

**CITY OF MARION  
GENERAL COUNCIL MEETING  
24 MAY 2016**

**Confidential Report**

**Corporate Manager:** John Valentine, Manager Strategic Projects  
**General Manager:** Abby Dickson, General Manager City Development  
**Subject:** Soccer Facilities in Southern Marion  
**Reference No:** GC240516F02

If the Council so determines, this matter may be considered in confidence under Section 90(3)(j)(1) and (2) of the *Local Government Act 1999* on the grounds that the report contains information the disclosure of which (i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and (ii) would, on balance, be contrary to the public interest.



**Adrian Skull**  
Chief Executive Officer

**RECOMMENDATION:**

1. That pursuant to Section 90(2) and (3)(b) and (d) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, Chief Executive Officer; Abby Dickson, General Manager City Development; Tony Lines, General Manager Operations; Vincent Mifsud, General Manager Corporate Services; Kate McKenzie, Manager Corporate Governance; John Valentine, Manager Strategic Projects; Jaimie Thwaites, Unit Manager Governance & Records; Yvette Zaric, Governance Officer; Craig Clarke, Unit Manager Communications, be excluded from the meeting as the Council receives and considers information upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information the disclosure of which (i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and (ii) would, on balance, be contrary to the public interest.

**REPORT OBJECTIVES and EXECUTIVE SUMMARY:**

To consider discussions held with the Football Federation of South Australia (FFSA), the Cities of Marion and Onkaparinga and the Office of Recreation and Sport regarding the development of soccer facilities in southern Adelaide and Majors Road, O'Halloran Hill.

For Council to consider authorising the Chief Executive Officer to continue negotiations with the Football Federation of South Australia, the State Government and other necessary parties to develop an option for soccer facilities at Majors Road, O'Halloran Hill.

To consider providing in principal commitment of up to \$2.5 million towards the cost of new soccer facilities (2 all-weather pitches) with related clubrooms, car parking, lighting and related facilities to match State Government funding. The provision of in principal support will strengthen Council's position when advocating for the project and seeking state government involvement and funding.

**RECOMMENDATIONS: (6)**

**DUE DATES**

**That Council:**

- |   |                |
|---|----------------|
| 1. Note this report regarding an opportunity for the development of two all weather soccer pitches and related facilities at Majors Road, O'Halloran Hill.  | May 2016       |
| 2. Resolve to provide in principal support to contribute up to \$2.5 million to the development of soccer facilities at Majors Road, O'Halloran Hill, subject to the State Government confirming its commitment and contribution.   | May 2016       |
| 3. Authorise the Chief Executive Officer to continue negotiations with the state government, the Football Federation of South Australia and other necessary parties to develop an option for the development of soccer facilities on Majors Road O'Halloran Hill.   | May 2016       |
| 4. That the negotiations and potential project option for soccer facilities on Majors Road be the subject of future Council report for Council's consideration.   | September 2016 |
| 5. Note that subject to Council endorsing a project option for soccer facilities on Majors Road, O'Halloran Hill that a Section 48 Prudential Management (i.e. due diligence) report as required under the Local Government Act will be developed for Council's consideration when the roles and responsibilities of the parties involved in the project have been developed and negotiated.  | May 2016       |
| 6. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Soccer facilities in southern Marion and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(b) and (d) of the Act be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2016. | December 2016  |

**BACKGROUND:**

At the General Council meeting of 14 April 2015 (GC140415R02), Council adopted a resolution to investigate sports infrastructure for the Council area. Council adopted the following:

1. *“Endorse investigations being undertaken with peak sporting bodies, relevant clubs, funding bodies and agencies to seek partnering opportunities for the development of plans and potential funding solutions for the following sports infrastructure:*
  - *Options for new soccer pitches and a BMX track in the South*
  - *Indoor multipurpose Stadium 4-8 Court (SA regional standard)*
  - *Edwardstown Oval Masterplan*
  - *Mitchell Park Sports and Community Club building upgrade*
2. *Note that consultation plans will be brought to Council for consideration after initial investigations are undertaken with peak sporting bodies, relevant clubs and agencies.*
3. *That potential funding opportunities relevant to the above sports infrastructure be actively pursued as they arise.”*

Since Council’s resolution investigations have been undertaken with the FFSA in relation to the type of facilities required, potential management arrangements, potential sites / locations and funding opportunities.

