

8.2 RIVERLEA SOCIAL AND COMMUNITY INFRASTRUCTURE AGREEMENT

Contact Person: Luke Culhane

Why is this matter confidential?

Subject to an order pursuant to Section 90 (3)(b) of the *Local Government Act 1999*, this matter is confidential because the report relates to ongoing confidential commercial negotiations for a shared use sportsground, school and community centre..

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 SOCIAL AND COMMUNITY INFRASTRUCTURE AGREEMENT

Responsible Executive Manager : Luke Culhane

Report Author : Samantha Grieve

Delegated Authority : Matters which cannot be delegated to a Committee or Staff

Attachments :

1. Draft Cooperation Agreement Riverlea Social Infrastructure April 24
2. Prudential Report - Riverlea Shared Use Education, Sport and Community Site

PURPOSE

This report aims to present a draft Cooperation Agreement for a shared use education, sport and community facility at Riverlea, for Council's endorsement. The draft Agreement documents the collective principles to be used as a foundation for further negotiations between the City of Playford, Walker Pastoral Pty Ltd (Walker), and the Catholic Church Endowment Society Inc (CCES). The ultimate objective of these negotiations will be a legally binding joint use agreement (CCES and Council) and infrastructure agreement (all parties).

STAFF RECOMMENDATION

1. That Council, in principle, approves the terms of the draft Cooperation Agreement (Attachment 1) between City of Playford, Walker Pastoral Pty Ltd and Catholic Church Endowment Society Inc. Subject to the following terms which are still yet to receive final endorsement by all parties [REDACTED]

- [REDACTED]

•	[REDACTED]
•	[REDACTED]
•	[REDACTED]
○	[REDACTED]
○	[REDACTED]
■	[REDACTED]
■	[REDACTED]
■	[REDACTED]

EXECUTIVE SUMMARY

[REDACTED] The Cooperation Agreement is a non-legally binding agreement between the City of Playford, Walker and CCES for the development of the 15-hectare shared use education, sport and community facility 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] The agreement documents the intent of each party and ensures that all parties are on the same page before progressing into detailed negotiations, with the aim of drafting a legally binding agreement. [REDACTED]

1. BACKGROUND

[REDACTED]

On the understanding that shared use arrangements provide potential opportunities to deliver higher quality community facilities than could otherwise be achieved by either organisation, Council has entered into discussions with Walker and CCES. Initial discussions have been based on the proposal that Council and CCES 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.

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

4. DISCUSSION

- 4.1 The Cooperation Agreement for the shared use education, sport and community facility at Riverlea has been negotiated to ensure that the future community at Riverlea, and surrounding areas, have access to good quality community facilities and sportsgrounds to support community building, connection and wellbeing.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

[REDACTED]

■ [REDACTED]

- [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

5. OPTIONS

Recommendation

1. That Council, in principle, approves the terms of the draft Cooperation Agreement (Attachment 1) between City of Playford, Walker Pastoral Pty Ltd and Catholic Church Endowment Society Inc. Subject to the following terms which are still yet to receive final endorsement by all parties and therefore still subject to change:

- [REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]

[REDACTED]

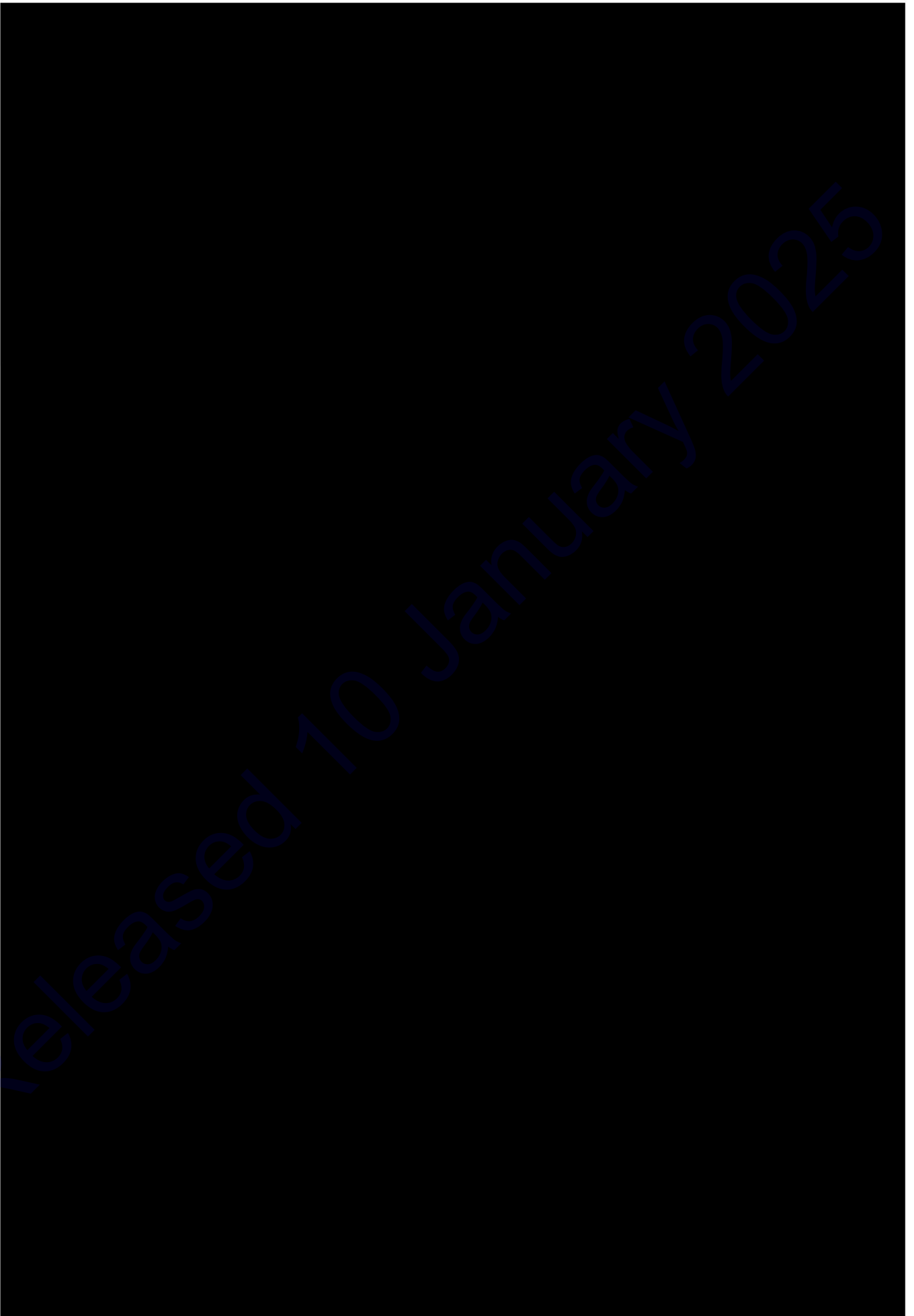
[REDACTED]

