

## 12.2 Warradale Park Tennis Club Upgrade

Report Reference	GC230912F12.2
Originating Officer	Unit Manager Property Strategy and Delivery – Mark Hubbard
Corporate Manager	Manager City Property – Thuyen Vi-Alternetti
General Manager	General Manager City Development – Tony Lines

### CONFIDENTIAL MOTION

That pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Chief Financial Officer, Manager Office of the Chief Executive, Unit Manager Governance and Council Support, Governance Officer, Manager City Property, Unit Manager Property Strategy & Delivery, and Sports & Community Facilities Planner be excluded from the meeting as the Council receives and considers information relating to Warradale Park Tennis Club Upgrade, 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 relates to commercial information including financial figures and concept designs.

### REPORT OBJECTIVE

The aim of this report is to:

1. Provide Council the design options that have been developed for the Warradale Park Tennis Club upgrade.
2. Seek a preferred option to progress to detailed design.
3. Consider the installation of an automated toilet in the reserve beside the Warradale Park Tennis Club to provide for both public use of the reserve and the tennis facility.

### EXECUTIVE SUMMARY

At the 12 December 2021 GC Meeting (GC211214R11.11) Council resolved to support funding towards the upgrade of the Warradale Park Tennis Club on the proviso that at least 50% of the proposed cost of the upgrade was secured externally.

Council allocated [REDACTED] towards the facility upgrade with additional funding secured from both the state ([REDACTED]) and federal ([REDACTED]) governments stemming from election commitments made in 2022. In total there is now [REDACTED] committed towards the upgrade once the federal grant agreement is executed.

Three concept design options have been developed for the Warradale Park Tennis Club redevelopment (refer Attachment 1).

- |          |   |            |
|----------|---|------------|
| Option 1 | Refurbish the ground floor and fully enclose a new function room on the upper floor.                                  | [REDACTED] |
| Option 2 | Refurbish the ground floor and partially enclose a new function room on the upper level with an outdoor viewing area. | [REDACTED] |

Option 3      Refurbish the ground floor and build a covered food and beverage area on the upper level. [REDACTED]

Options 1 and 2 will require additional funding to be allocated.

Following consultation with the club the preferred option to progress to detailed design is either Option 1 or Option 2, as Option 3 does not achieve the desired upper-level outcome of an enclosed function space.

Option 2 achieves the outcomes sought under the project brief and provides the most versatile design allowing for indoor and outdoor use on the upper level. The upstairs design creates indoor function spaces and outdoor decking to enjoy during the tennis summer months, and also enables for outdoor BBQ's.

For further consideration is the provision of a publicly accessible toilet as part of the clubhouse upgrade. An externally accessible toilet has been included in the facility design; however, it would not be an ideal solution given the only viable location is on the eastern side of the clubhouse building. As such consideration can be given to progressing a public automated toilet in the Warradale Park Reserve to service both the reserve, playground and public tennis patrons in lieu of adding the toilet to the clubhouse building (refer Attachment 2).

## **RECOMMENDATION**

**That Council:**

1. **Notes Council's existing financial commitment of [REDACTED] towards the upgrade of the Warradale Park Tennis Club.**
2. **Notes receiving grant funding totaling [REDACTED] from the Office for Recreation, Sport, and Racing towards the upgrade of the Warradale Park Tennis Club.**
3. **Notes receiving written confirmation that Council's application seeking [REDACTED] towards the upgrade of the Warradale Park Tennis Club through the Federal Government's Investing in Our Communities Program has been approved.**
4. **Approves Option [1 or 2] for the upgrade of the Warradale Park Tennis Club to progress to detailed design.**
5. **Approves an additional allocation of [REDACTED] or [REDACTED] to be budgeted in the 2024/25 financial year.**
6. **Approves Solution [1 or 2 or 3] as the preferred planning option for a public toilet for the Warradale Park Tennis Club.**
7. **In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that any financial information contained within the report, minutes and appendices, relating to the item Warradale Park Tennis Club having been considered in confidence under Section 90(2) and (3)(b) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, 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 2023.**

*Optional (if Solution 2 selected for preferred option for public toilet)*

8. **Supports planning for an accessible automated toilet for Warradale Park Reserve in 2024/25, including development of a design, community consultation plan and cost estimate, with consideration for installation in the 2025/26 financial year.**

## **DISCUSSION**

### **Background**

In 2021 the Warradale Park Tennis Club developed a proposal to upgrade their clubhouse facility, which consisted of a written submission outlining the need for the upgrade, as well as concept drawings and a cost estimate. The design proposal included an upgrade to the ground floor (toilets and bar areas), and the formalisation of an upstairs (upper level) function room.

At the General Council Meeting held 12 December 2021 ((GC211214R11.11)) Council endorsed 50/50 funding up to [REDACTED] in the event that Warradale Park Tennis Club secured additional funding towards their proposal.

In 2022 the local State and Federal Members committed to providing [REDACTED] towards the facility upgrade. Soon after the state election Council received a commitment from the state government through the Office for Recreation Sport and Racing for [REDACTED] towards the project.

With a confirmed budget of [REDACTED], staff commenced the process of securing a design team to progress the designs for a clubhouse upgrade, and then in consultation with the Club, developed a set of three concept options.

Subsequently, on 31 July 2023 a Federal Government funding commitment of [REDACTED] towards the project was confirmed. Council is currently finalising the funding agreement with the federal government grants unit.

The total pool of funding available for the project is now [REDACTED].

### **Concept Design Options**

At the time of the Council report (December 2021) there were several design elements in the concept plan where the cost was unknown. Both staff and the design team recognised that the initial funding allocated for the project at that time may not be enough to cover the costs for the proposed scope of works outlined in the Clubs original proposed brief. As such, the design team were asked to develop three concept design options to provide scaled costings, including the fully scoped option 1 to a scaled back option 3.

