

Your Say
Adelaide

EXPRESSION OF INTEREST

Lease/licence of community sports infrastructure in Carriage Way Park /
Tuthangga - Park 17

Expression of Interest closes **5:00pm, Friday 22 February 2019**

PROJECT INFORMATION

The City of Adelaide is seeking expressions of interest (EOIs) to lease existing sporting facilities (grounds and building) located in Carriage Way Park / Tuthangga - Park 17 in the southern Adelaide Park Lands (see Image 1 – Location Map).

Image 1 – Location Map



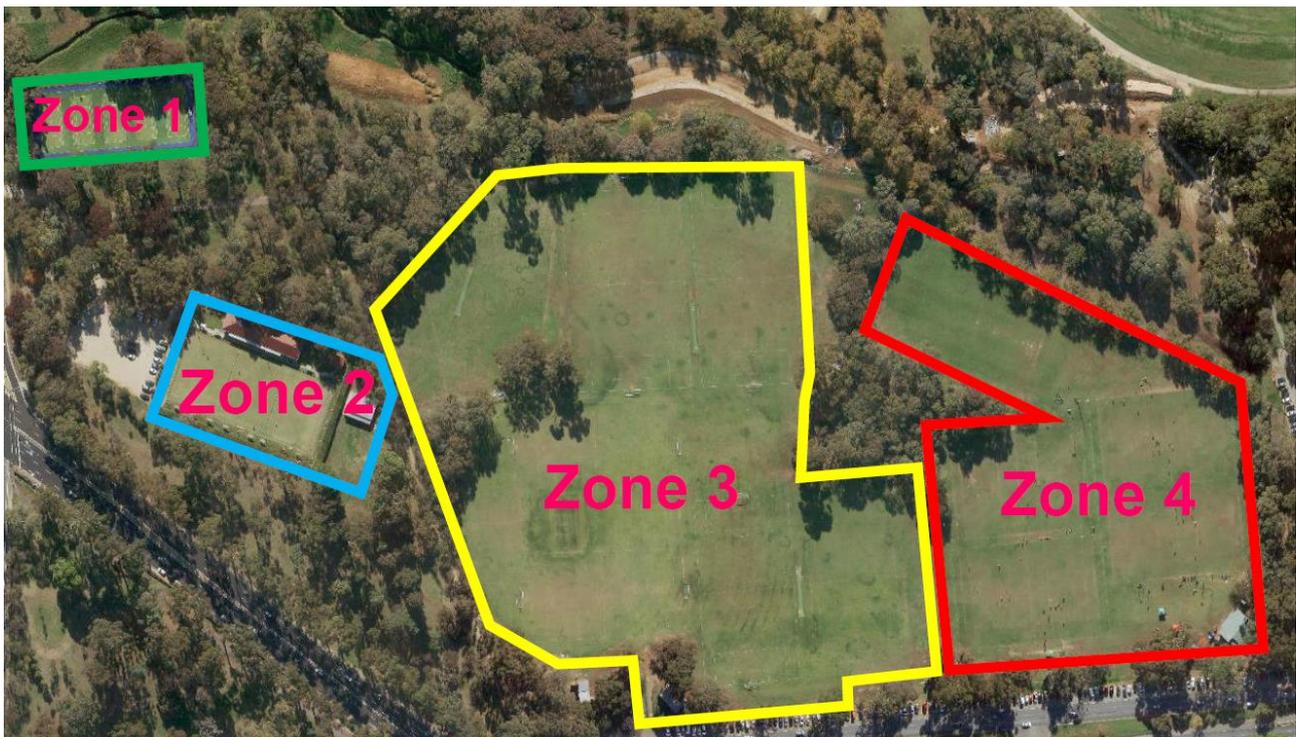
Background

The zones which are the subject of this EOI are shown on the image below [Image 2 - EOI Zone Map] and have been divided into four leasing opportunities. Currently, there is a mixture of facilities in this park which are leased by Pembroke College, SA Croquet Association and Christian Brothers College. These lease holders also hold sub-licence agreements with other sporting and community groups.

This EOI has been triggered by the expiration of the current leasing arrangements in this park and it is a requirement of the Adelaide Park Lands Leasing and Licencing Policy and Guidelines that an EOI process be undertaken before the consideration of any new tenure (lease or licence) and/or building project in the Park Lands that effects the long-term use of the Park. A copy of this policy can be viewed at:

http://www.cityofadelaide.com.au/assets/Adelaide_Park_Lands_Leasing_and_Licensing_Policy.pdf

Image 2 – EOI Zone Map



Zone 1: Is currently licensed to Christian Brother College. It is a community open court that consists of a synthetic court base and accommodates a half size soccer or hockey pitch (with goals) and five (5) tennis courts.

Zone 2: Is currently leased to the SA Croquet Association. Its use currently only accommodates the playing of croquet. The area consists of two (2) buildings that are shared with Council's

horticulture staff. Club access is through the western gate on the south side of the building and horticulture staff access these buildings from the north side of building. The shared use is independent of each other. Currently there are 3 playing fields and sports lighting to accommodate night games.