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation provides the opportunity for Council to continue negotiations for the development of a joint use agreement for the first shared education, sport and community facility at Riverlea. The Cooperation Agreement is not legally binding but is entered into for the purpose of facilitating further negotiations between the parties.



Released 10 January 2025

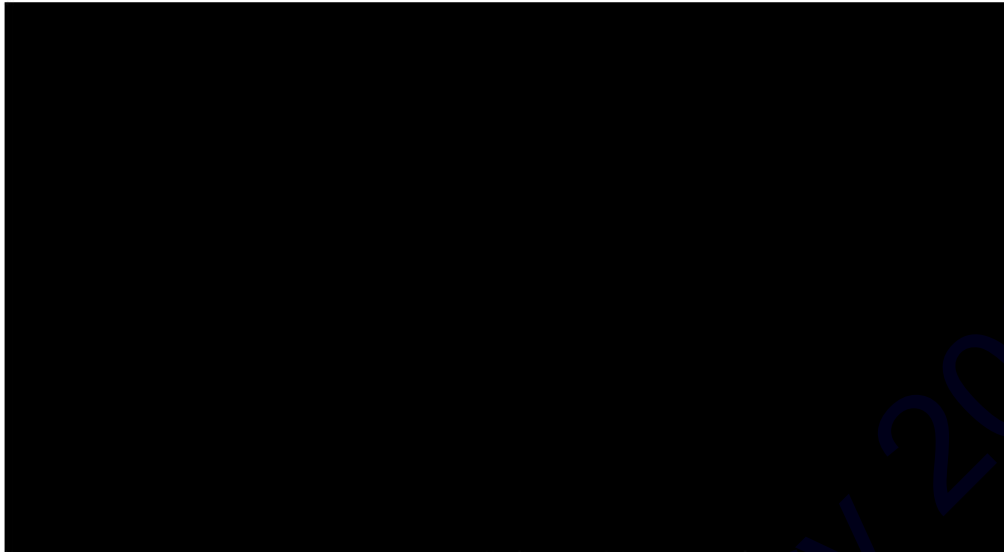
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Released 10 January 2025



Cooperation Agreement

RIVERLEA DEVELOPMENT: FIRST DISTRICT LEVEL SPORTS AND RECREATION
FACILITY

CITY OF PLAYFORD

WALKER PASTORAL PTY LIMITED

CATHOLIC CHURCH ENDOWMENT SOCIETY INCORPORATED



BACKGROUND



Released 10 January 2025

[REDACTED]

- F. The Council has entered into discussions with Walker in relation to the development of social, community and sporting infrastructure for the Riverlea Development.

[REDACTED]

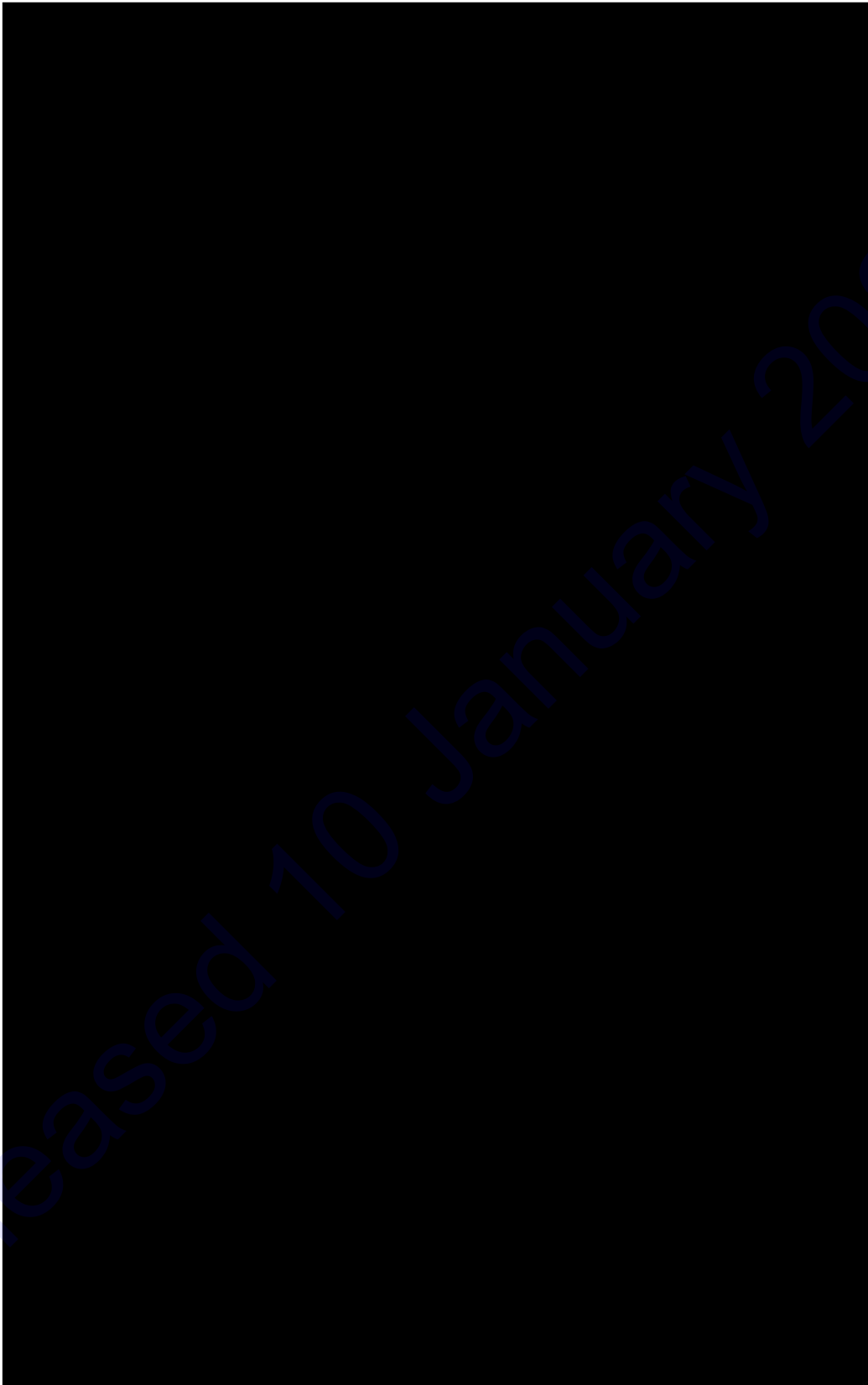
- H. CCES has approached the Council to explore options and opportunities for the sharing of sporting infrastructure between the School and community.

