

## **8.2 RIVERLEA DISTRICT SPORTSGROUND AND COMMUNITY CENTRE - PRUDENTIAL REPORT**

Contact Person: Luke Culhane

### **Why is this matter confidential?**

This matter is confidential because, Subject to an order pursuant to Section 90 (3) (b) of the Local Government Act 1999, this matter is confidential because it involves a commercial process in the open market and the disclosure of information may affect negotiations..

### **A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE**

No action – this motion passed in the open Section.

### **B. THE BUSINESS MATTER**

## **8.2 RIVERLEA DISTRICT SPORTSGROUND AND COMMUNITY CENTRE - PRUDENTIAL REPORT**

**Responsible Executive Manager :** Luke Culhane

**Report Author :** Samantha Grieve

**Delegated Authority :** Matters delegated to the Committee

**Attachments :**

1. Riverlea Sportsground and Community Centre Prudential Report
2. [REDACTED]
3. [REDACTED]

### **PURPOSE**

The purpose of this report is for the Corporate Governance Committee to note and provide feedback on a Prudential Report addressing prudential issues associated with a proposed Riverlea shared use school, sport and community site. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## EXECUTIVE SUMMARY

[REDACTED] The report forms part of Council's compliance and due diligence requirements in relation to the proposed project to be undertaken in a partnership between Council, Walker Corporation and Catholic Education SA for the development of a 15-hectare shared use education, sport and community site at Riverlea, which will include the following elements:

- a private Catholic primary/secondary school catering to approximately 1,800 students
- an early learning centre
- an indoor sports stadium with 2 courts and indoor/outdoor changerooms
- 3 adjacent netball/tennis courts
- a district level sportsground, incorporating:
  - 2 x multi-sport ovals
  - 2 soccer pitches
  - 6 netball/tennis courts
  - sport clubrooms with 4 changerooms
- a community hub and plaza; and
- shared car parking.

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

## 1. BACKGROUND

[REDACTED]

Discussions between Council, Walker Corporation and Catholic Education SA proceeded on the joint belief that a shared sports, education and community site would yield the highest benefit for the community, whilst also reducing the respective costs of delivery for all parties.

On this basis a concept plan was jointly developed proposing a 15-hectare shared use site incorporating:

- a private Catholic primary/secondary school catering to approximately 1,800 students
- an early learning centre
- an indoor sports stadium with 2 courts and indoor/outdoor changerooms
- 3 adjacent netball/tennis courts
- a district level sportsground, incorporating:
  - 2 x multi-sport ovals
  - 2 soccer pitches
  - 6 netball/tennis courts
  - sport clubrooms with 4 changerooms
- a community hub and plaza; and
- shared car parking.

The design and sports infrastructure included in the concept plan has been informed by Councils Sports Facility Strategy - 2023. The Strategy identifies that Riverlea requires at least two district and one regional facility. The Strategy also states that Riverlea will require a sports ground and indoor courts within 0-5 years

[REDACTED]

[REDACTED]

[REDACTED]

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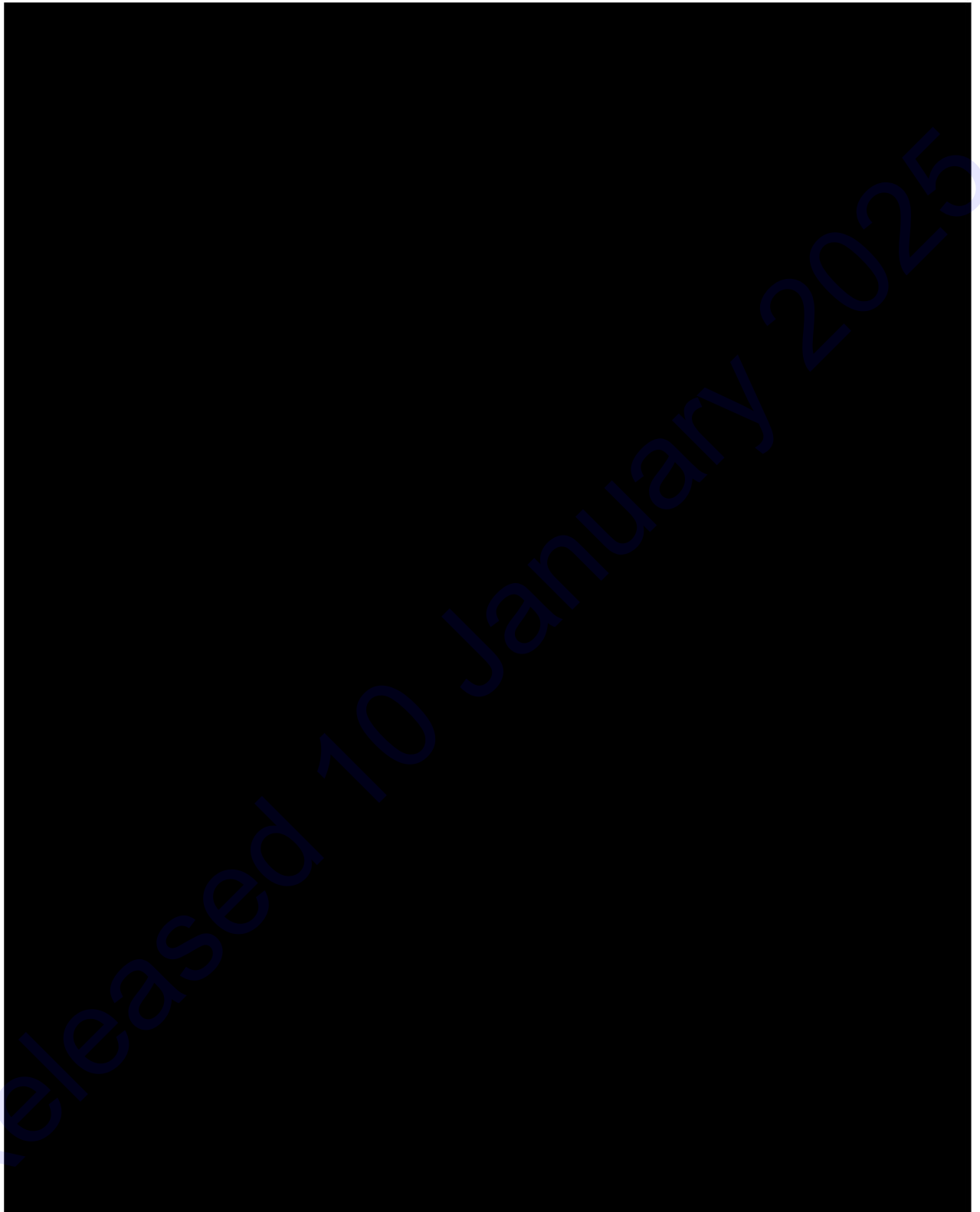
## Riverlea Social Infrastructure – Shared Use Education, Sport, and Community Site

City of Playford

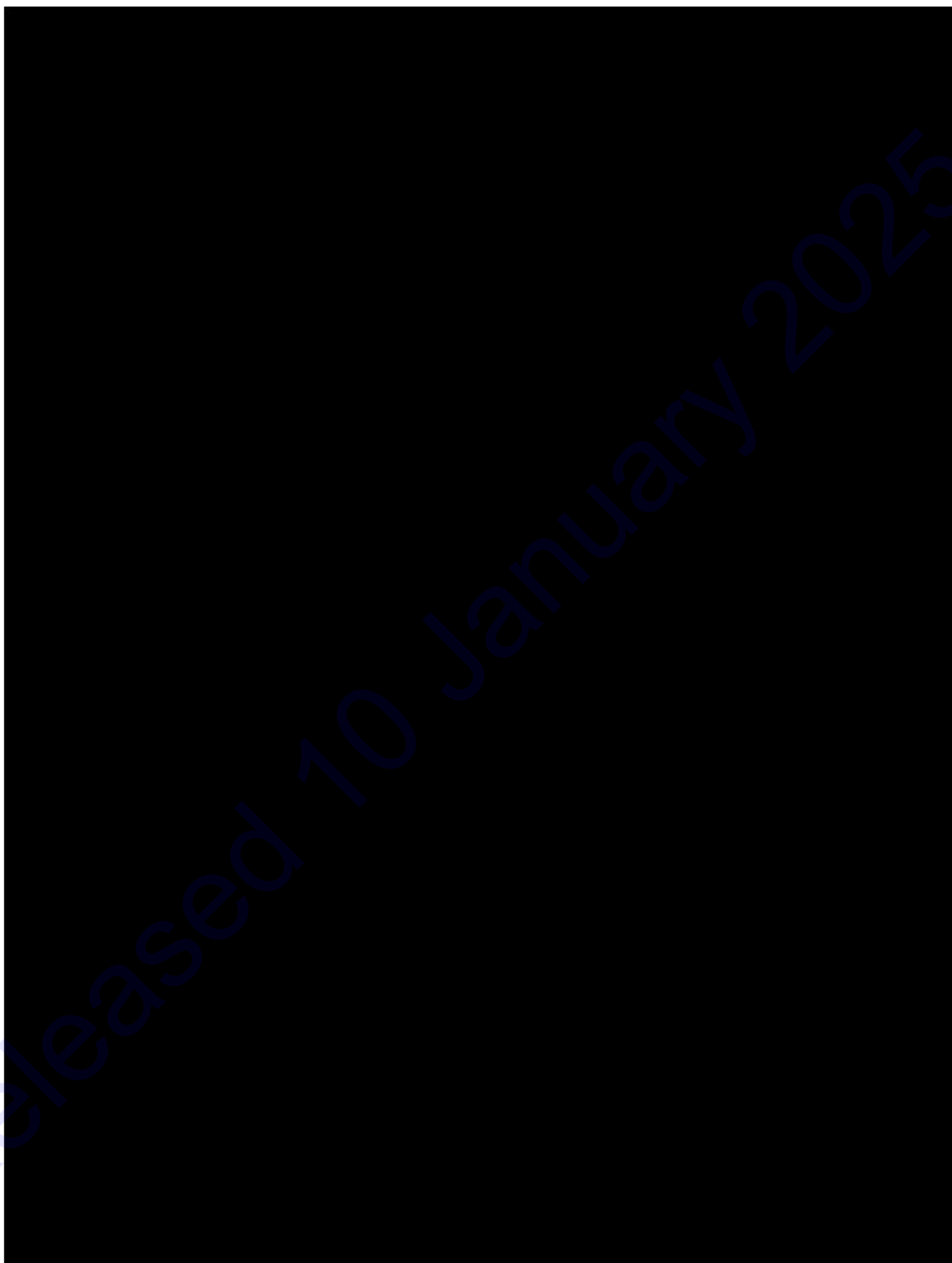
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### Prudential Report