The three options include:

Option 1	Refurbish the ground floor and develop a fully enclosed function room on the upper level.	[REDACTED]
Option 2	Refurbish the ground floor and develop a partially enclosed function room and outdoor viewing area on the upper level.	[REDACTED]
Option 3	Refurbish the ground floor and develop a covered shelter on the upper level.	[REDACTED]

Each of the cost estimates allows for the following:

- Design and construction contingency - 10%
- Cost escalation to February 2024 - 2%

Following consultation with the club, the preferred option to progress to detailed design is either Option 1 or Option 2, as Option 3 does not achieve the desired upper-level outcome of an enclosed function space.

### **Analysis of Options**

### Option 1

- Provides a refurbished and compliant ground floor and fully enclosed function room on the upper level.
- A facility that offers two indoor function/meeting spaces providing a versatile and inclusive venue that caters to members and a wide range of events.
  - Ground floor capacity – 116 sqm
  - Upper-Level capacity – 145 sqm
  - Total – 261 sqm
- A venue that can provide new income streams for the club through facility hire and events.
- The two function spaces would exceed industry standards and levels of service for a local level tennis facility.
- Requires the Club to increase capabilities to manage this type of facility.

### Option 2

- As per Option 1, except upper level has a smaller enclosed function space, but with inclusion of open space outdoor deck.
  - Ground floor capacity – 116 sqm
  - Upper-Level capacity – 119 sqm inside and 50 sqm outside decking
  - Total – 235 sqm inside and 50 sqm outside
- The two function spaces would exceed industry standards and levels of service for a local level tennis facility.
- Requires the Club to increase capabilities to manage this type of facility.

### Option 3

- Ground floor upgrade as per Options 1 and 2.
- Upper level provides for an upgraded viewing deck with sheltered cover, but not an enclosed space (no walls).
- Does not achieve the enclosed function space the club is seeking.
- Does not enable the club to develop as many new income opportunities as Options 1 and 2.

It should be noted that the total function space achieved in Options 1 and 2 is not much less than the total function space provided at the Mitchell Park Sports & Community Centre (being 278 sqm). As such, progressing Option 2 (at 235 sqm total ground and upper floor function space) would be a more than suitable outcome for the Warradale Park Tennis Club, as it provides the most flexible building design and is more cost effective than Option 1.

### Funding

The following table outlines funding available for the project:

Funding Source	Amount
City of Marion	
State Government	
Federal Government	
<b>TOTAL</b>	

The following table considers additional funding required from Council to fund each option:

Options	Cost Estimate	Additional Funding Required
Option 1		
Option 2		
Option 3		



## **Public Toilet – Optional Consideration**

Outside of the club operating hours (when the clubhouse is closed) the only available toilet is a non-compliant pan toilet accessible exclusively to individuals who pay a hire fee for use of the tennis courts through the book-a-court system.

Due to the physical constraints within the tennis complex, it is not possible to develop compliant toilets in the existing location if the building is redeveloped. The only viable option for providing a public toilet within the existing building footprint is to create an externally accessible toilet from Cairns Avenue.

Presently, there is no toilet available outside the tennis complex for people using the recreational areas and play equipment in Warradale Park Reserve. Council has received a number of requests for a toilet in Warradale Park Reserve, which is classified as a neighbourhood level play and recreation area, attracting visitors who may stay for longer periods compared to local level reserves. A toilet on the Cairns Avenue side of the building is on the opposite side of the tennis complex from the reserve and playground, about a 150m walk.

It is recommended Council considers one of the following three solutions for a public toilet:

**Solution 1:** Incorporate an externally accessible toilet with a toilet pan and basin (no shower) off Cairns Avenue (already included in concept designs).

Considerations:

- Presents challenges with access outside of club operating hours and concerns about security and maintenance during those times.
- Reserve patrons would need to walk 150m around the tennis complex to get to the toilet.
- The location of the toilet would also not be readily visible to the public in the reserve or tennis courts and would require signage to help inform the public.
- Annual cleaning costs by Council may be incurred given this is a publicly accessible toilet.

**Solution 2:** Do not incorporate an externally accessible public toilet in the building but instead provide an automated toilet in Warradale Park Reserve.

Considerations:

- Proposes an automated toilet in Warradale Park Reserve, which would improve the building layout and address access issues to the toilets.
- This solution would cater to both tennis participants and individuals using the recreational amenities.
- Allows for the designated space in current building design for a public toilet to be converted to a club office/store.
- Increased capital cost.
- Annual cleaning costs by Council would be incurred.

**Solution 3:** Do not provide a publicly accessible toilet in Warradale Park Reserve or in the clubroom.

Considerations:

- No toilets would be available to users of Warradale Park Reserve or individuals who pay a hire fee for use of the tennis courts through the book-a-court system.
- Allows for the designated space in current building design for a public toilet to be converted to a club office/store.

Should the automated toilet solution progress for Warradale Park Reserve (Solution 2) it would require a commitment to undertake planning and consultation in 2024/25 financial year and a budget allocation of [REDACTED] in the 2025-26 financial year. This project would be considered under a revision of the Open Space Plan being reviewed over the next 6-months and would then be managed by the Open Space Planning team.

There would be little to no cost saving by removing the public toilet from the clubhouse building, as the space would be updated to become a club office and storeroom.

### Next Steps

1. Finalise the federal grant funding agreement and execute.
2. Progress to the detailed design phase of the project.
3. Prepare community consultation plan.
4. Undertake traffic management assessment for preferred design option.
5. Report back to Council on the community consultation outcomes, detailed design, and updated cost estimate.