[REDACTED]

[REDACTED]



Released 10 January 2025



Released 10 January 2025



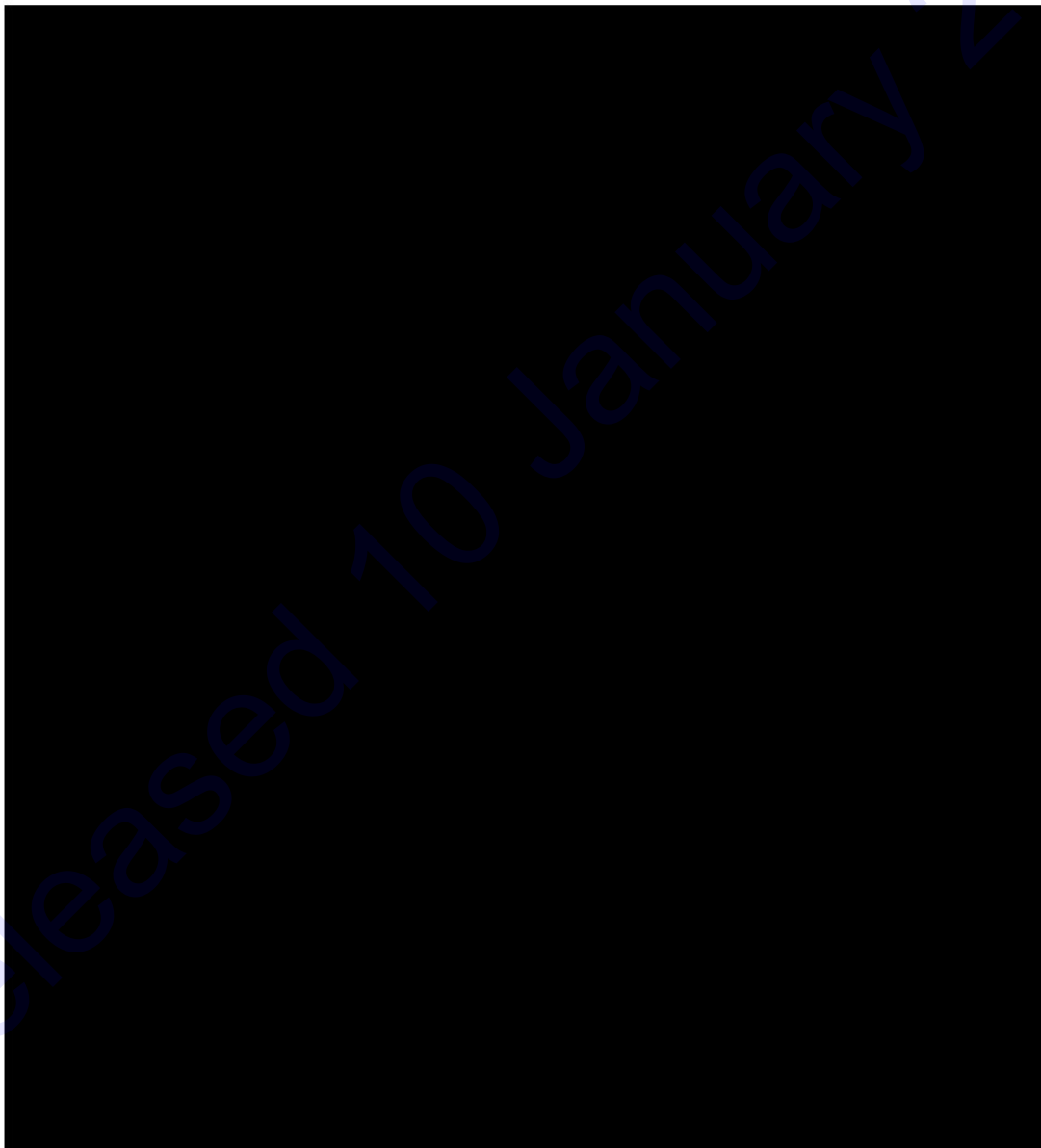
2. ACKNOWLEDGEMENTS AND OBJECTIVE

2.1 The Parties acknowledge there are potential benefits to be further explored by the Parties, for the Project, including:

2.1.1 to Council and CCES in the shared use of the Shared School Infrastructure and the Shared Community Infrastructure, which include the:

[Redacted]

- 2.1.1.1 provision of a first District Level Sporting and Recreation Facility for use by the School, the Council and the community;
- 2.1.1.2 sharing of costs for the construction of the Shared School Infrastructure and the Shared Community Infrastructure between the Council and CCES;
- 2.1.1.3 the sharing of operational costs associated with the Shared School Infrastructure and the Shared Community Infrastructure between the Council and CCES; and
- 2.1.1.4 a consistent level of service in maintaining the District Level Sporting and Recreational Facility; and
- 2.1.2 to the community in the shared use of the Shared School Infrastructure and the Shared Community Infrastructure.