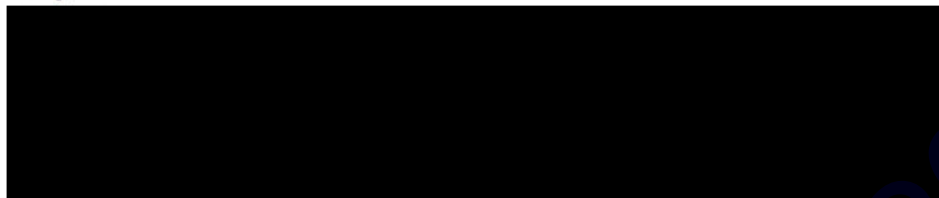










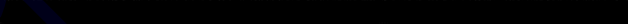
#### Background



The approval conditions for the Riverlea development require the developer (Walker Corp.) to provide the following components of social infrastructure:

- **Community Space** – to be provided in two phases of 200 sqm each in the initial Neighbourhood / District Centres.
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- **Recreation and Sports Facilities** – Walker Corp. prepared a Recreation Facilities Strategy for Precinct 1 in collaboration with the City of Playford.
- 



Initial discussions between Council, Walker Corp. and CESA were based on an agreement proposed whereby the parties could share a site for sports, education and community infrastructure, which would yield the highest benefit for the community whilst reducing the costs of delivering the required infrastructure for all parties. 



#### The Project

The Master Plan for the site identifies three sites for schools and district-level/regional-level playing fields for the future community. The Master Plan was developed on a needs analysis for future schooling requirements and demand modelling for sports grounds per the Council Sports Grounds Directions Strategy and 2023 Sports Facility Strategy.

The project involves the development of a 15-hectare shared-use school, sporting ground and community-use site within the Riverlea township. The project will be delivered as a partnership between Catholic Education SA (CESA), Walker Corp. and the City of Playford.



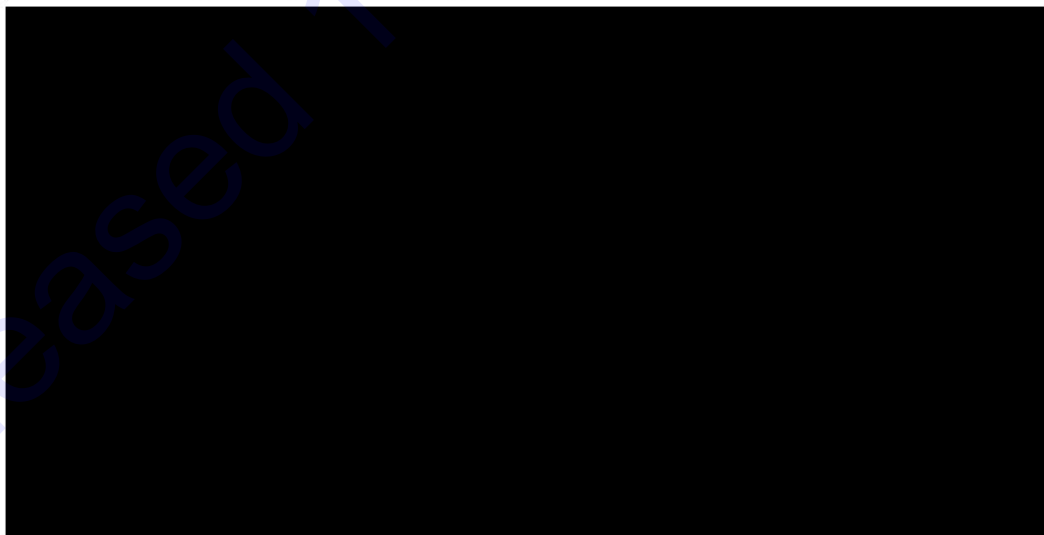
The site represents the first location identified in the Master Plan for school and district-level playing fields. [REDACTED]

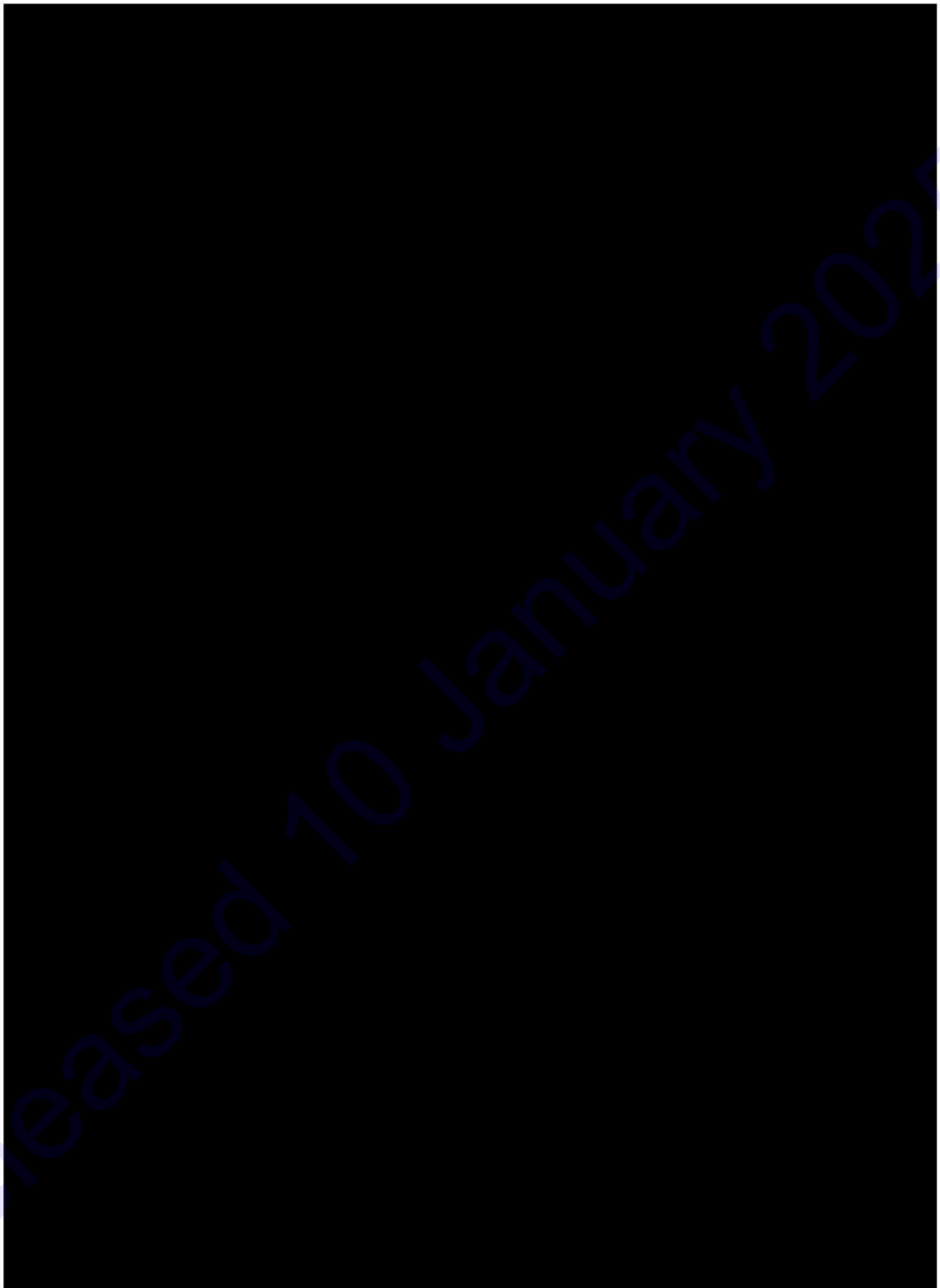
The partnership has, in principle, support by all parties to the proposal. The principles agreed upon are;

- Council will own all of the land on which the social infrastructure sits, excluding the land required for the indoor courts and adjacent outdoor covered/non-covered courts. This is on the principle that the Council will retain control over the infrastructure and maintain a consistent service standard across all facilities. The Council and CESA will enter into an agreement for the shared use component of the social infrastructure.
- CESA will own the land on which the indoor courts and adjacent outdoor covered/non-covered courts sit. On the principle that the school will be the primary user of this facility. The Council and CESA will enter into an agreement so that the community can access this facility outside of school use.
- Cost sharing for the ongoing operating costs and the terms of sharing are yet to be discussed and negotiated.
- Walker Corp. will gift the land required for social infrastructure to the Council as part of its open space requirements.
- [REDACTED]

The project includes;

- Ovals
- Sports Infrastructure
- Services
- Community Hub
- Courts
- Public Realm
- Car Parking, including CCTV and Lighting





