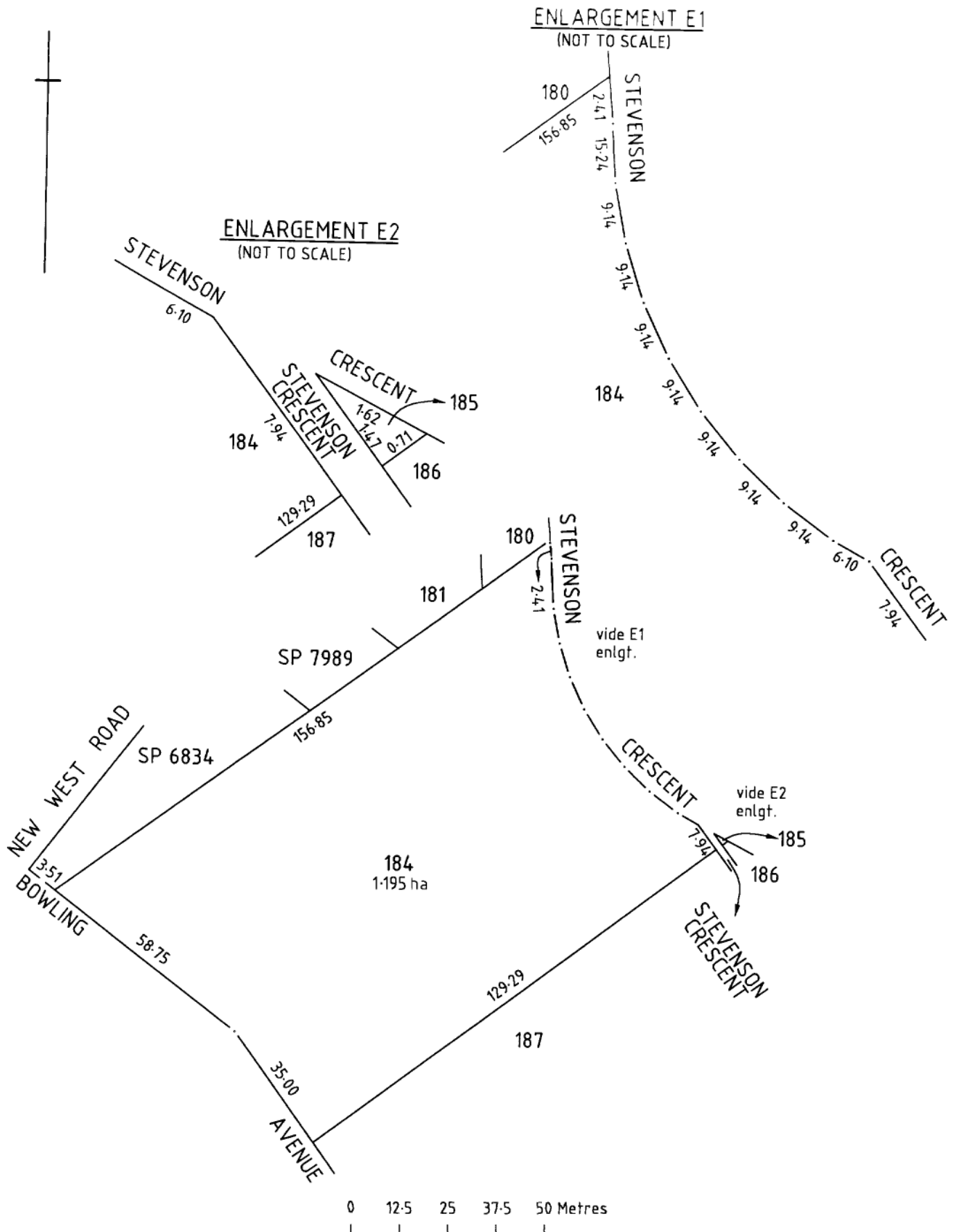
Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL



Certificate of Title

Title Reference: CT 5787/373
Status: CURRENT
Parent Title(s): CT 2457/16
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 05/07/2000
Edition: 1

Dealings

No lodged Dealings found.



16935 Att7