4. IN-PRINCIPLE CONTRIBUTIONS



4.1 Walker will:

4.1.1 vest to the Council the Council Site;



4.2 Council will:

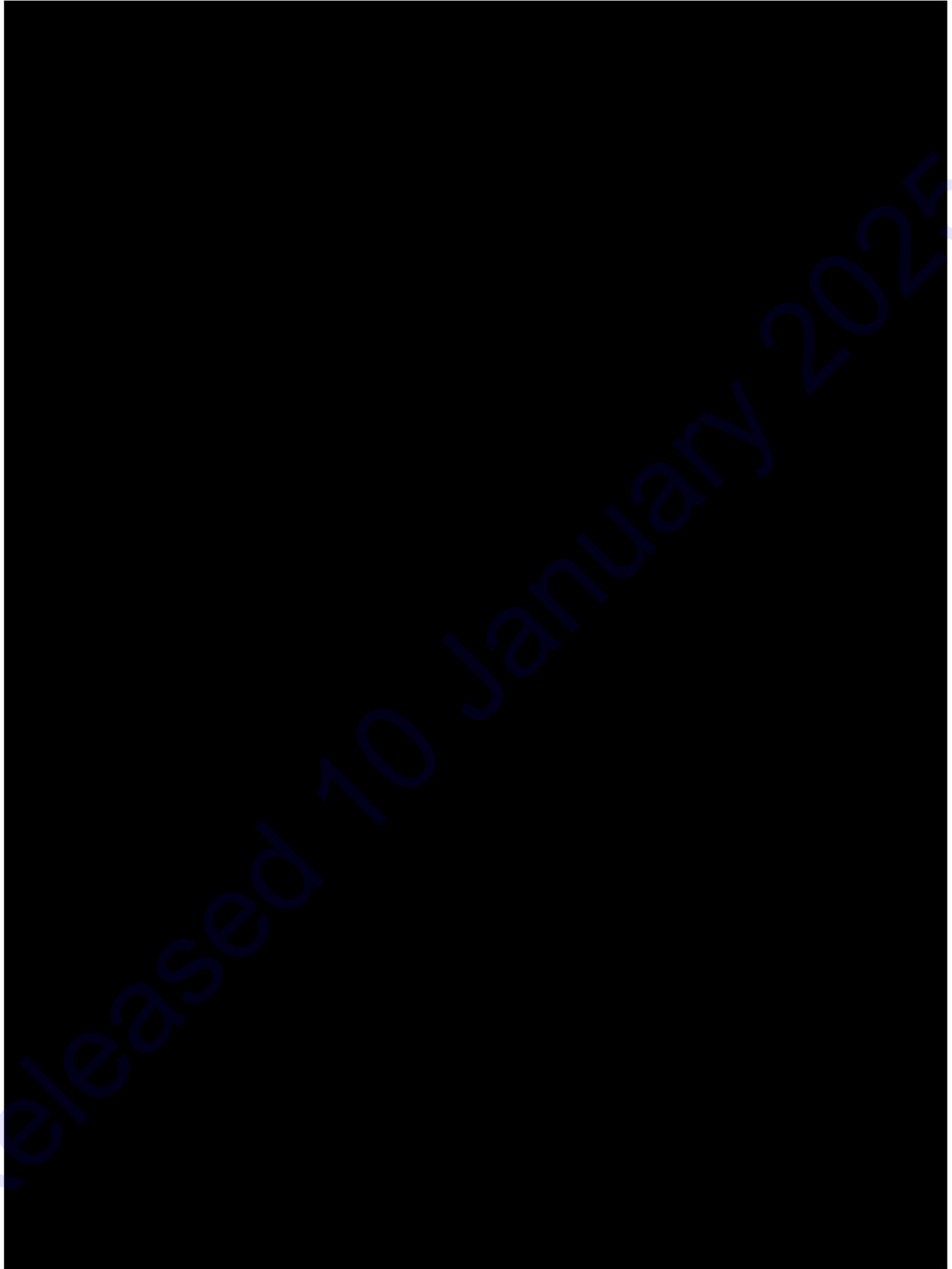
4.2.1 accept the Council Site;