### Project Timeline

Date	Stage	Status
<b>October 2022 to February 2023</b>	Design Tender	Completed
<b>February 2023 to May 2023</b>	Concept Design Options	Completed
<b>May 2023 to August 2023</b>	Grant application – Federal Government	Completed
<b>September 2023</b>	Council report on options Finalise Federal funding agreement	In Progress
<b>October 2023 to April 2024</b>	Detailed Design and Documentation Community Consultation Traffic Management Assessment	
<b>May 2024</b>	Report to Council to seek approval to proceed to Construction Tender. Development Application	
<b>June 2024 to September 2024</b>	Construction Tender	
<b>October 2024 to June 2025</b>	Construction	

### ATTACHMENTS

1. Attachment 1 - Warradale Park Tennis Club Redevelopment - Concept Design Options [12.2.1 - 7 pages]
2. Attachment 2 - Warradale Park Public Toilet Options [12.2.2 - 1 page]

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# WARRADALE PARK TENNIS CLUB REDEVELOPMENT

CNR CAIRNS & GARDINER AVENUE, WARRADALE SA 5046

PRELIMINARY  
03.05.2023

SHEET LIST SK SERIES

NUMBER	TITLE	REV	ISSUE DATE
SK00	TITLE	B	03.05.2023
SK01	SITE PLAN	B	03.05.2023
SK02	SITE SURVERY & EXISTING CONDITIONS	B	03.05.2023
SK03	GENERAL ARRANGEMENT PLANS - EXISTING	B	03.05.2023
SK04	GENERAL ARRANGEMENT PLANS - OPTION 1	B	03.05.2023
SK05	GENERAL ARRANGEMENT PLANS - OPTION 2	C	03.05.2023
SK06	GENERAL ARRANGEMENT PLANS - OPTION 3	B	03.05.2023

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REDEVELOPMENT  
CLIENT  
CITY OF MARION

PROJECT NO.  
22048

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03.05.2023

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SITE PLAN  
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CLIENT  
CITY OF MARION

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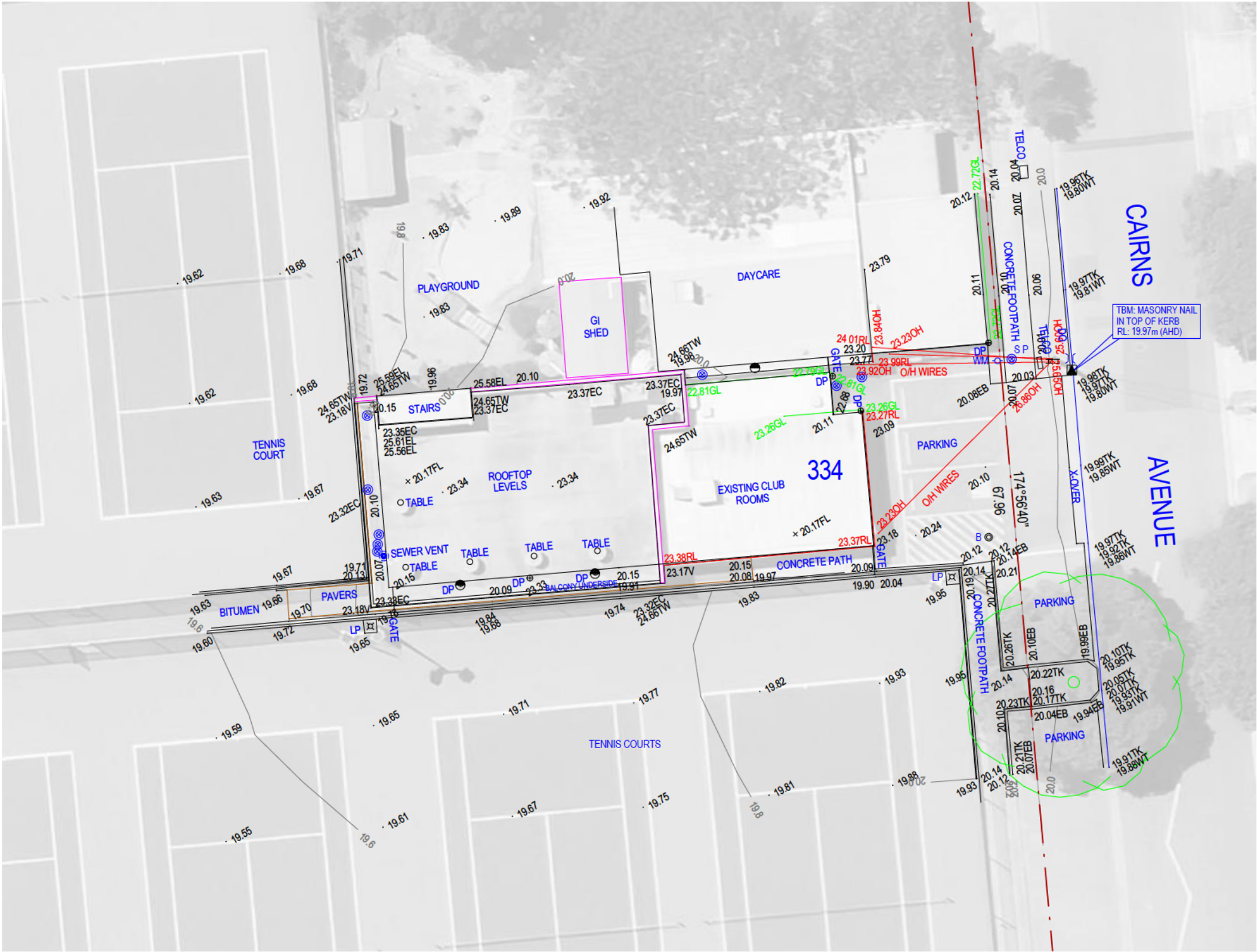
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SITE SURVEY & EXISTING CONDITIONS

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REDEVELOPMENT  
CLIENT  
CITY OF MARION