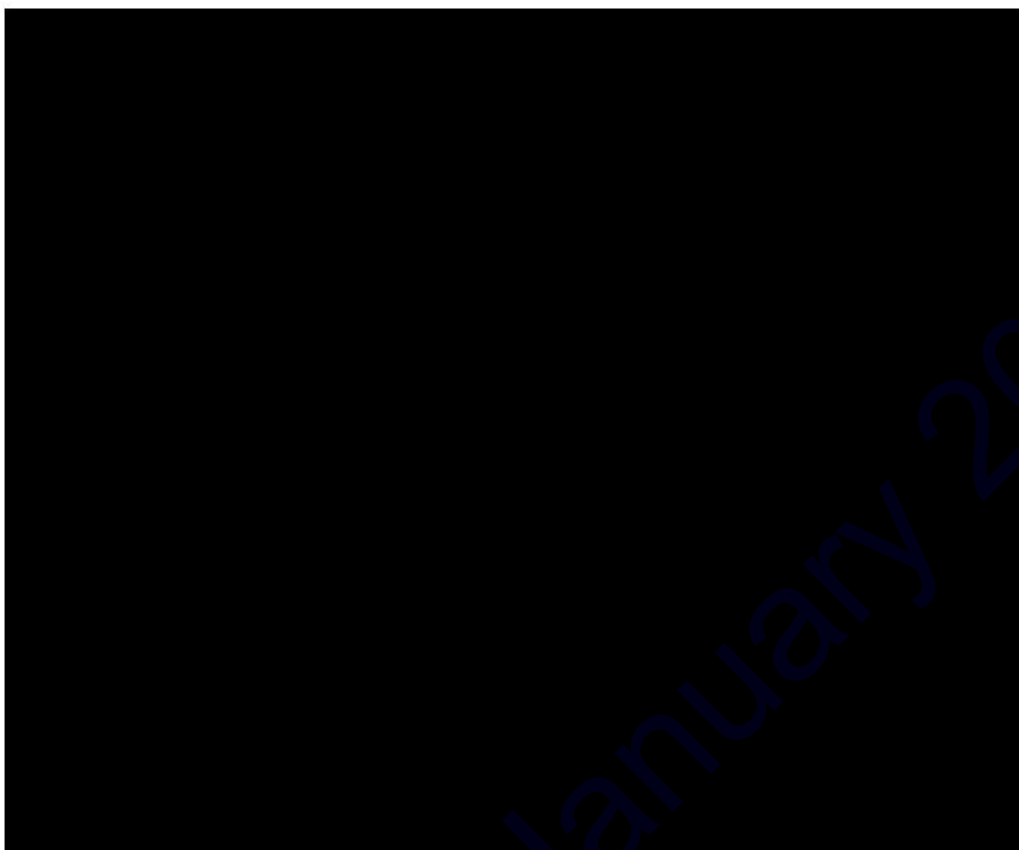
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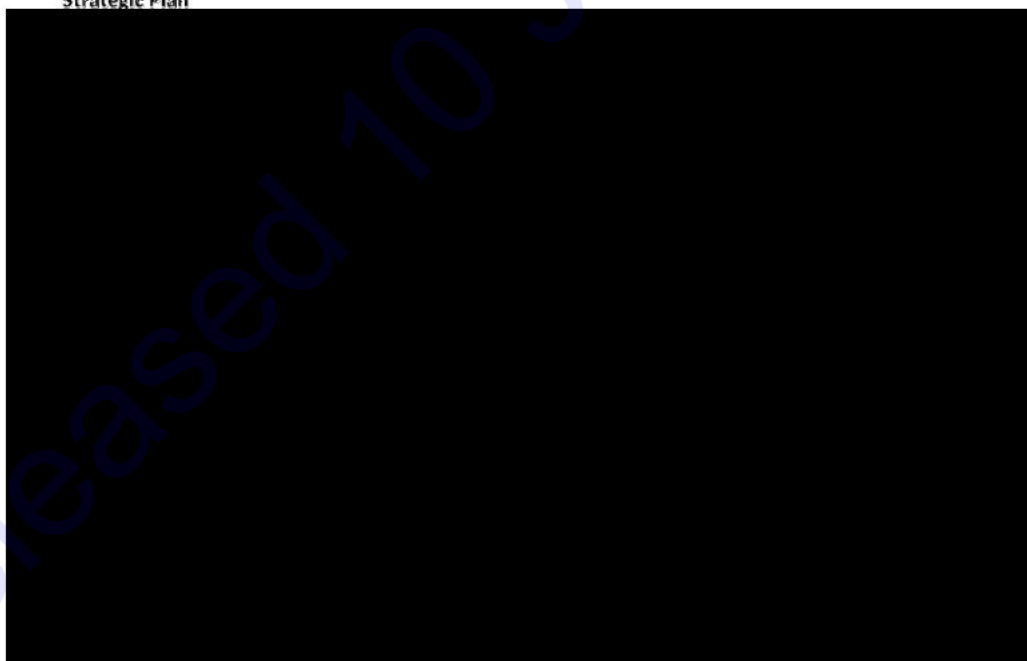
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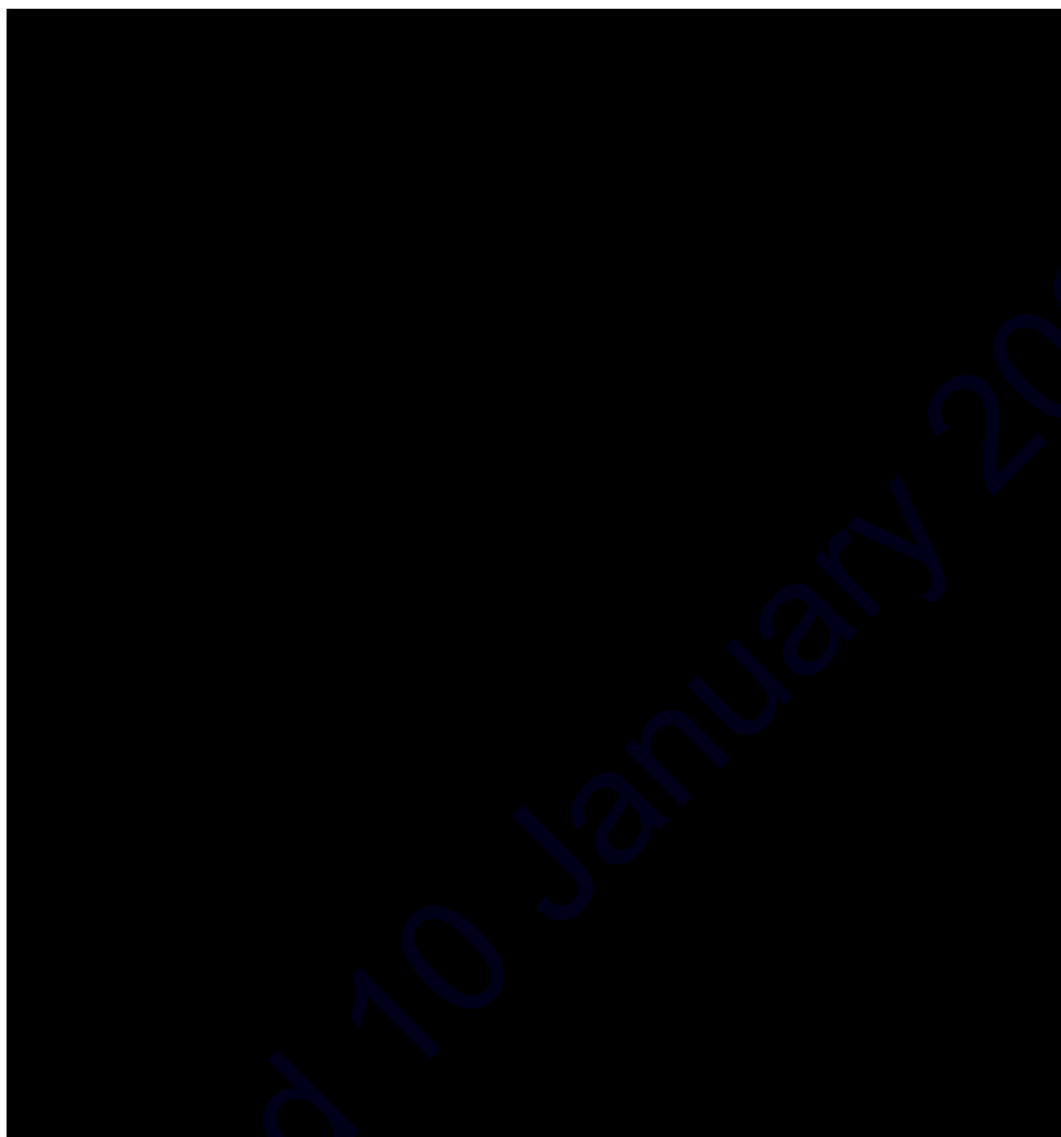


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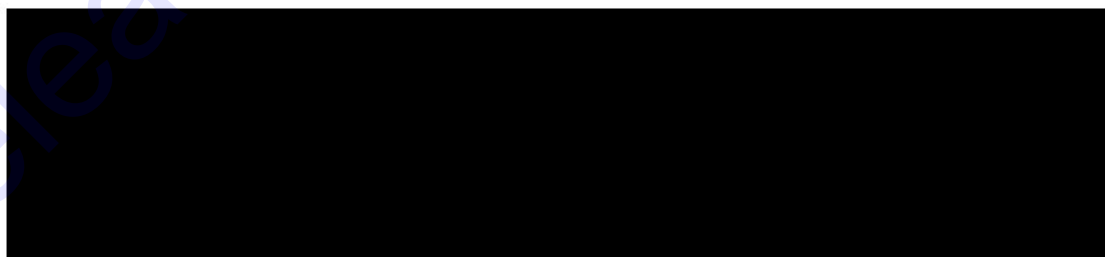
**Strategic Plan**





***City of Playford Sportsground Facility Strategy - 2023***

This Strategy identifies that Riverlea requires at least two districts and one regional facility. The Strategy identifies that Riverlea will require a sports ground and indoor courts within 0-5 years, a sports ground within 5-10 years and a further sports ground after 10 years.