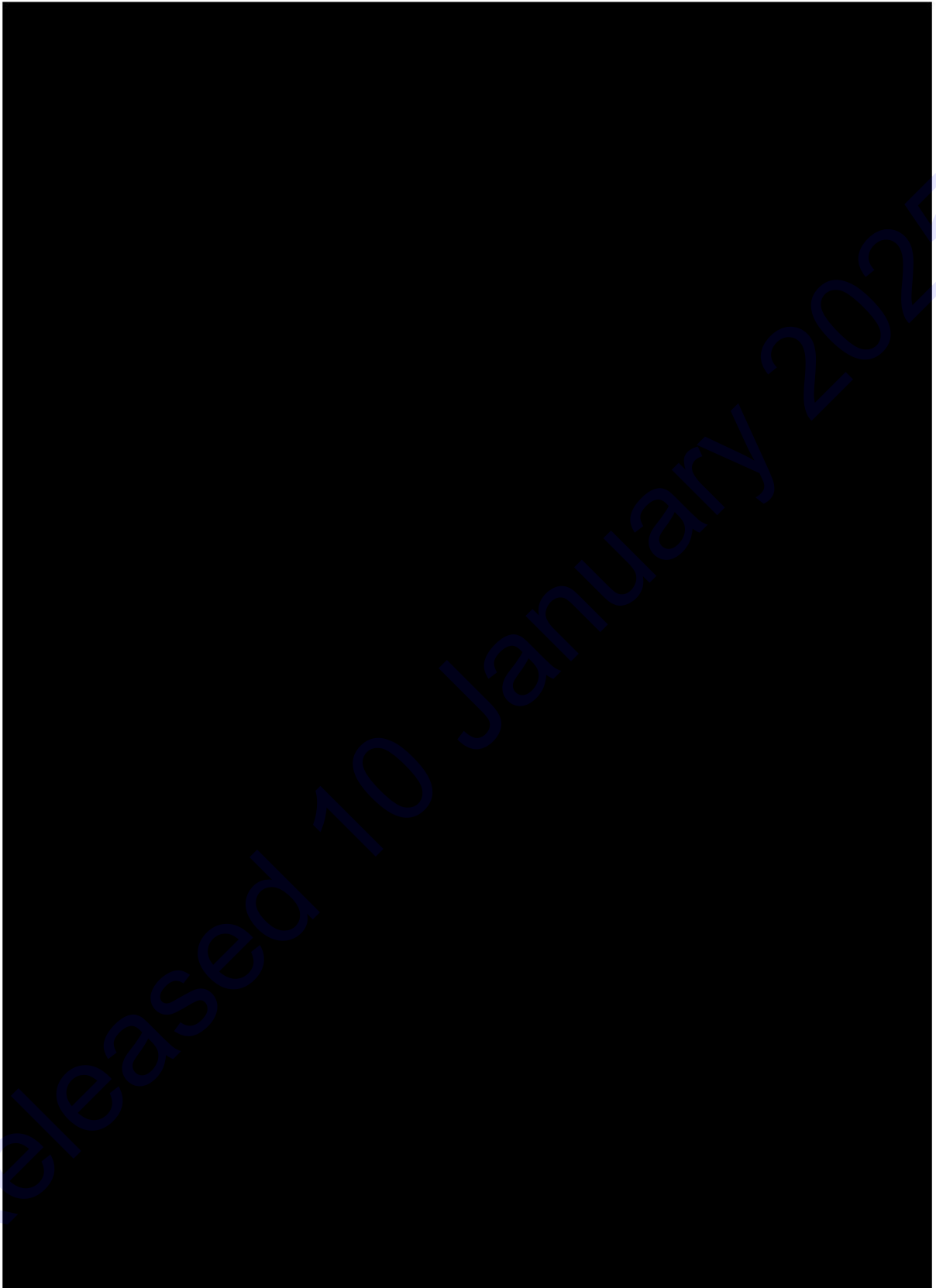




- 4.5 Council and CCES, using reasonable endeavours, intend to enter into a Shared Use Agreement in accordance with the Proposed Project Timeline, to document the shared use terms, operational requirements and maintenance arrangements and ongoing cost contributions of each Party with respect to:
- 4.5.1 subject to clause 4.6, the Shared Community Infrastructure and the Community Parking Infrastructure to be licensed by the Council to the School and that will provide the School with access and use of the:
 - 4.5.1.1 Shared Community Infrastructure; and
 - 4.5.1.2 any part of the Community Parking Infrastructure (as may be mutually agreed between the Council and the School),during school hours;
 - 4.5.2 the Shared School Infrastructure, which provides:
 - 4.5.2.1 the School with exclusive access and use of the Shared School Infrastructure during school hours; and
 - 4.5.2.2 the Council and/or local community with access and use of the Shared School Infrastructure at other times in accordance with a licence entered into between the Council and CCES.
- 4.6 Council and CCES acknowledge and agree that Community Infrastructure Zone A is intended to be open to the public and available to hire on a 'user pays' basis only, and therefore no Shared Use Agreement will be entered into between the Council and CCES in relation to Community Infrastructure Zone A.