Potential sites / locations are a key driver in the development of such a facility as it greatly influences cost, roles and responsibilities for who develops, manages and maintains the facility.

Two potential sites have been identified within southern Marion being a portion of the former O’Halloran Hill TAFE, now that there is a new owner, and the DEWNR land opposite the Majors Road fire station that is being considered for BMX facilities. Other sites have been considered however their ownership, terrain or drainage currently precludes them from consideration.

Confidential negotiations are also taking place between the City of Onkaparinga and the state government for all weather improvements to existing pitch surfaces, lighting and clubrooms at O’Sullivan’s Beach and Seaford.

**ANALYSIS:**

Council has previously resolved to pursue the development of new soccer pitches in the southern part of Marion. The FFSA are strongly committed to working with all levels of government to achieve both new and improved facilities in southern Adelaide.

There are currently 6 soccer pitches in the City of Marion, based on a population of 90,000 there is demand for 22 pitches in Marion. Whilst there are pitches in adjacent council area the rate of provision is well under recognised demand levels

The current discussions and funding amounts would result in a new facility with two all-weather pitches developed at Majors Road and 4 all-weather pitches developed within Onkaparinga (at two existing turfed sites). This would substantially expand access for the community to

participate in soccer in southern Adelaide. All weather pitches can accommodate three times the numbers of games / training hours per week compared to turf pitches.

The specific site for the location of a possible new facility at Majors Road needs further detailed investigation. The two sites currently being considered are the former O'Halloran Hill TAFE site and the site earmarked for BMX facilities. The BMX site could potentially co-locate with new soccer facilities and achieve efficiencies in relation to car parking and other shared infrastructure costs, power, water and sewer for example. At this stage there has not been detailed investigations into the possibility of co-location and such an exercise would need to be undertaken with the agreement and co-operation of the land owner (Minister for Environment and Sustainability), BMX SA and the Happy Valley and Hallett Cove BMX clubs.

The potential for soccer to be located at the former O'Halloran Hill TAFE site has been discussed with the new owners (IQRA, Islamic School). The school strongly supports the development of soccer facilities however the establishment of club rooms and the serving of alcohol is still being considered by the school.

### **Financial Implications**

An in principal commitment towards a contribution of up to \$2.5 million from the City of Marion towards an estimated \$5 million project will be the subject of a Section 48 Prudential Management (i.e. due diligence) report, as required by the Local Government Act. A Section 48 report would enable Council to consider the financial impacts of such a commitment and meet its prudential management and fiduciary responsibilities. The specific detail of roles and responsibilities, the party responsible for the physical delivery of the project and on-going management, maintenance and renewal (i.e. whole of life) costs will need to be identified and agreed to enable the necessary assessment and financial modelling to be undertaken in a Section 48 report.

If Council's contribution is a once off capital investment of up to a \$2.5 million contribution to the project there would be no costs or risks associated with project delivery or management, operational, maintenance and renewal (i.e. whole of life) costs.

The Section 48 Prudential Management report will also provide Council with a detailed assessment of its funding capacity to contribute to this project, and what funding options might be available.

### **CONCLUSION:**

The development of two all-weather soccer pitches with associated parking, lighting and club rooms would enable soccer to expand significantly in southern Marion where it is known that existing facilities currently have to turn away players due to a lack of facilities. In addition, the improvement to two existing facilities in Onkaparinga would collectively make a major improvement to soccer facilities in southern Adelaide.

An in principal commitment towards a contribution by the City of Marion of up to \$2.5 million, matched by State Government funding, would enable the project to proceed, subject to Council's consideration of the required Section 48 Prudential Management report and assessment of funding capacity.