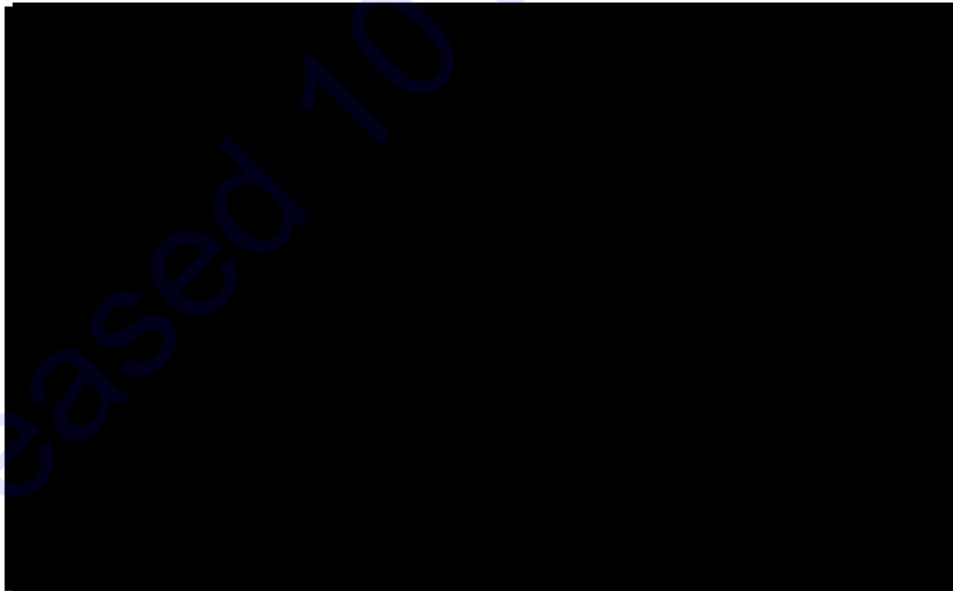


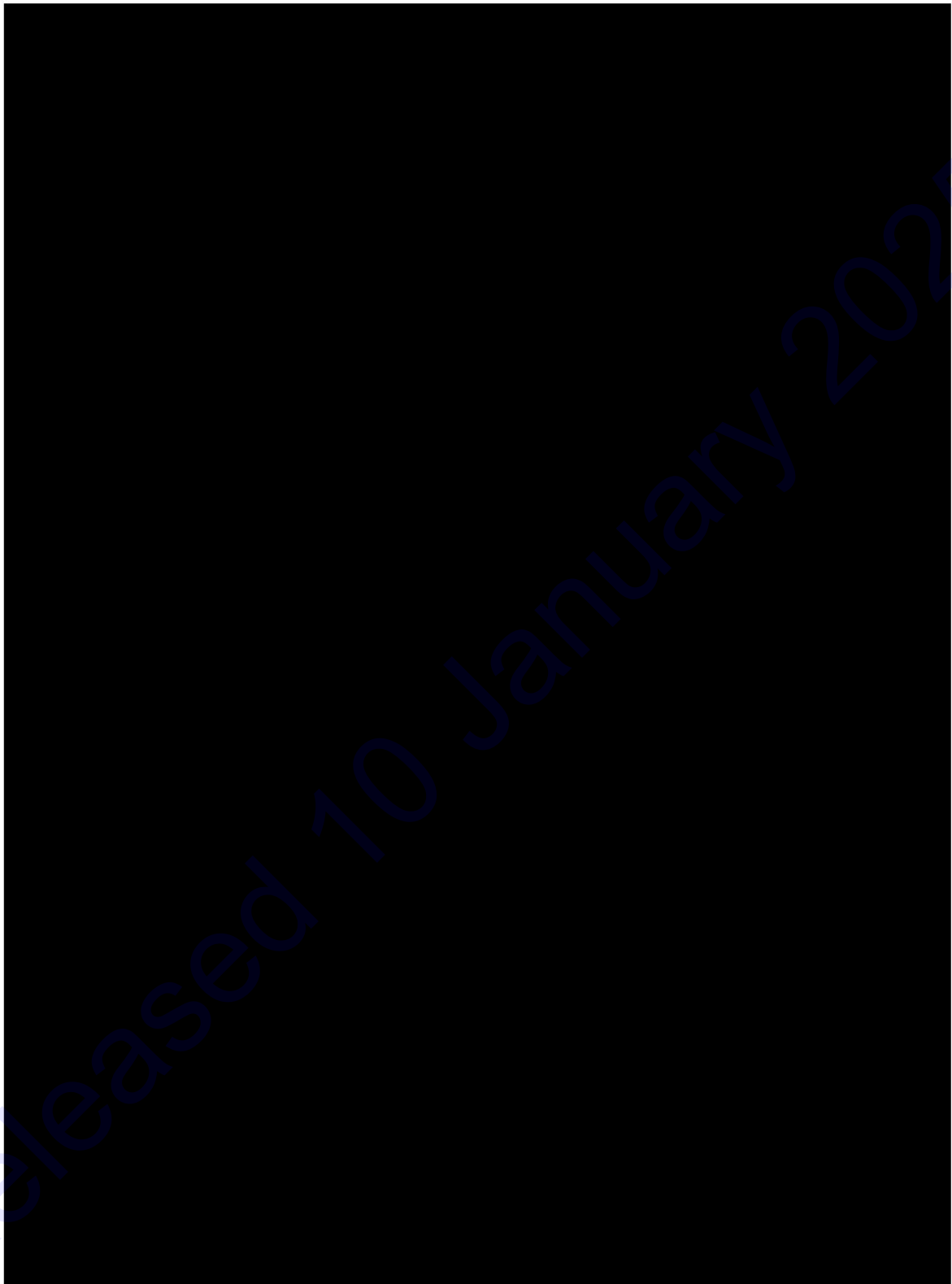
Development Plan

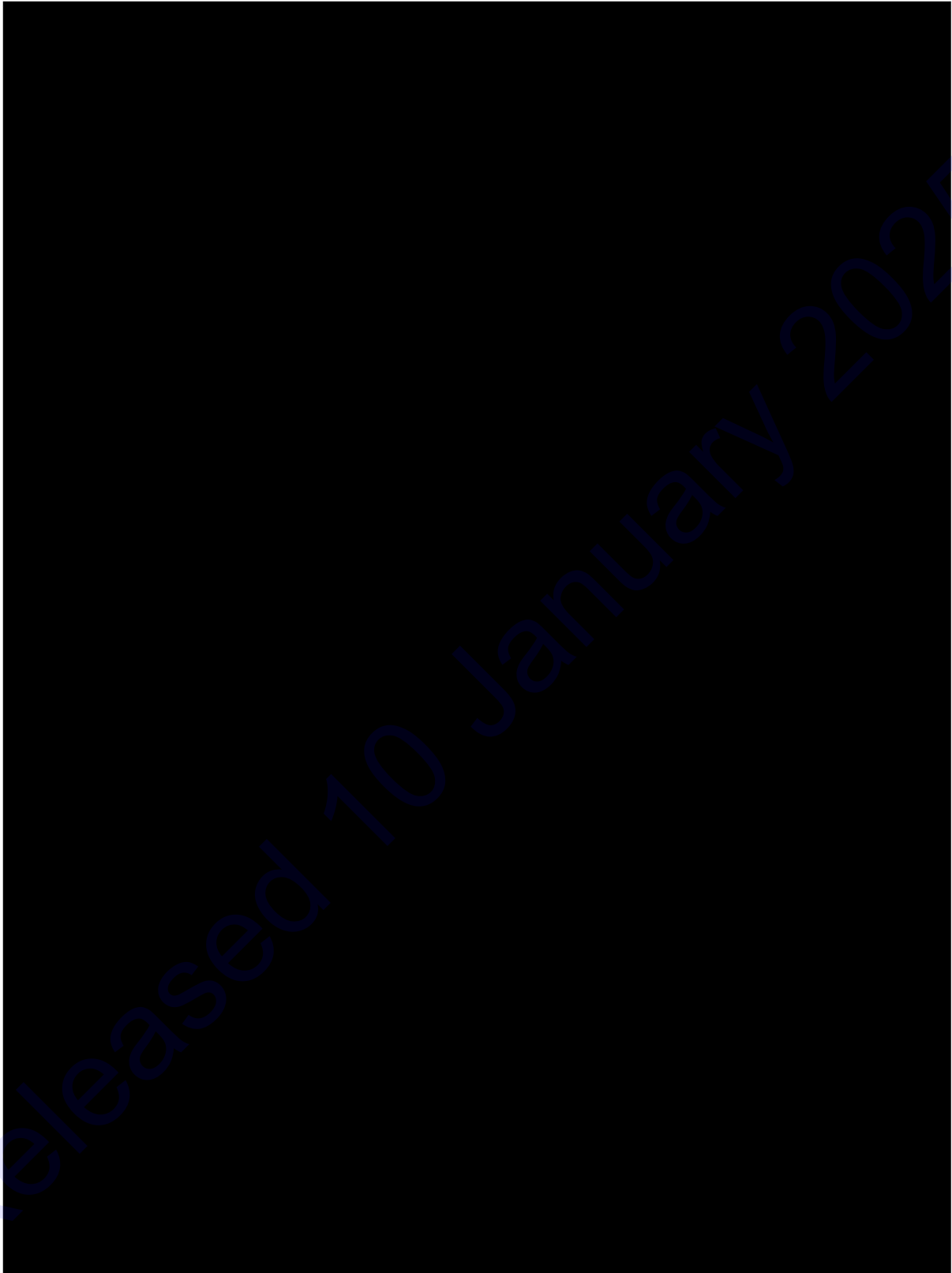


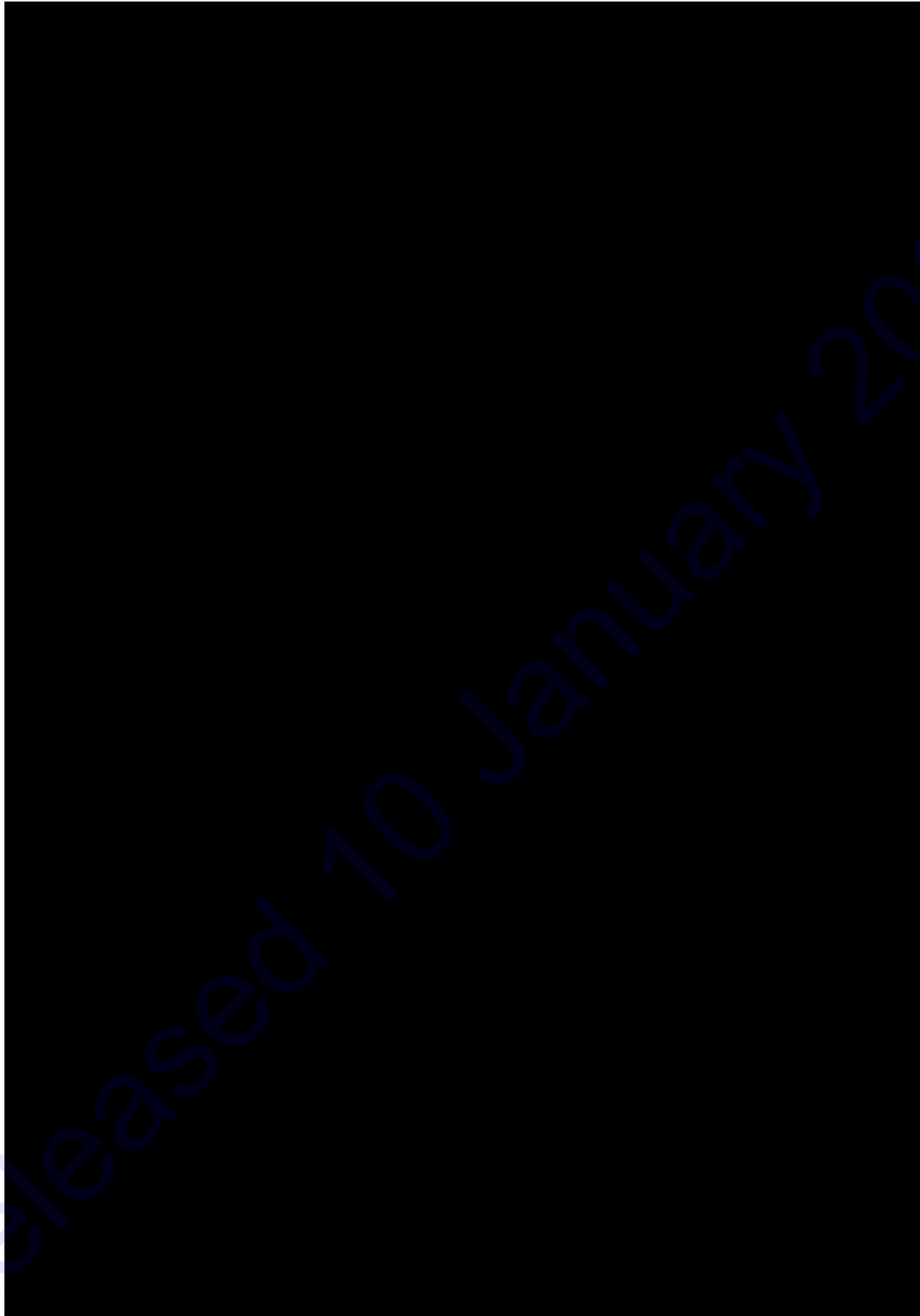
The land, which is subject to the CESA college proposal, and the Council District Sport and Recreation facilities [REDACTED]

land for the sport and recreation facilities being vested to Council by Walker Corp. [REDACTED]