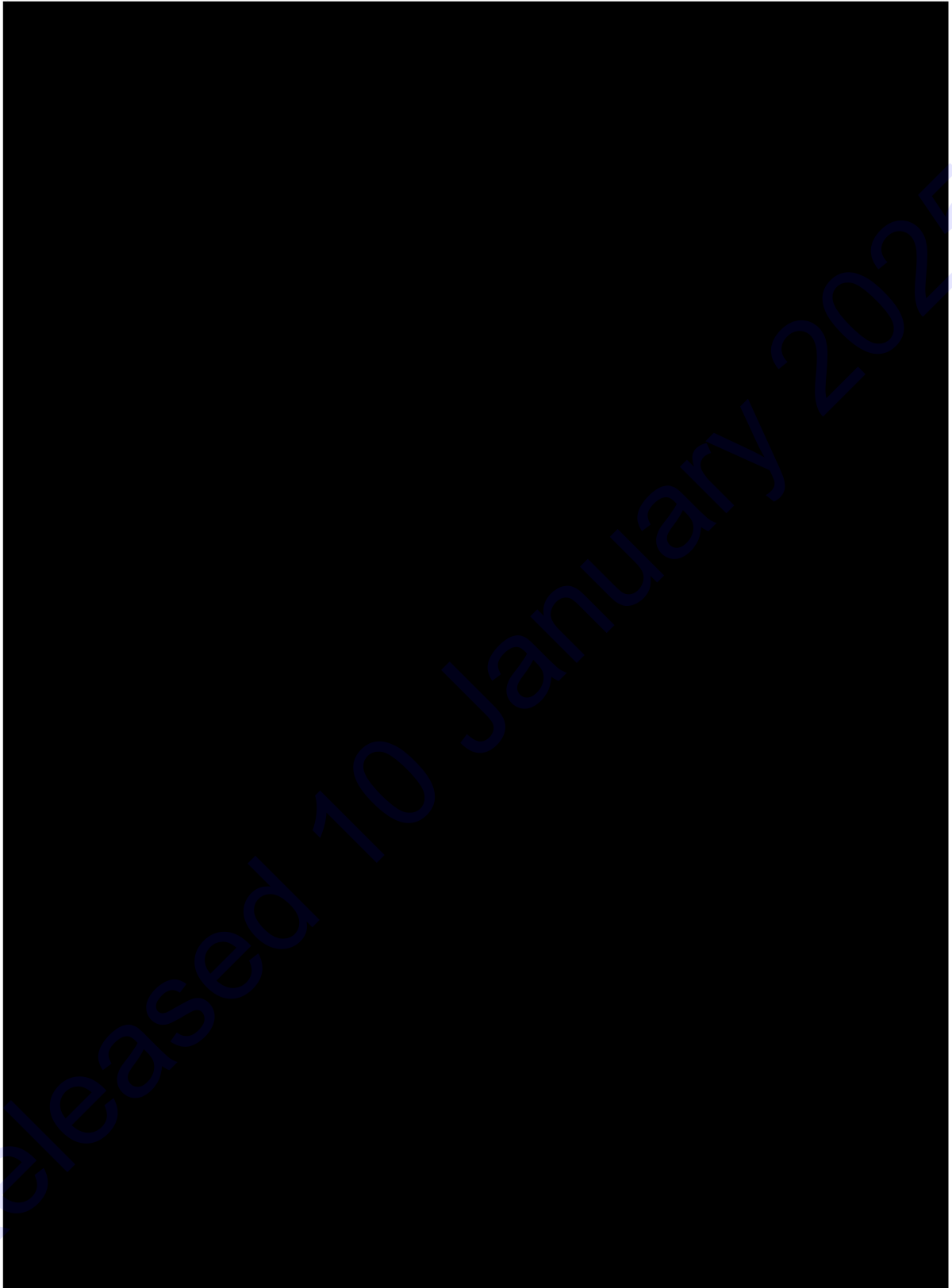


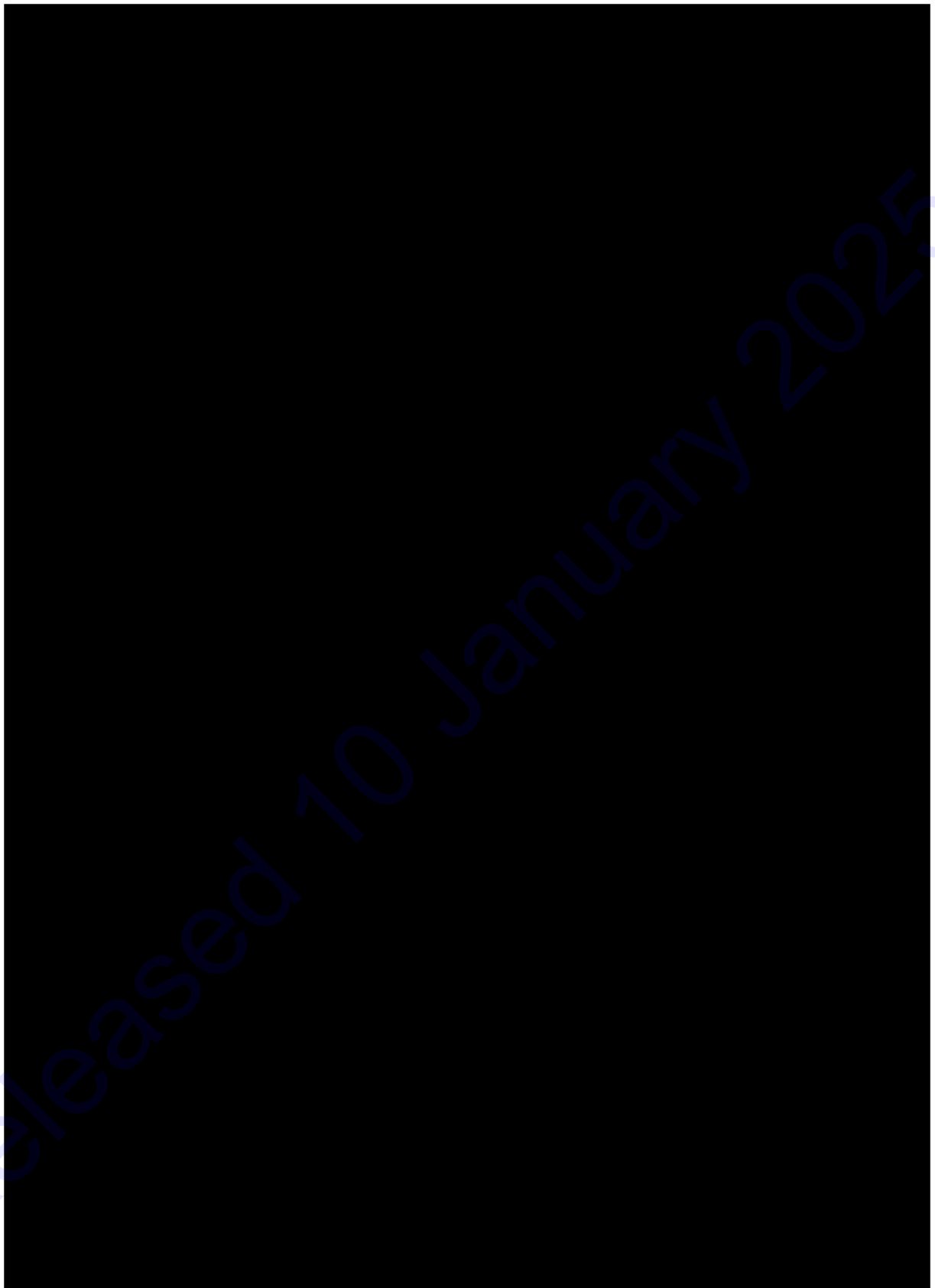