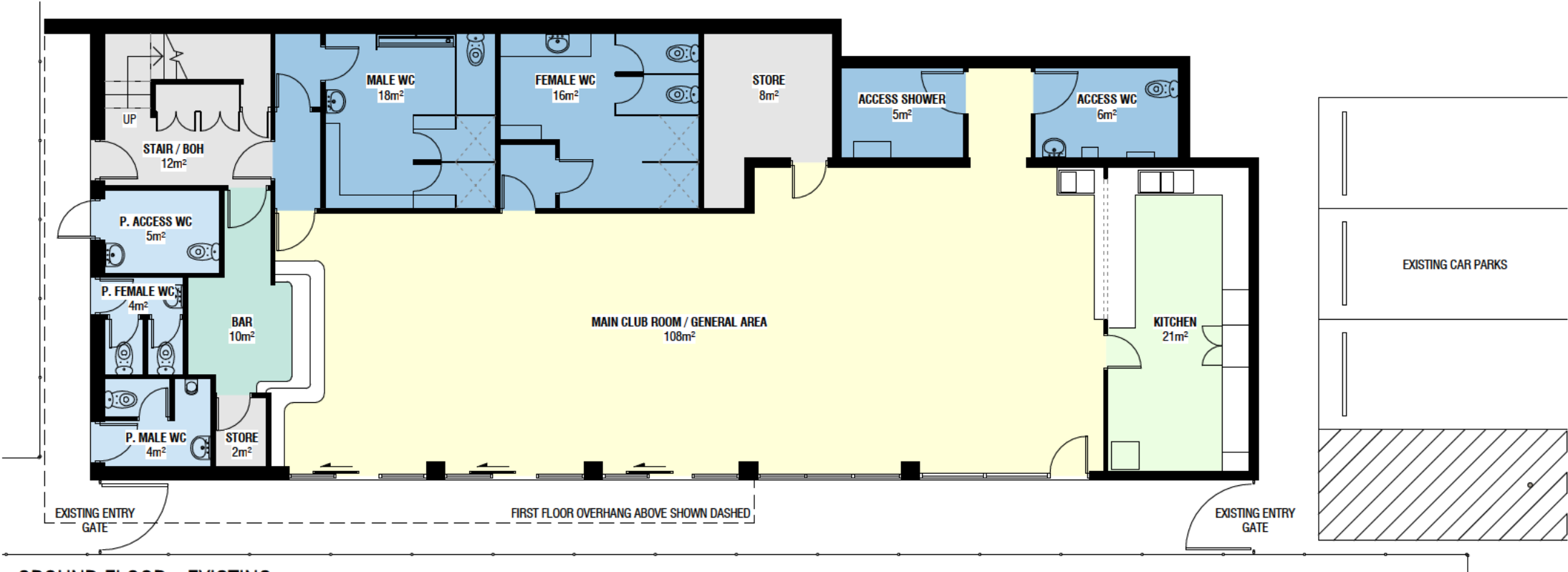
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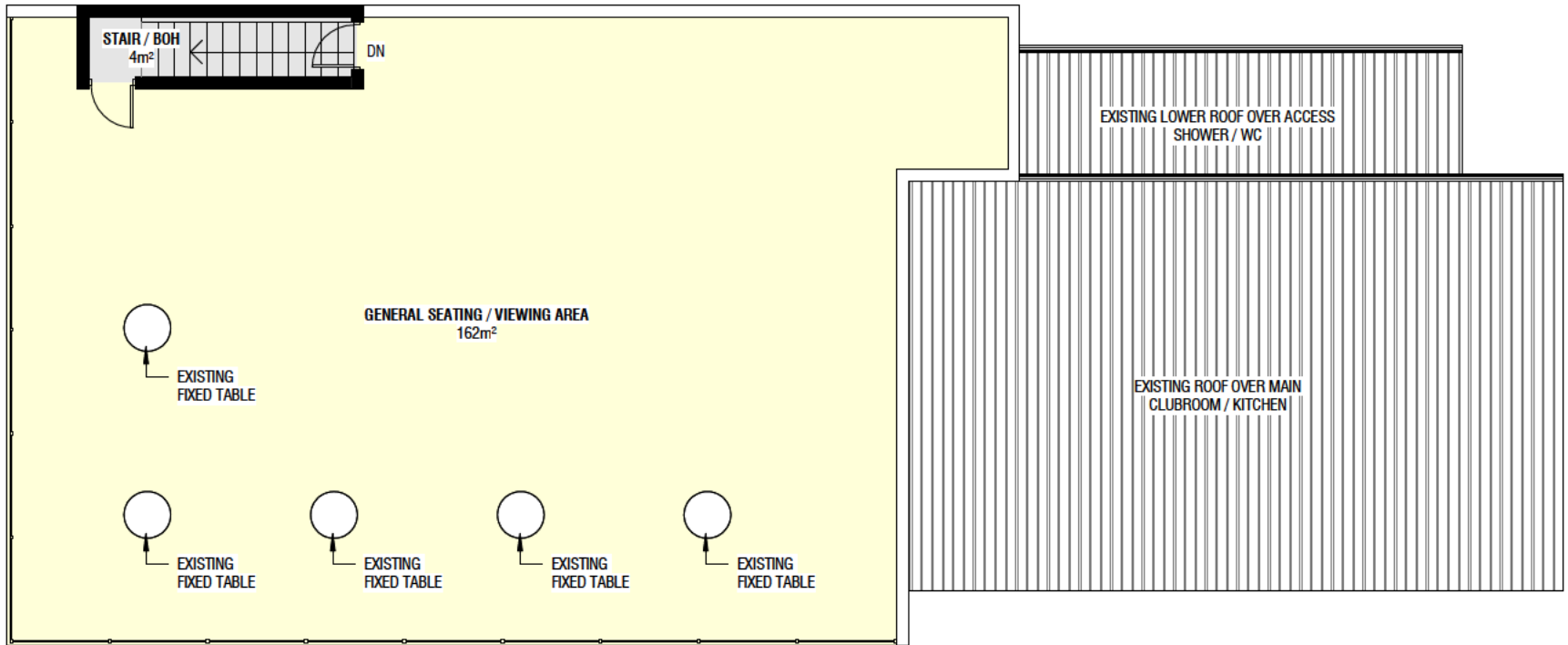
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GROUND FLOOR - EXISTING