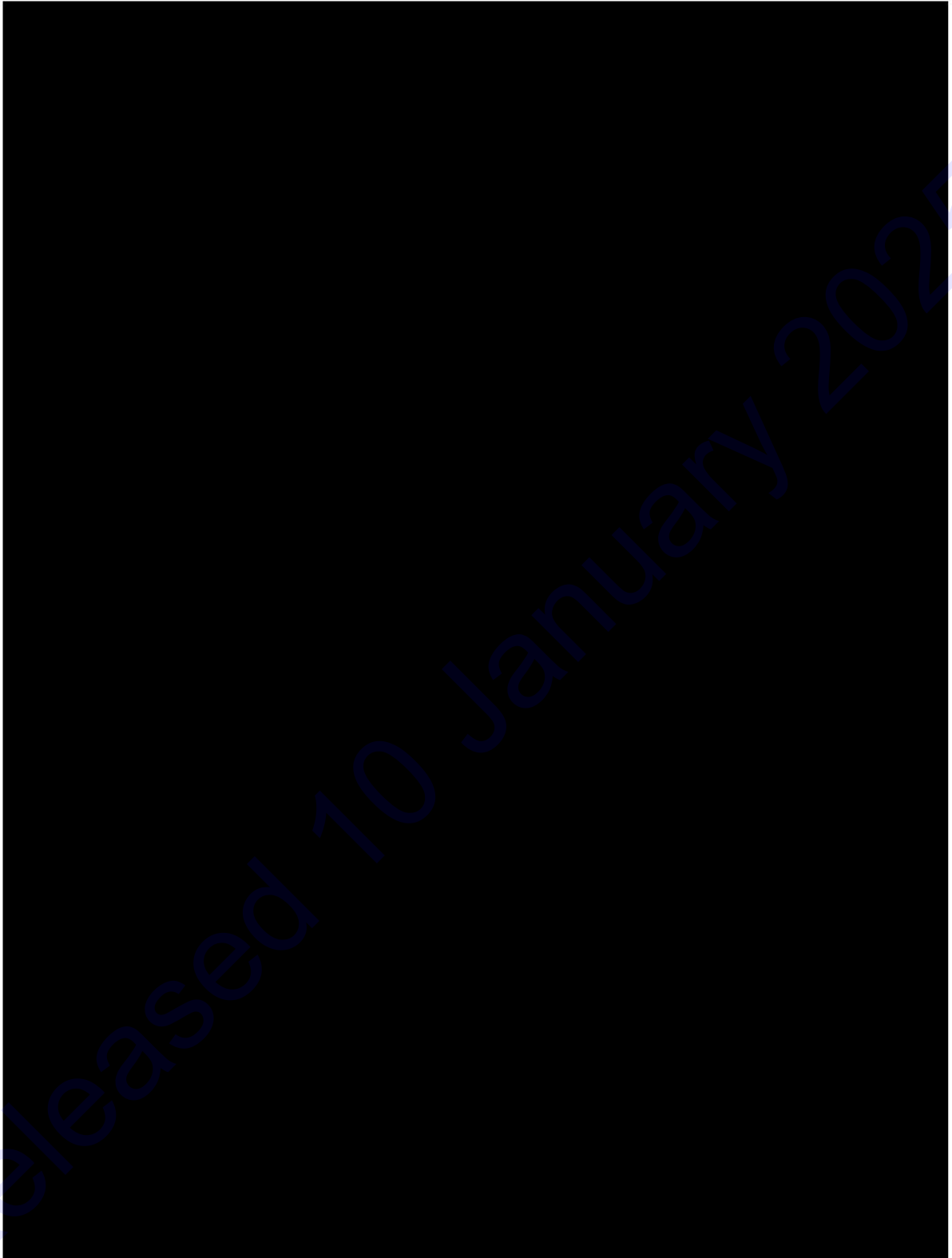


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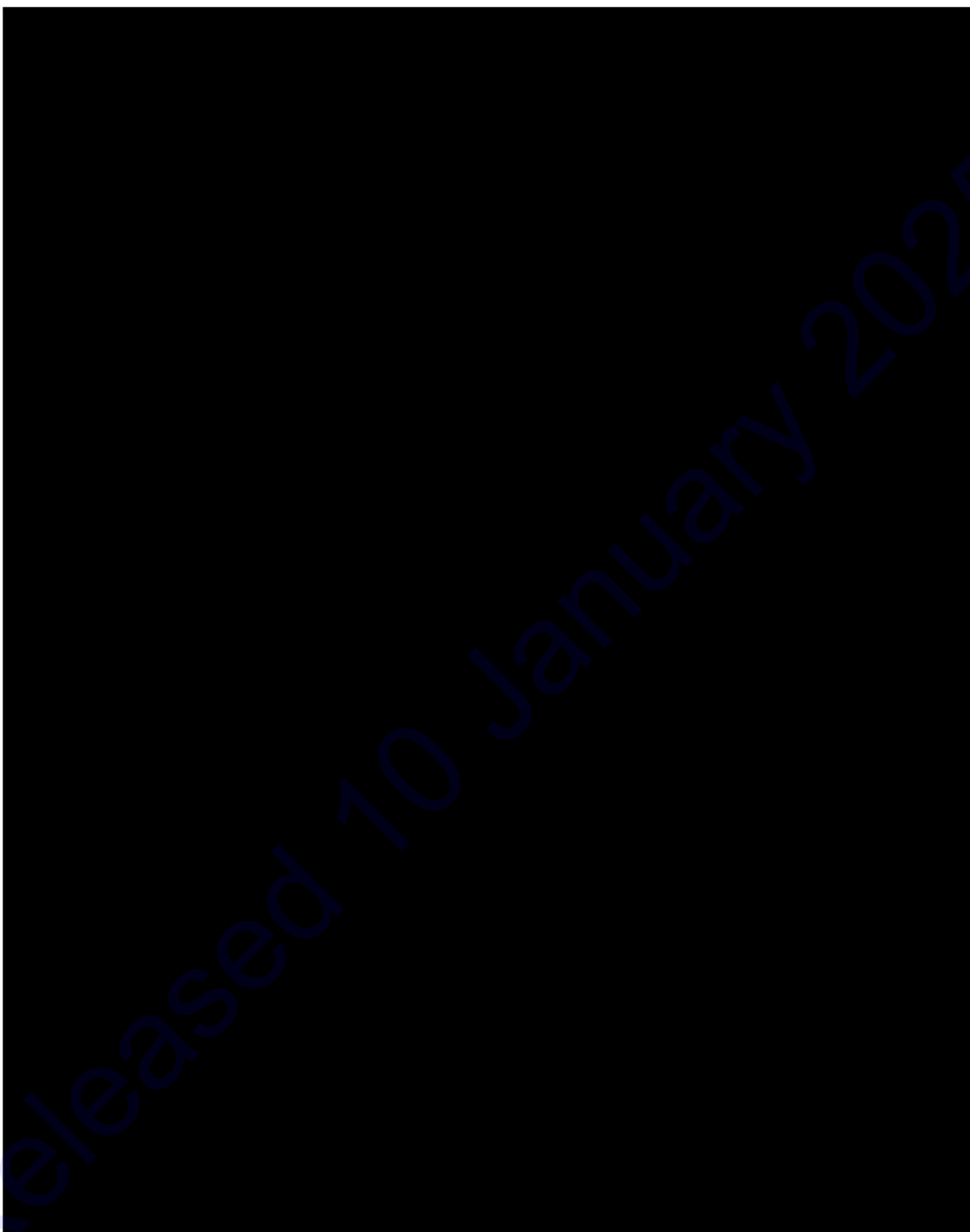
**Shared Operating Costs**

Cost sharing for ongoing operational costs for the land and facilities that will be shared with CESA are yet to be discussed and negotiated. Sharing of costs will reduce the Council's cost estimates.