Zone 3: Currently leased and licenced to Pembroke School. This area consists of 1 sports building which is near Greenhill Road, four (4) cricket fields, which are also used for other sporting codes such as soccer and rugby. There are 2 cricket practice nets behind the building. The area is complete with irrigation (new system installed in 2019 to the north west pitch) and limited sports lighting.

Zone 4: Also leased and licenced to Pembroke School. This area consists of 1 sports building (includes store shed for maintenance vehicles and equipment) which is near Greenhill Road and Beaumont Road, 5 playing fields that are currently used for Touch Football. The area is complete with irrigation and sports lighting.

NOTE: All EOI applications should assume responsibility for all repairs and maintenance for all infrastructure associated with the zones applied for (including buildings, irrigation, lighting etc).

Community Engagement – Carriage Way Park / Tuthangga - Park 17

Between 21 March 2017 and 26 April 2017, the City of Adelaide sought feedback from the community on how they currently use Carriage Way Park / Tuthangga - Park 17 and what improvements could be made to enhance their use of the Park.

Key findings from the engagement were:

- A high value was placed on the openness of this park, particularly the southern sports fields area, with the built form placed to the sides of the park;
- People generally felt that this park had a good balance between formal sporting activity and being able to use the area for informal recreation, with limited restricted access when the park wasn't being formally used;
- People acknowledged that facilities could be improved, including the location/distribution of public amenities, the condition and functionality of existing sports buildings, lighting (for sports) and the quality of playing field surfaces; and
- In relation to activation, most of the existing sports facilities are well used in winter and summer but are held back by limited programming space, the capacity of the grounds to sustain more use and limited areas with sports lighting.

Licensing and Leasing of the Park Lands

The City of Adelaide is the custodian of the majority of the Adelaide Park Lands and to activate these areas looks to partner with educational institutions and community sporting organisations through leasing and licensing.

It is proposed that the sporting fields/courts will operate under a licence arrangement which provides licensee with first right of use (as nominated and approved). If not being used by the licensee these facilities are available to the public. Sports buildings operate under a lease

arrangement giving lessees sole occupancy for co-operative use and sub-letting consistent with the sporting objectives.

It is proposed that, as a minimum, the responsibility of holding a lease/licence agreement with The City of Adelaide for buildings and sports field/courts in the Park Lands is that the lessee:

- Use the leased and licenced area in accordance with the approved Permitted Use;
- Pay all rent and licence fees as per the Adelaide Park Lands Leasing and Licencing Policy and Council's annually endorsed Fees and Charges schedule;
- Pay all costs associated with the use of the building and licensed area (i.e. - telephone, electricity, gas, oil, water and any and all other services/ utilities).
- Maintain and repair any buildings, fixtures, fittings or structures erected fixed or placed in on or under the Licence Area in good and safe repair and condition, such as:
 - drains, pipes, fencing, goal posts, manholes, reticulation equipment, all electrical equipment (including floodlights); and similar services; and
 - in cases where playing courts form the whole or part of the Licence Area will also include all court surfaces, perimeter fencing, net posts and perimeter access gates fencing, sports lights, irrigation etc.);
- Will hold appropriate insurance policies (i.e. - Public Liability, Building and Infrastructure insurance); and that
- Acknowledges that the building and licenced area may not be available for use and occupation because of any public or special events to be held in the Park Lands.
- Acknowledges that the licensed area will be used by the broader community when not in use by the lessee for informal recreation and sport activities.

Sports Infrastructure Masterplan - SIMP

Endorsed by Council in 2014, the Sports Infrastructure Master Plan (SIMP) recommends the following actions:

- Extend sports lighting to all playing fields and improve playing surfaces (Zones 3 & 4);
- Remove ageing and redundant infrastructure, providing a new shared multipurpose community facility (Zone 3);
- Provide lighting and amenities to multipurpose courts facility (Zone 1);
- Relocate South Terrace Croquet Club and enlarge Croquet SA facility into one combined facility (Zone 2); and
- Redevelop existing building servicing main fields to provide better access to amenities and storage (referring to Zone 4).

Outcomes Sought from the EOI process

The City of Adelaide is seeking EOIs from one or more community sporting organisations (including educational institutions) that can demonstrate an ability to partner with Council to deliver

on the outcomes sought for the Adelaide Park Lands, including the provision of quality infrastructure and open space.

Consistent with the Adelaide Park Lands Management Strategy, the City of Adelaide seeks the following outcomes for the Park Lands for community sport and recreation.

Diversity

- A diverse range of contemporary outdoor based sporting and athletic opportunities for a range of ages, genders, cultural backgrounds and abilities
- Facilities which provide for local or regional level sport, rather than elite level sport

Utilisation

- Spaces that are well utilised throughout the year

Shared Uses and Spaces

- Sporting facilities which accommodate general community use of the licenced sporting areas outside of game and training times as well as encourage use of licensed areas for informal recreation and sport.
- Sporting activity which complements and co-exists with the informal recreational activity occurring in the northern areas of Carriage Way Park/Tuthangga Park (Park 17)
- Minimal, fit-for-purpose built form supporting facilities which sit comfortably in the landscape
- Outdoor recreational and sporting activity - indoor sporting activity is not consistent with the Adelaide Park Lands Management Strategy

Well Managed Facilities

- Organisations that can partner with the City of Adelaide to deliver community sport and recreation outcomes
- Organisations that have the capacity to provide and maintain facilities and open spaces to a high standard

The following is discouraged on the Park Lands:

- Excessive built form
- Car parking
- Fenced areas that restrict community access
- Single purpose facilities

This EOI process forms one part of the broader Park Lands Community Infrastructure Process. This process does not include the following, which will be part of subsequent discussions and processes following approval of the preferred organisation(s):

- Actual lease/licence negotiations
- Proposals for new buildings/facilities, including design and footprint (size of the building)

Who can apply?