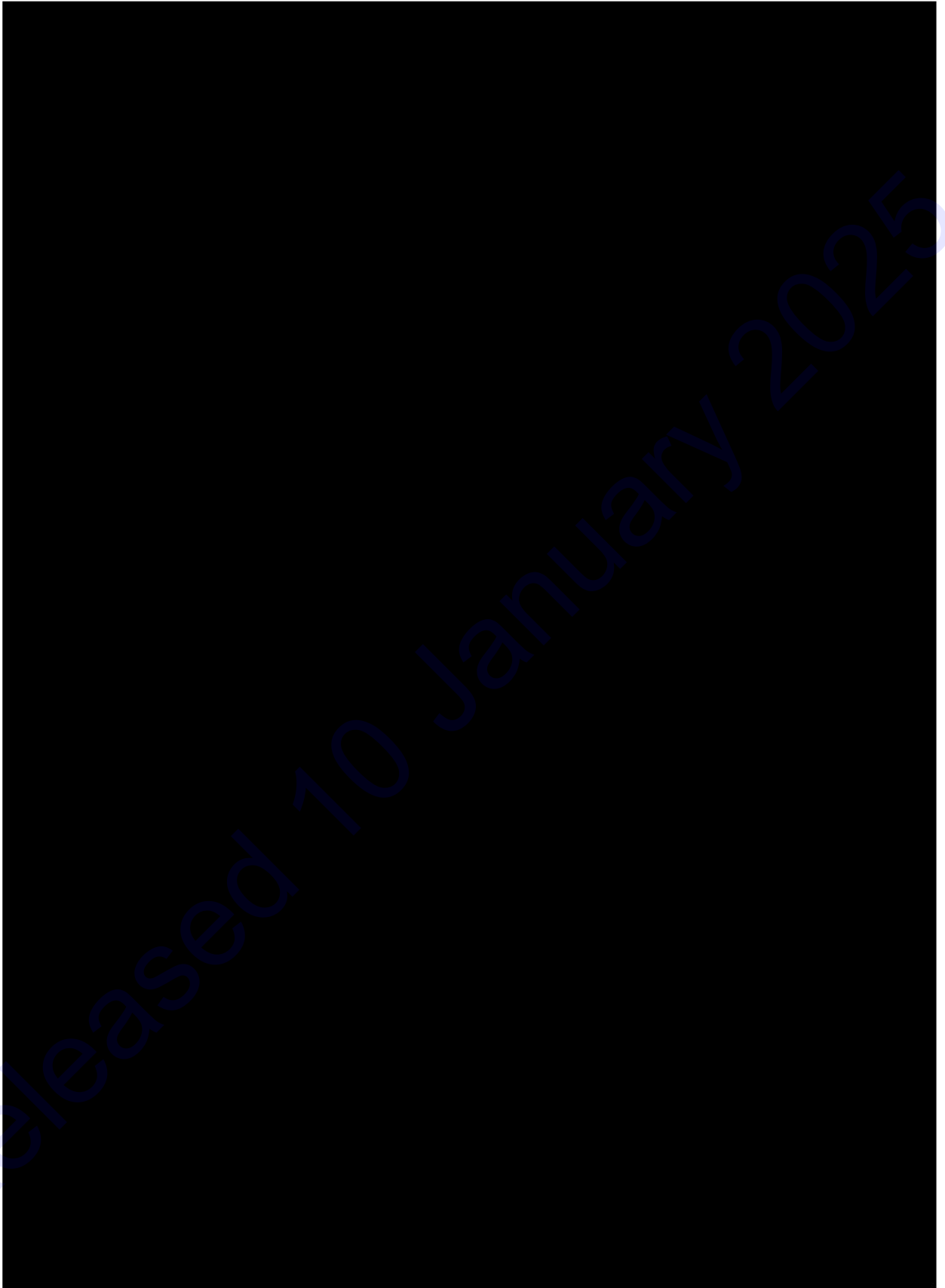
Released 10 January 2025