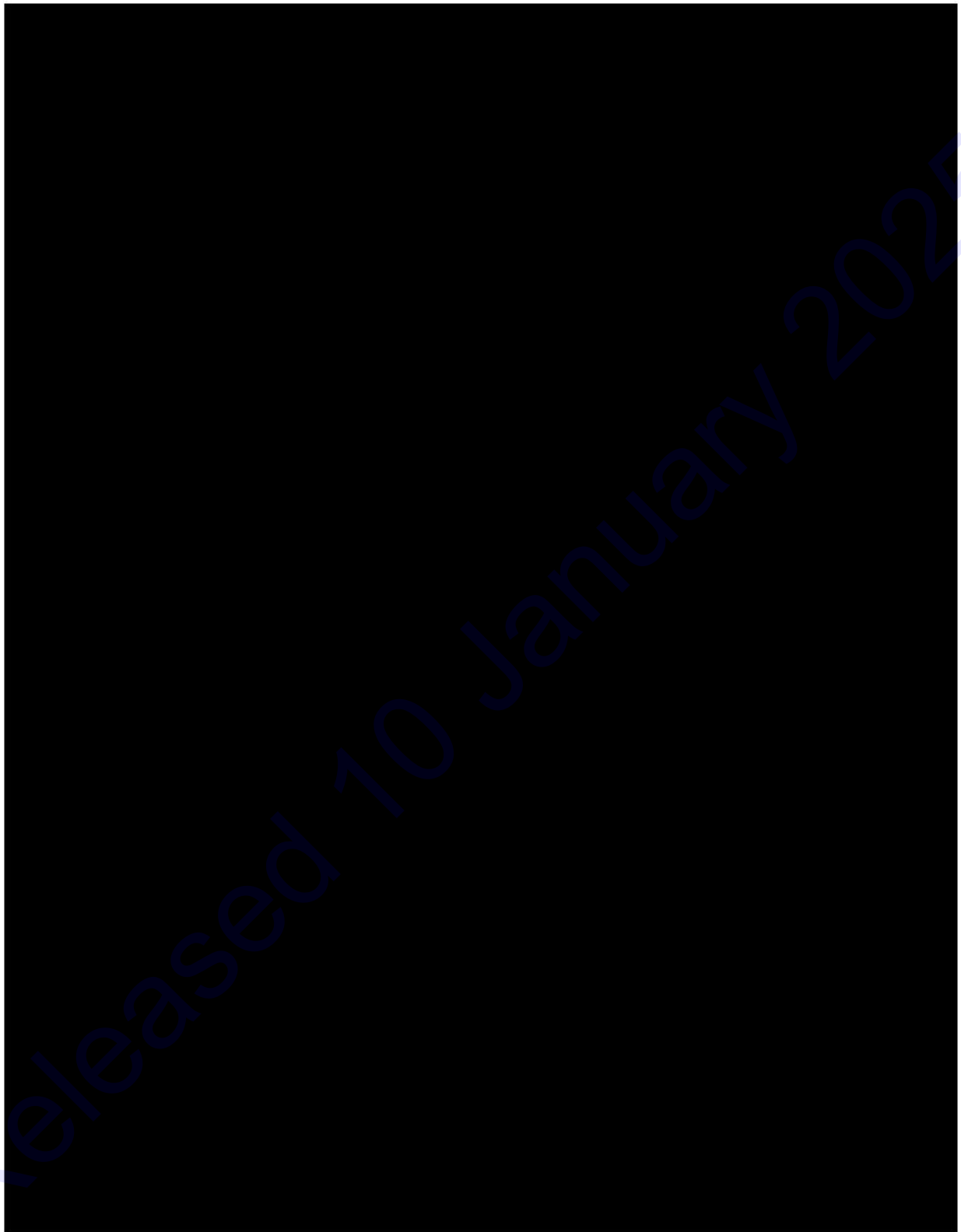




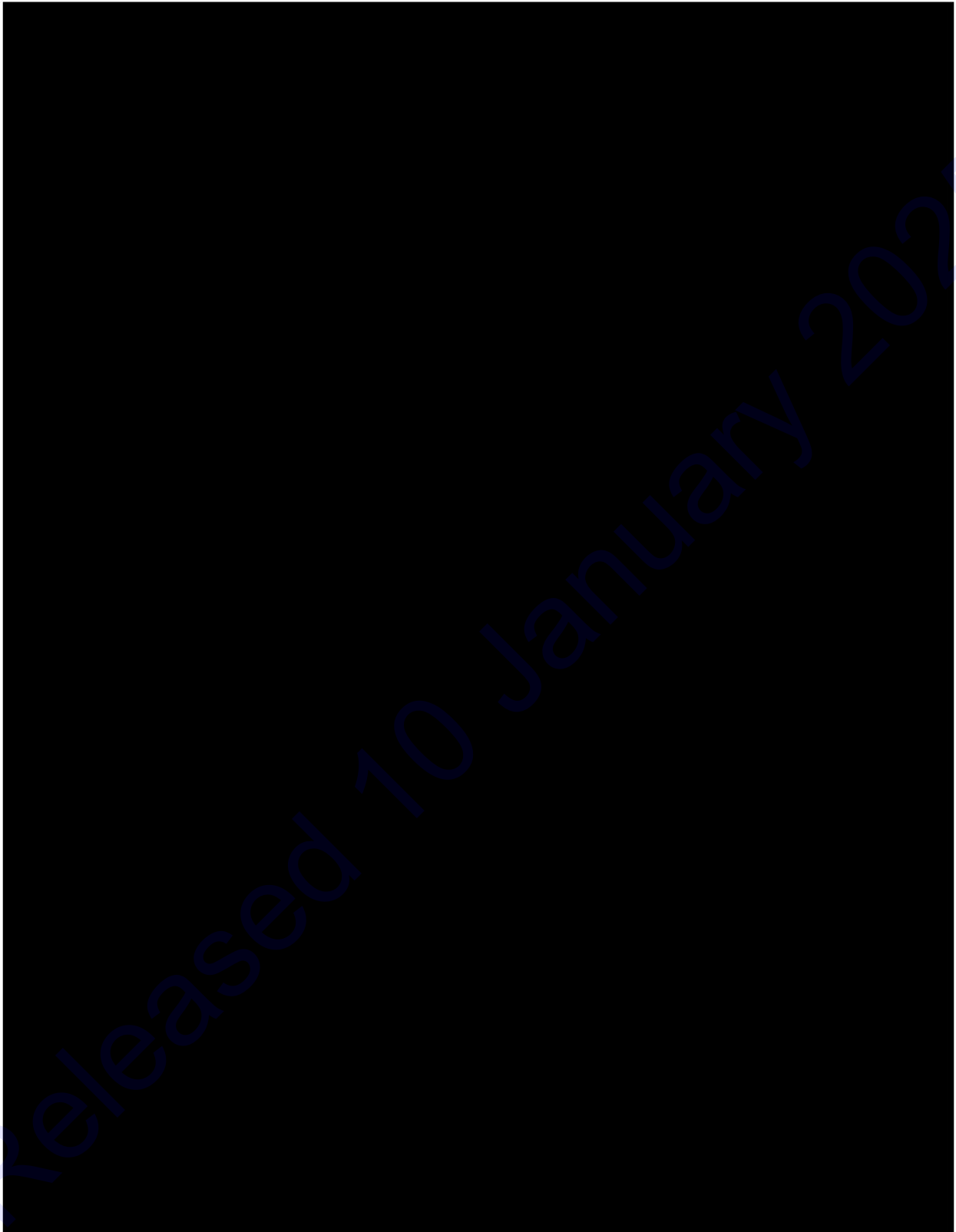
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