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FIRST FLOOR - EXISTING

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DRAWING NUMBER  
SK03

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CLIENT  
CITY OF MARION

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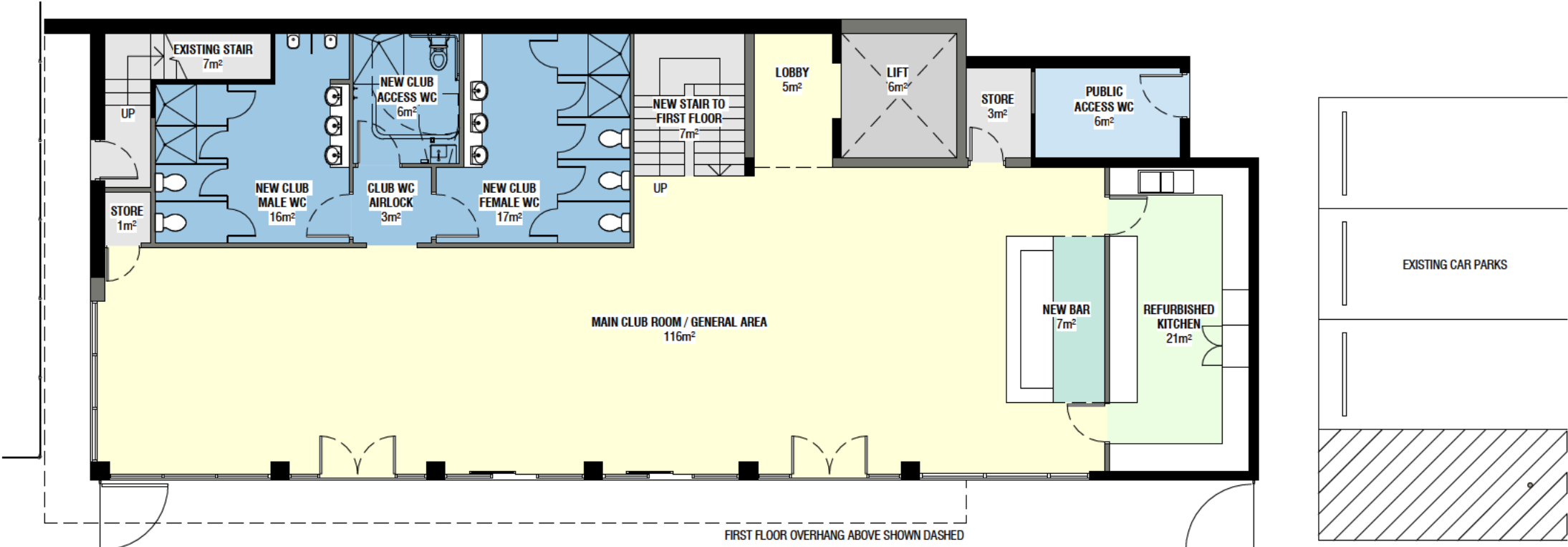
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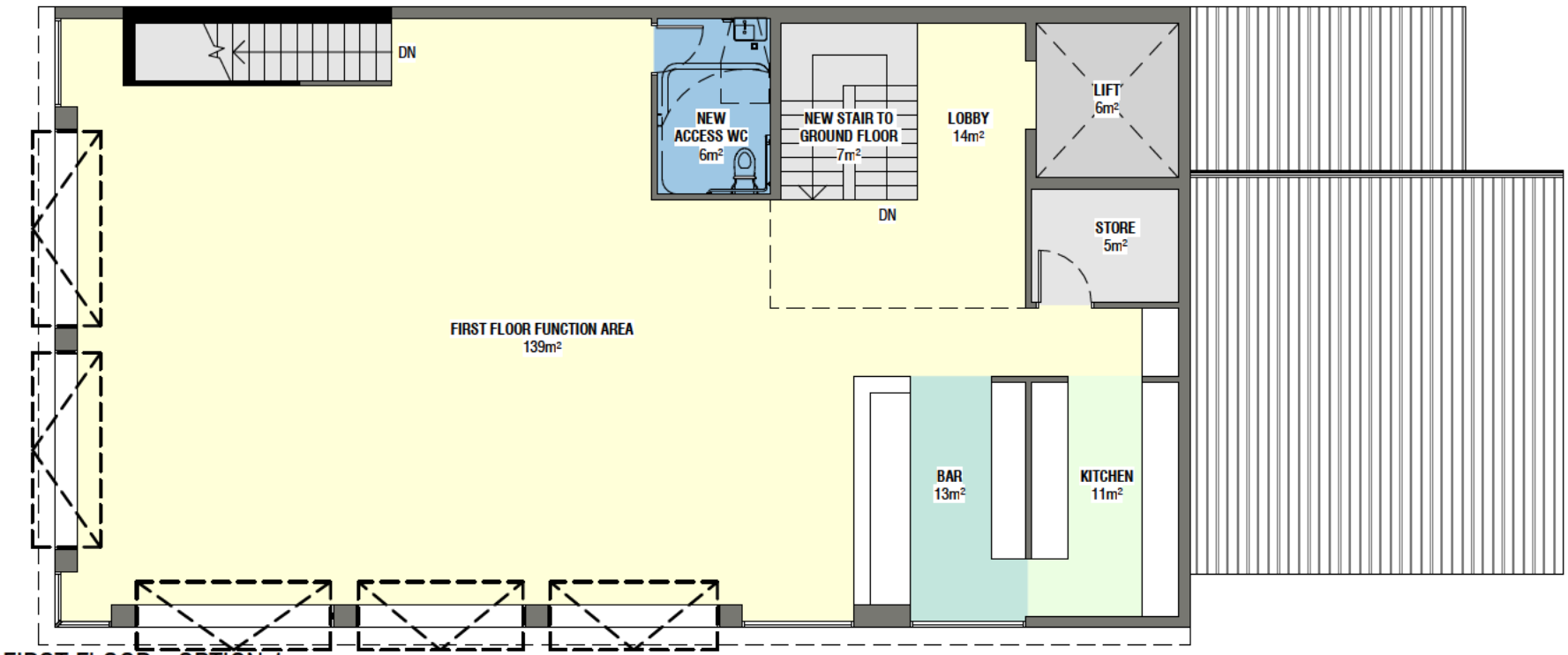
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GROUND FLOOR - OPTION 1  
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FIRST FLOOR - OPTION 1  
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- OPTION 1 SCOPE**
- REFURBISH GROUND FLOOR AMENITIES (FULL SCOPE) - INCLUDING FUNCTION AREAS, CHANGEROOMS, STORE ROOMS.
  - DEMOLISH EXISTING PUBLIC AND CLUB WET AREAS AND REPLACE WITH NEW ACCESS COMPLIANT CHANGEROOMS / WCs.
  - EXISTING GROUND FLOOR KITCHEN TO BE REFURBISHED.
  - DEMOLISH EXISTING BAR AND RELOCATE ADJACENT TO NEWLY REFURBISHED KITCHEN.
  - EXISTING FULL HEIGHT GLAZING WITH SLIDING DOORS TO BE DEMOLISHED AND REPLACED WITH B-FOLD DOORS TO PROMOTE INTERNAL AND EXTERNAL SPACE INTEGRATION.
  - SOUTH-WEST CORNER EXTERNAL WALLS TO BE PARTIALLY DEMOLISHED AND REPLACED WITH GLAZING PROVIDE GREATER VISIBILITY OVER TENNIS COURTS FROM GROUND FLOOR MAIN CLUB ROOM.
  - REFURBISH EXISTING STAIR AND ALLOW FOR ADDITIONAL COMPLIANT CENTRAL STAIR.
  - NEW LIFT ADJACENT TO STAIR TO PROVIDE DDA ACCESS TO FIRST FLOOR.
  - FIRST FLOOR TO BE FULLY ENCLOSED. OPERABLE WINDOW AWNINGS WITH BENCH SEATING AT SILLS TO PROVIDE NATURAL VENTILATION AND MAXIMISE VIEWS OF TENNIS COURTS AND PARK.
  - NEW KITCHEN AND BAR TO SERVICE FIRST FLOOR FUNCTION AREA.
  - ADDITIONAL ACCESS WC INTRODUCED TO FIRST FLOOR.
  - NEW STORE ROOM LOCATED ON FIRST FLOOR.