Community sporting organisations (including educational institutions) can enter into lease / licence negotiations with the City of Adelaide to provide diverse, community level sporting and athletic facilities in Carriage Way Park / Tuthangga - Park 17 if they:

1. Provide for local or regional level sport, rather than elite level;
2. Can demonstrate year-round use
3. Provide sporting activity which complements and co-exists with the informal recreational activity occurring in Carriage Way Park/Tuthangga Park (Park 17)
4. Are not-for-profit, incorporated bodies
5. Can operate solely or form a combined management committee possibly with sub-lessees who contribute to the diverse sporting opportunities
6. Provide an indication of the type and scale of supporting built form infrastructure required to support the proposed use
7. Can demonstrate:
 - Financial viability and capacity
 - Experience in managing facilities
 - A sound governance / management model
 - An ability to partner with the City of Adelaide to deliver the SIMP for this park.

What are the Expression of Interest Submission Requirements?

Please read the Expression of Interest: Carriage Way Park / Tuthangga - Park 17) Assessment Criteria before commencing the submission process.

Your submission must include the following 'Details of Organisation' information and should address the following assessment criteria.

Details of Organisation

- Contact person and details for the EOI
- Name of lead proponent
- Names of all other parties / user groups associated with the proposal i.e. clubs/groups that you would be looking to share the facilities with (either via sub-licence or through a casual use agreement)
- Evidence of the lead proponent having a relationship with other parties identified in the proposal
- Current membership numbers (participants only - not social members)
- Expected numbers of regular users and a description of the user group(s) e.g. age, gender, division

- Details (name/address) of grounds/facilities currently used by the proponent and the other user groups identified
- Statement regarding why relocation is desired (if applicable)
- Details of current lease/licence (or other arrangement) for existing grounds/facilities including expiry dates.

Assessment criteria

Submissions will be assessed on the degree to which they meet the following criteria. Applicants are required to address these criteria when preparing their submission:

Diversity

The proposed use should include:

- A diverse offering that is complementary with existing sports and recreation offerings in the City
- Opportunities for different ages and genders to participate
- Opportunities for people from diverse cultural backgrounds and with a range of abilities to participate
- Opportunities for community level sport and recreation rather than elite sport.

Utilisation

The proposed use should demonstrate:

- Optimal utilisation of the facilities including day time and night time scheduling throughout the year.

Shared Uses and Spaces

The proposed use and associated infrastructure should consider:

- Accommodating general community use outside of licensed game and training times
- Broader community benefit including informal recreation and sporting opportunities
- Co-existing with and complementing informal recreational opportunities currently available in Carriage Way Park / Tuthangga - Park 17.

Well-managed Facilities

The management structure (either operating solely or as a combined management committee, possibly with sub-lessees who contribute to the diverse sporting opportunities) should support the proposed activity and deliver well maintained buildings and grounds.

The proposal should demonstrate the proponent's:

- Financial viability and capacity
- Experience in managing facilities and maintaining them to a high standard

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- Sound governance / management model
- Ability to partner with the City of Adelaide to develop new and improved community sporting facilities.

Timeline

EOI opens:	4 February 2019
EOI closes:	22 February 2019
Review submissions:	March 2019
Report to APLA:	April/May 2019
Report to Council:	April/May 2019
Notify applicants of Council decision:	May/June 2019

Expression of Interest

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How do I submit my Expression of Interest?

Digital

Council has a dedicated website that provides an opportunity to apply online. Visit yoursay.cityofadelaide.com.au Alternatively, applications can be emailed to yoursay@cityofadelaide.com.au

Hardcopy

All written submissions must be received by **5.00pm, Friday 22 February 2019**, and should be addressed to:

Expression of Interest
Carriage Way Park / Tuthangga - Park 17
GPO Box 2252, Adelaide SA 5001

What happens next?

After the prescribed closing date, all EOI applications will be acknowledged by the contact person via email or letter.

All EOI applications received will be reviewed and assessed against the selection criteria contained within the information pack by a review panel. Council has the final say on the selection of the EOI nominations.

Please note that due to the competitive nature of this EOI process staff are unable to provide specific advice and information to applicants as this may give your application an unfair advantage over other applications.

For enquires please contact:

Laura Morgan

Consultant – Community Property

T: 8203 7843

E: l.morgan@cityofadelaide.com.au

Or visit yoursay.cityofadelaide.com.au

SUBMISSION FORM

Details of Organisation

- Contact person and details for the EOI
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