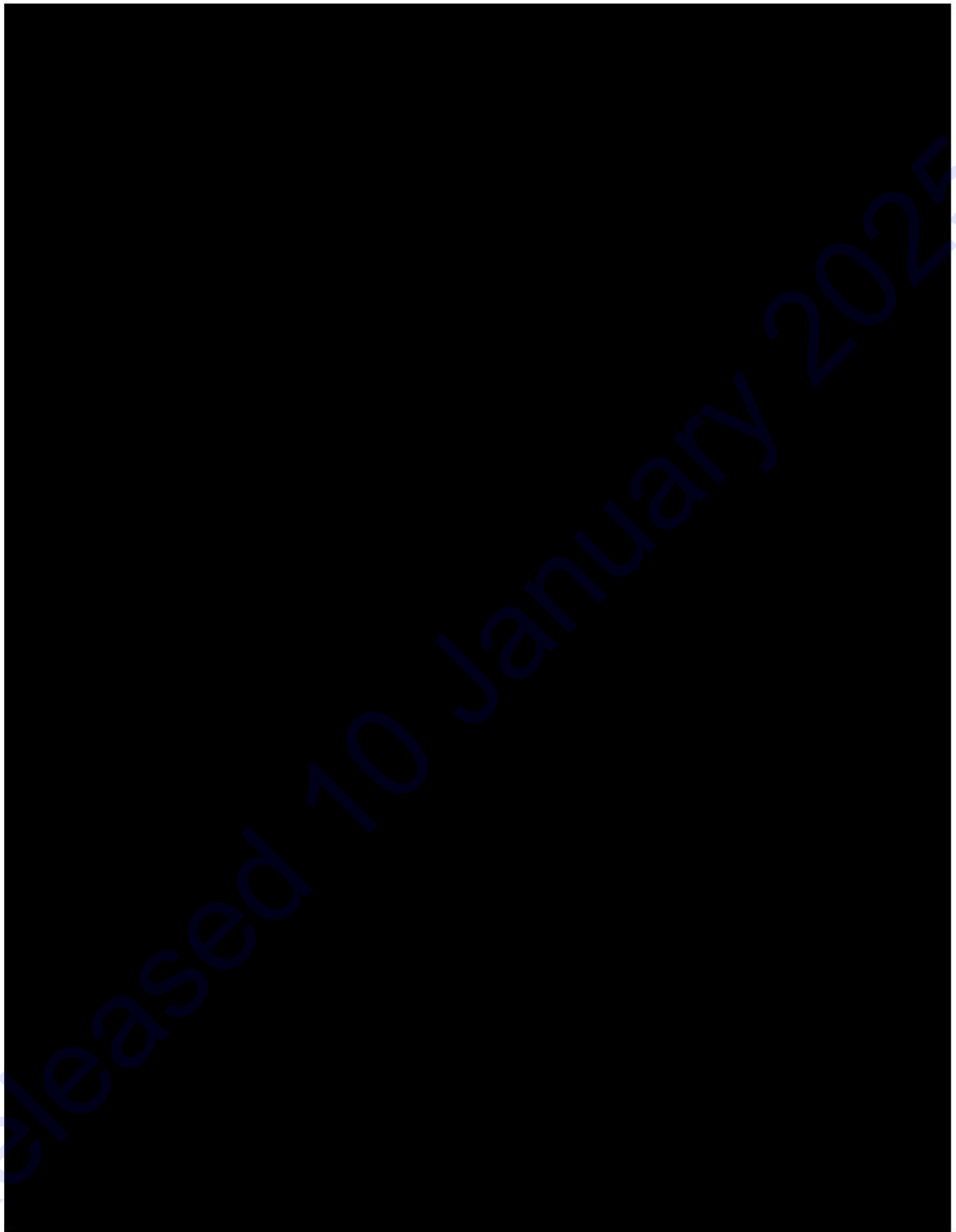
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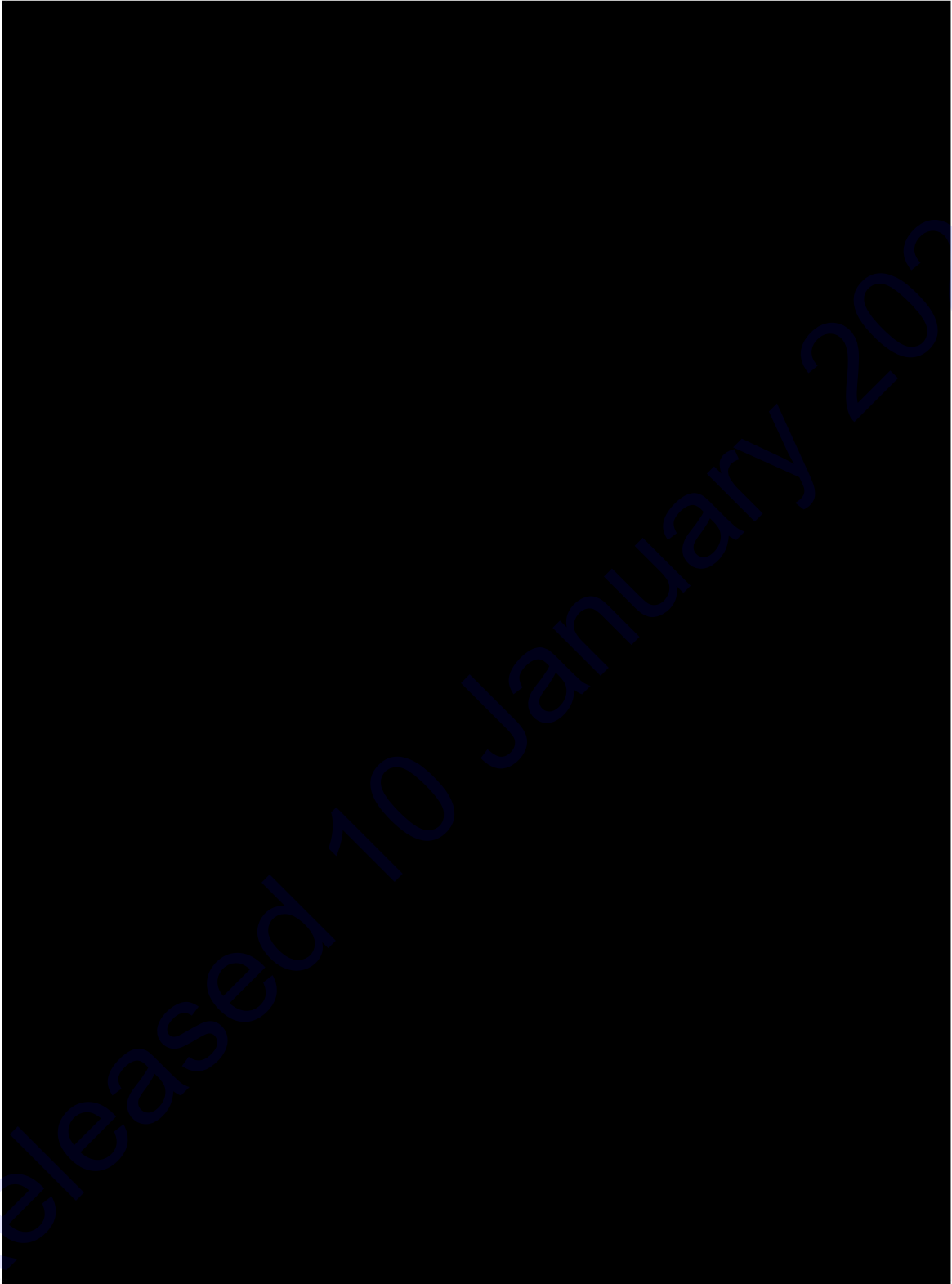