- LEGEND**
- EXISTING WALL
  - NEW WALL
  - SITE BOUNDARY
  - PEDESTRIAN ACCESS

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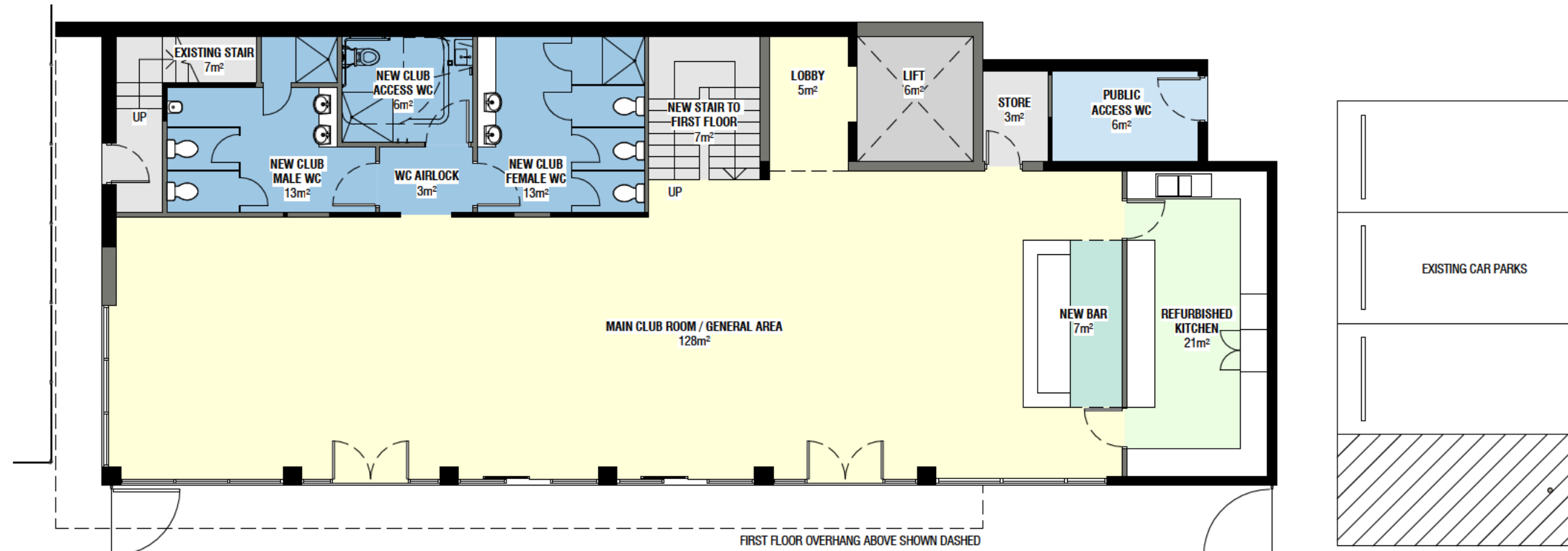
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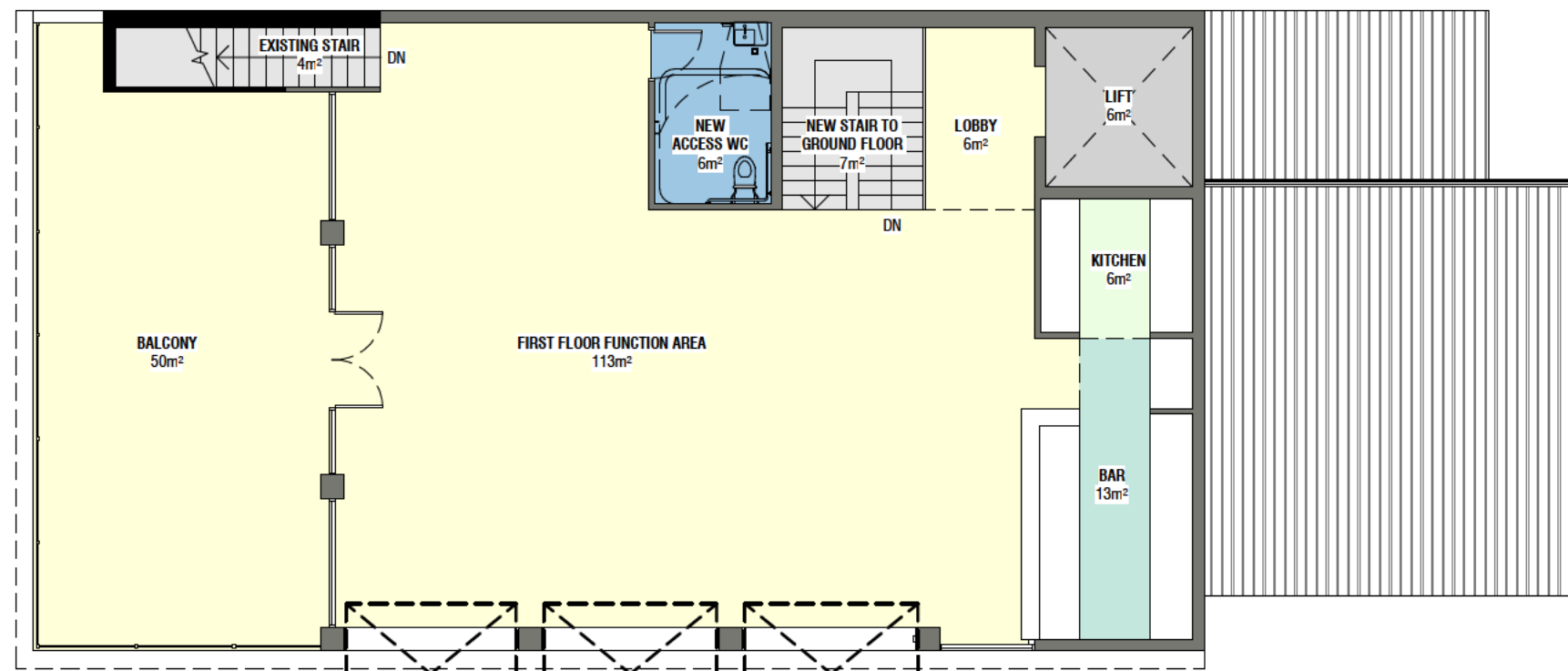
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GROUND FLOOR - OPTION 2

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FIRST FLOOR - OPTION 2

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## LEGEND

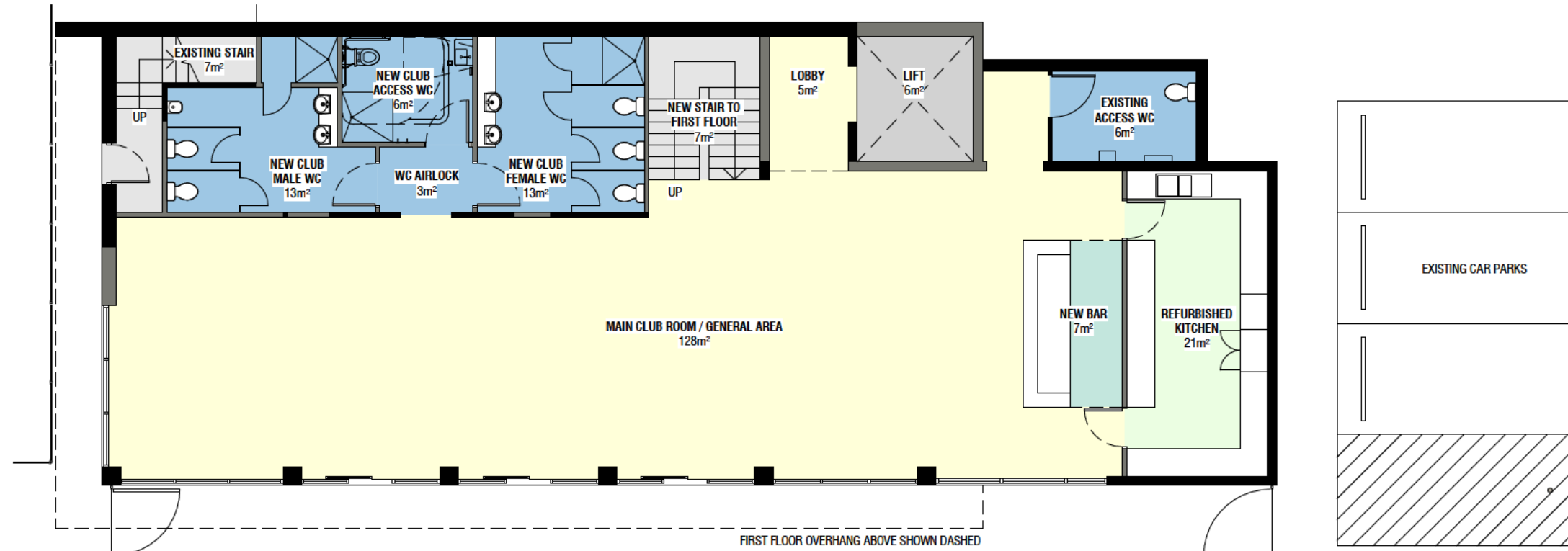
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## OPTION 2 SCOPE