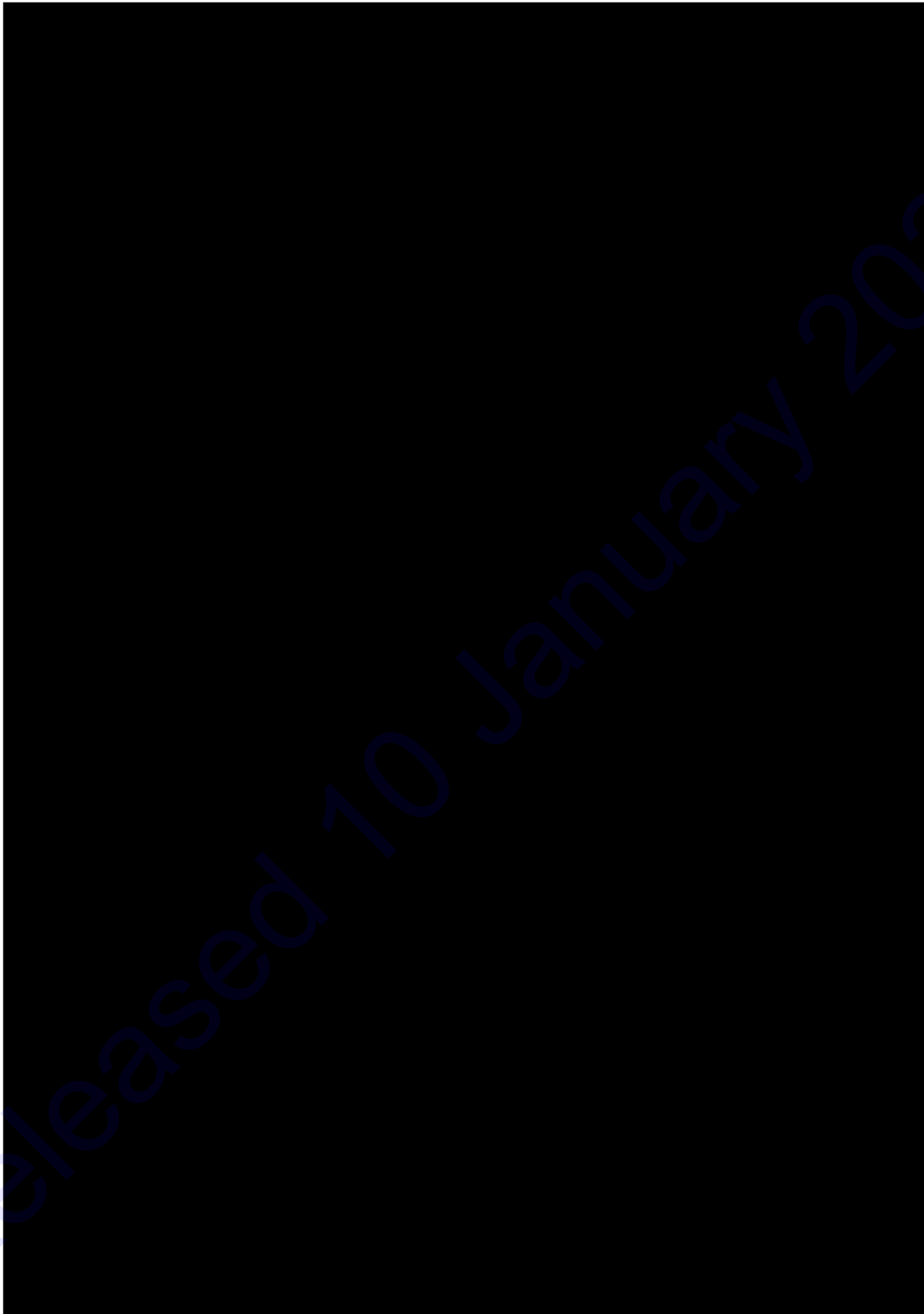


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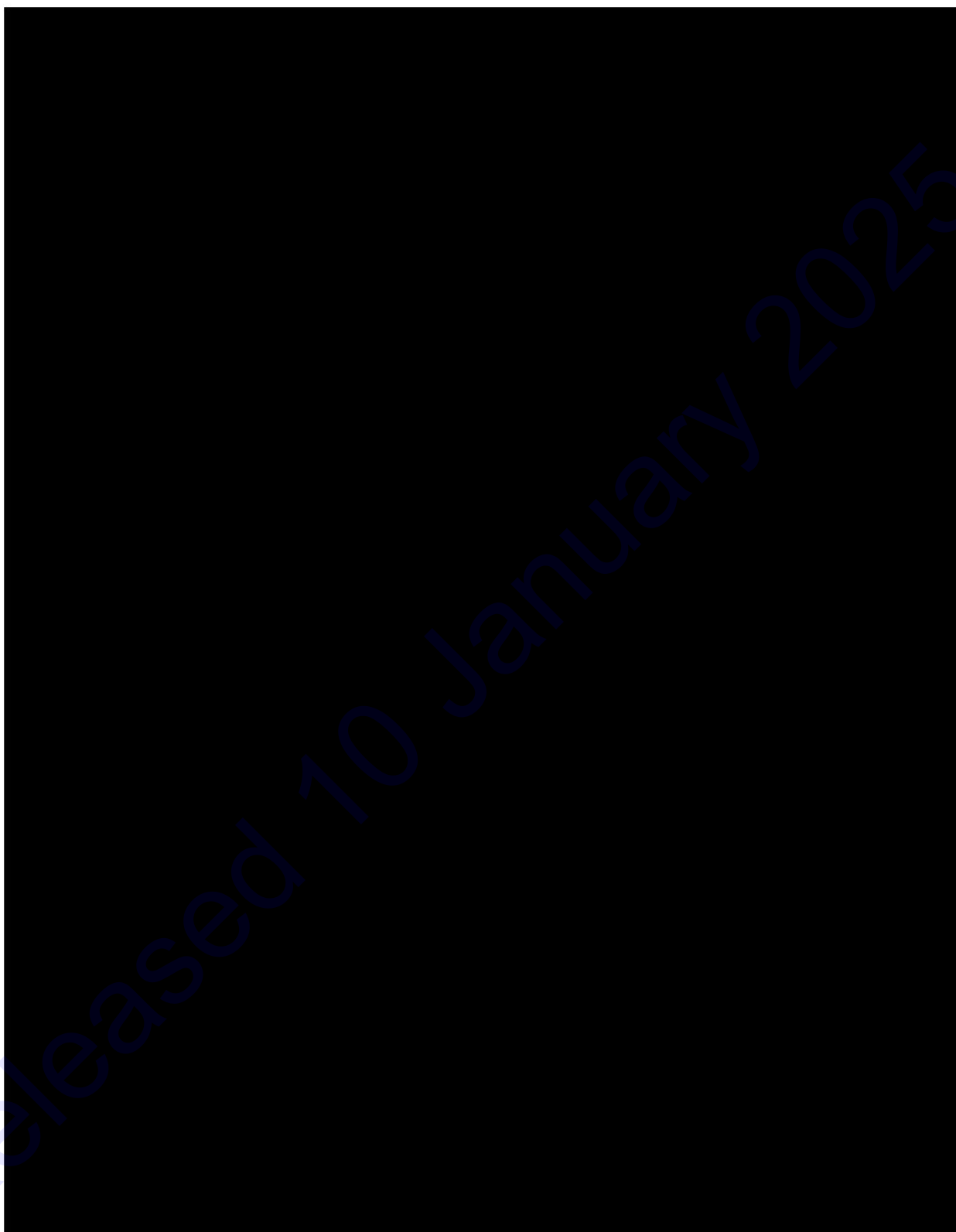




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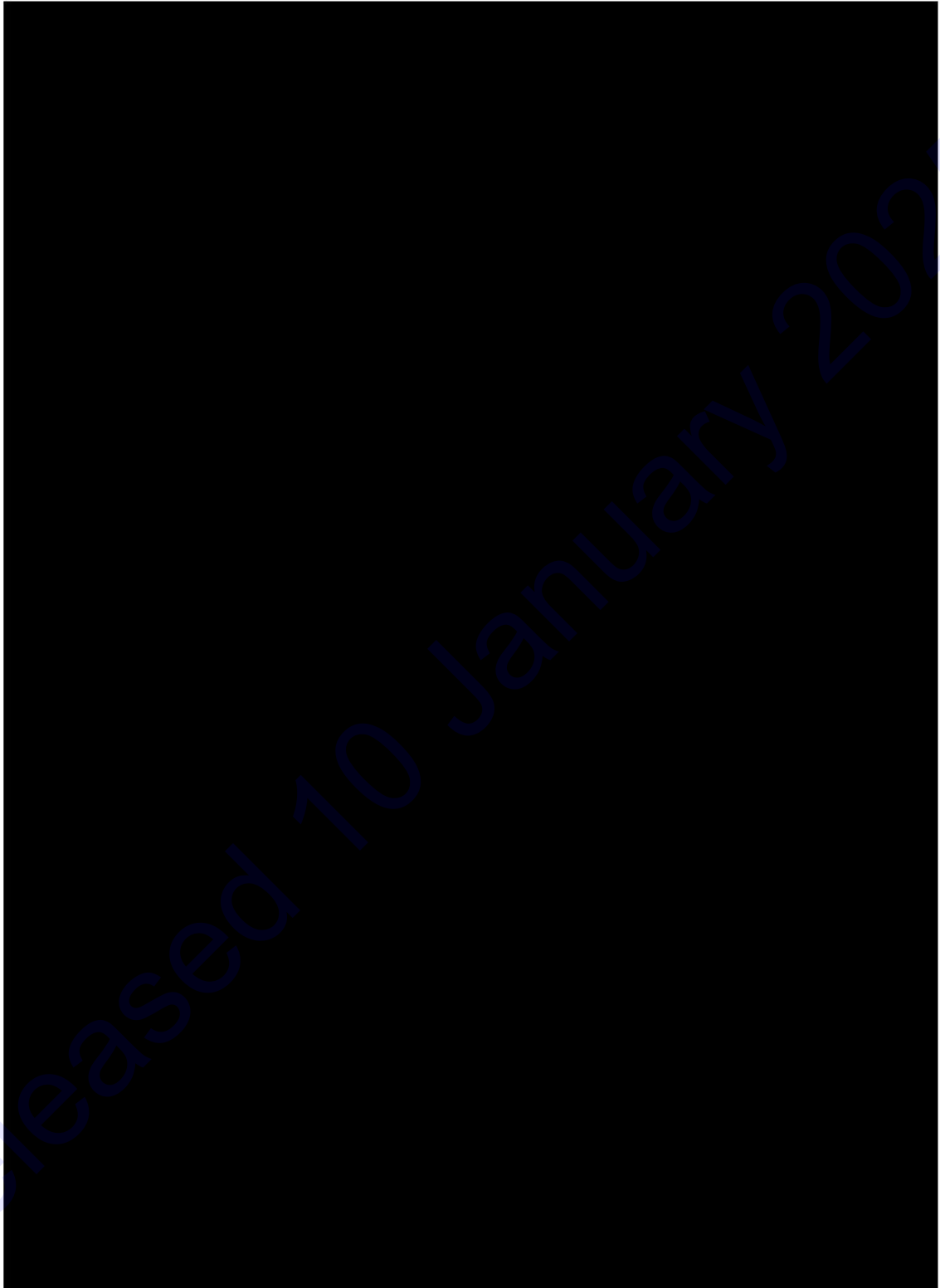


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