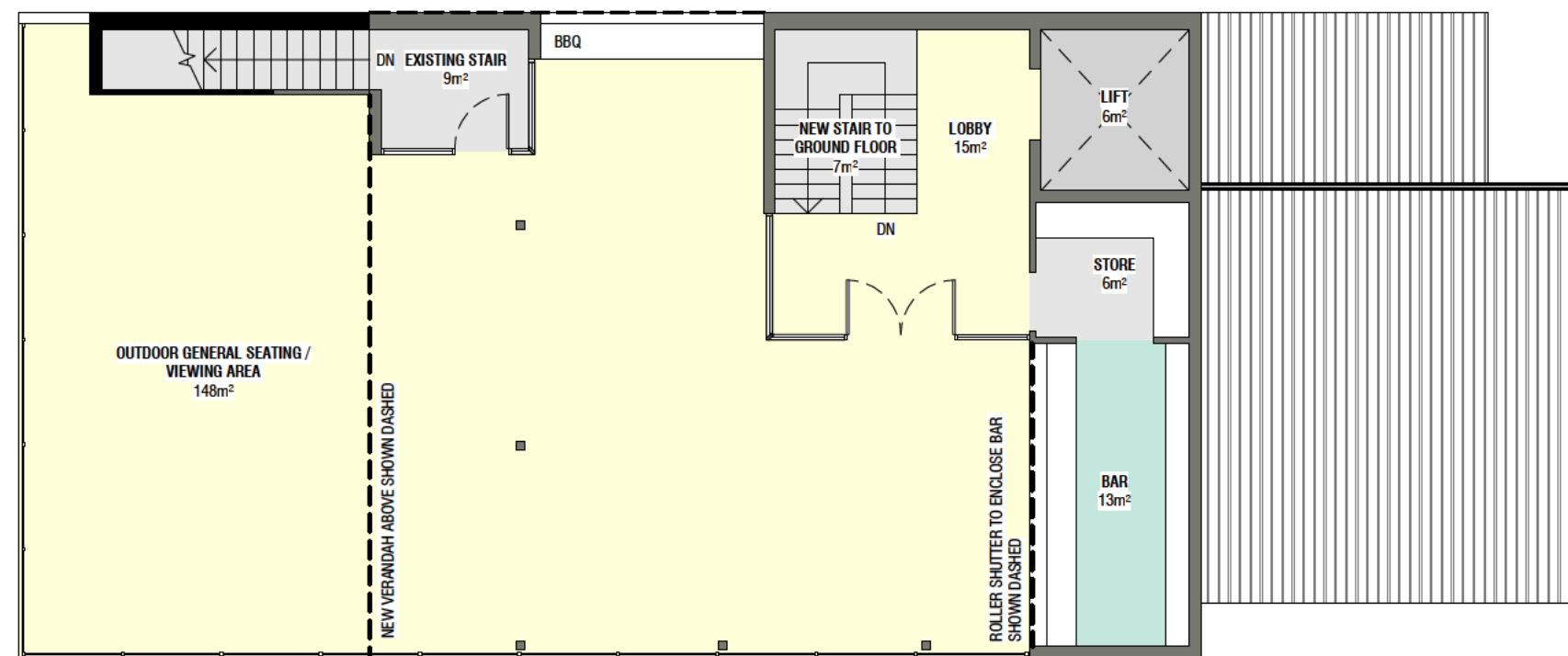
- REFURBISH GROUND FLOOR AMENITIES (LESS WORKS COMPARED TO OPTION 1) INCLUDING FUNCTION AREAS, CHANGEROOMS, STORE ROOMS TO ACHIEVE COMPLIANCE.
- DEMOLISH EXISTING PUBLIC AND CLUB WET AREAS AND REPLACE WITH NEW ACCESS COMPLIANT CHANGEROOMS / WCs.
- EXISTING CLUB ACCESS WC TO BE REFURBISHED & REPURPOSED FOR PUBLIC ACCESS (FROM CAIRNS AVENUE).
- NEW STORE ADJACENT TO NEW PUBLIC ACCESS WC.
- EXISTING GROUND FLOOR KITCHEN TO BE REFURBISHED.
- DEMOLISH EXISTING BAR AND RELOCATE ADJACENT TO NEWLY REFURBISHED KITCHEN.
- REFURBISH EXISTING STAIR AND ALLOW FOR ADDITIONAL COMPLIANT CENTRAL STAIR.
- NEW LIFT ADJACENT TO STAIR TO PROVIDE DDA ACCESS TO FIRST FLOOR.
- FIRST FLOOR TO BE PARTIALLY ENCLOSED. OPERABLE WINDOW AWNINGS WITH BENCH SEATING AT SILLS TO PROVIDE NATURAL VENTILATION AND MAXIMISE VIEWS OF TENNIS COURTS AND PARK.
- COVERED BALCONY OVERLOOKING TENNIS COURTS.
- NEW BAR AND KITCHEN TO SERVICE FIRST FLOOR FUNCTION AREA.
- ADDITIONAL ACCESS WC INTRODUCED TO FIRST FLOOR.





GROUND FLOOR - OPTION 3

1 : 100



FIRST FLOOR - OPTION 3

1 : 100

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DRAWING  
GENERAL ARRANGEMENT PLANS - OPTION 3

DRAWING NUMBER  
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### OPTION 3 SCOPE

- REFURBISH GROUND FLOOR AMENITIES (MINIMAL WORKS) INCLUDING FUNCTION AREAS, CHANGEROOMS, STORE ROOMS TO ACHIEVE COMPL. ANCE.
- EXISTING PUBLIC AND CLUB WET AREAS (EXCLUDING EXISTING CLUB ACCESS WC) AND REPLACE WITH NEW ACCESS COMPLANT CHANGEROOMS / W.C'S.
- NO PUBLIC AMENITIES IN OPTION 3.
- EXISTING CLUB ACCESS WC TO BE CONVERTED TO STORE.
- EXISTING GROUND FLOOR KITCHEN TO BE REFURBISHED.
- DEMOLISH EXISTING BAR AND RELOCATE ADJACENT TO NEWLY REFURBISHED KITCHEN.
- REFURBISH EXISTING STAIR AND ALLOW FOR ADDITIONAL COMPLANT CENTRAL STAIR.
- NEW LIFT ADJACENT TO STAIR TO PROVIDE DDA ACCESS TO FIRST FLOOR.
- PORTION OF FIRST FLOOR TO BE ENCLOSED (MINIMAL).
- NEW BAR AND STORE TO FIRST FLOOR WITH DOUBLE DOOR TO OUTDOOR VIEWING AREA.
- OUTDOOR VIEWING AREA TO BE REFURBISHED WITH NEW FLOOR FINISH, BALUSTRADE & PAINT FINISHES.
- NEW VERANDAH OVER PART OF OUTDOOR VIEWING AREA.
- NEW OUTDOOR BBQ AREA TO FIRST FLOOR

### LEGEND

- EXISTING WALL
- NEW WALL
- SITE BOUNDARY
- PEDESTRIAN ACCESS

PRELIMINARY



**PUBLIC TOILET ACCESS**

If an accessible toilet is provided within the building it will be in Cairns Ave on the opposite side of the complex to Warradale Reserve.