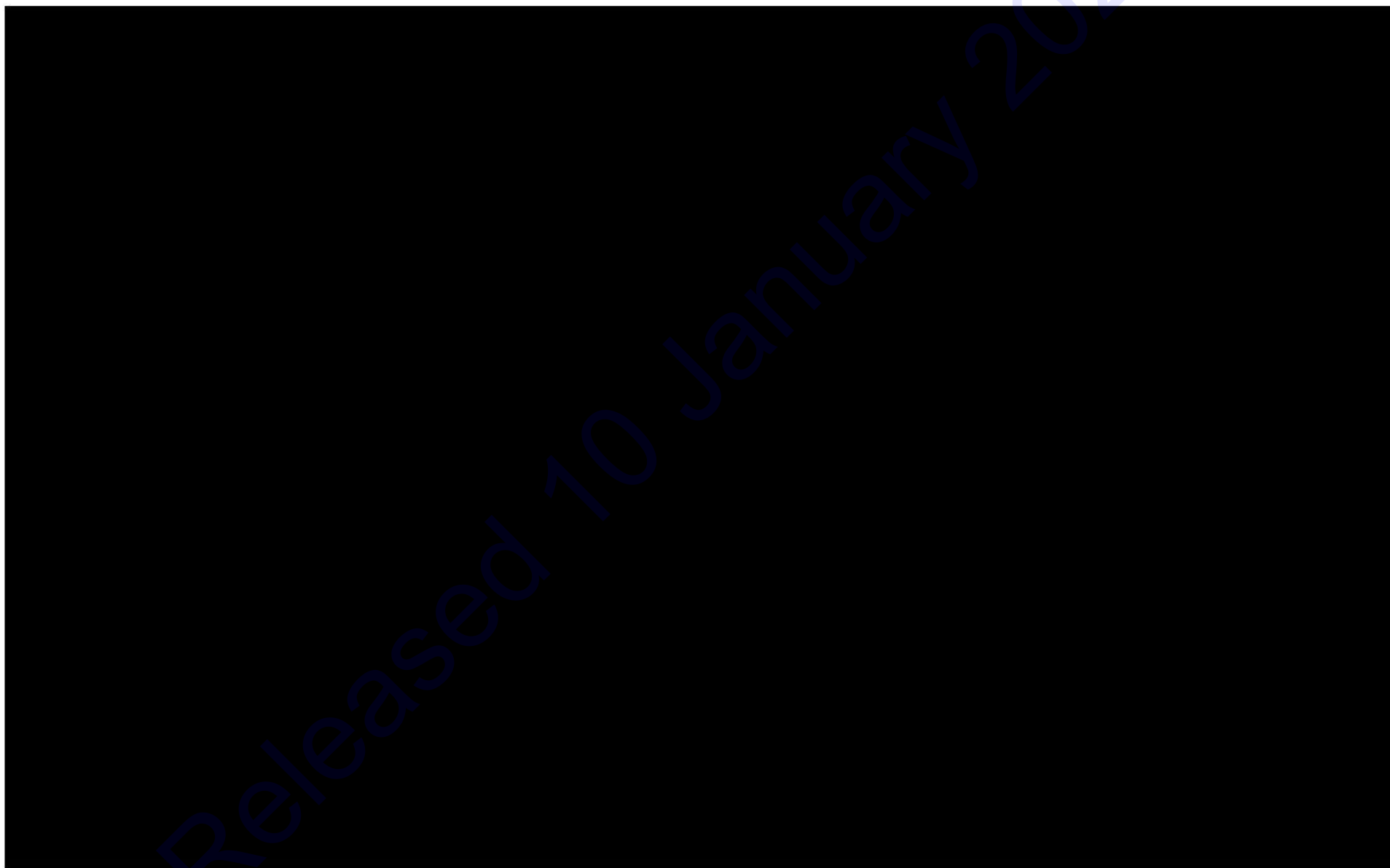
Released 10 January 2025

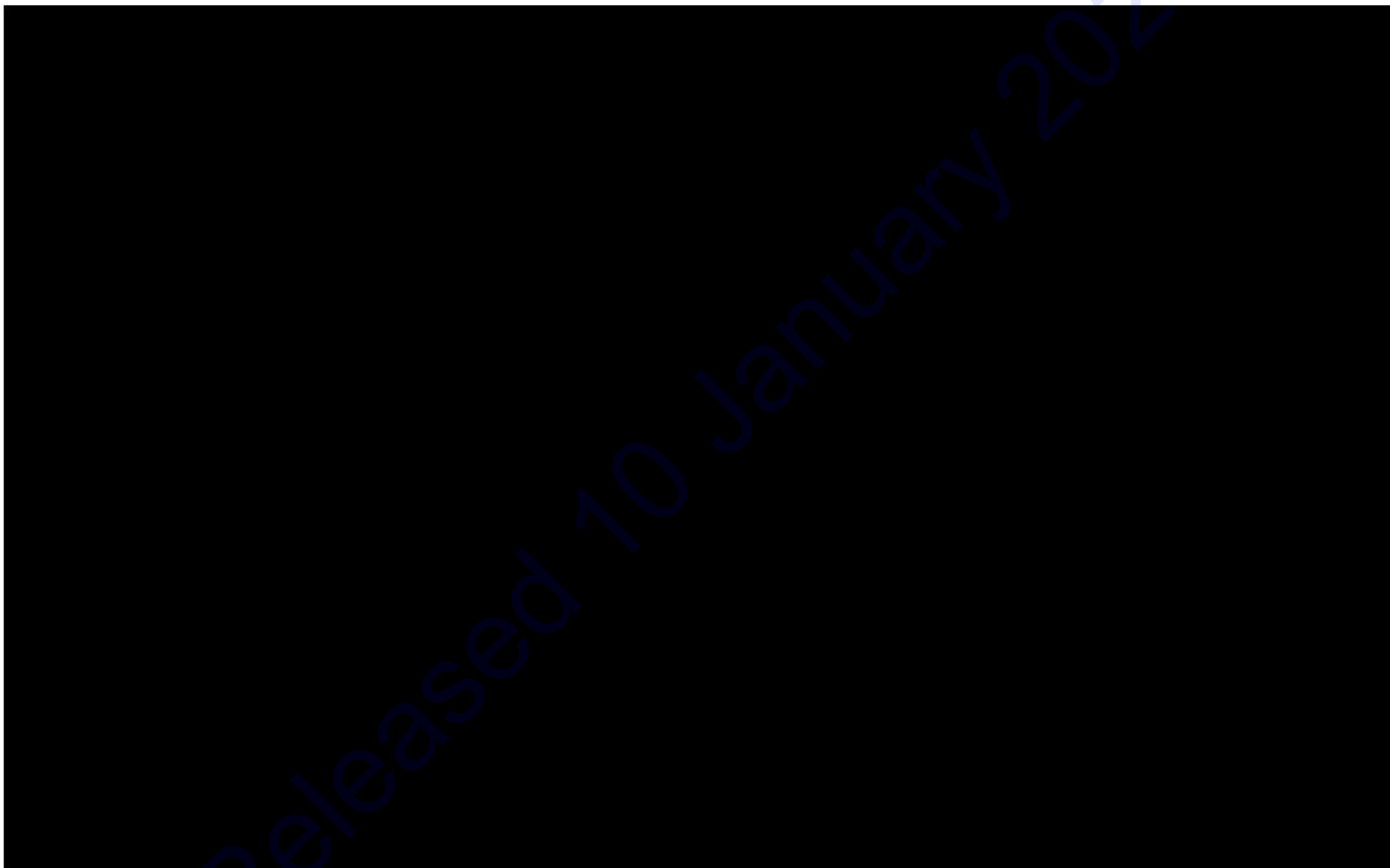


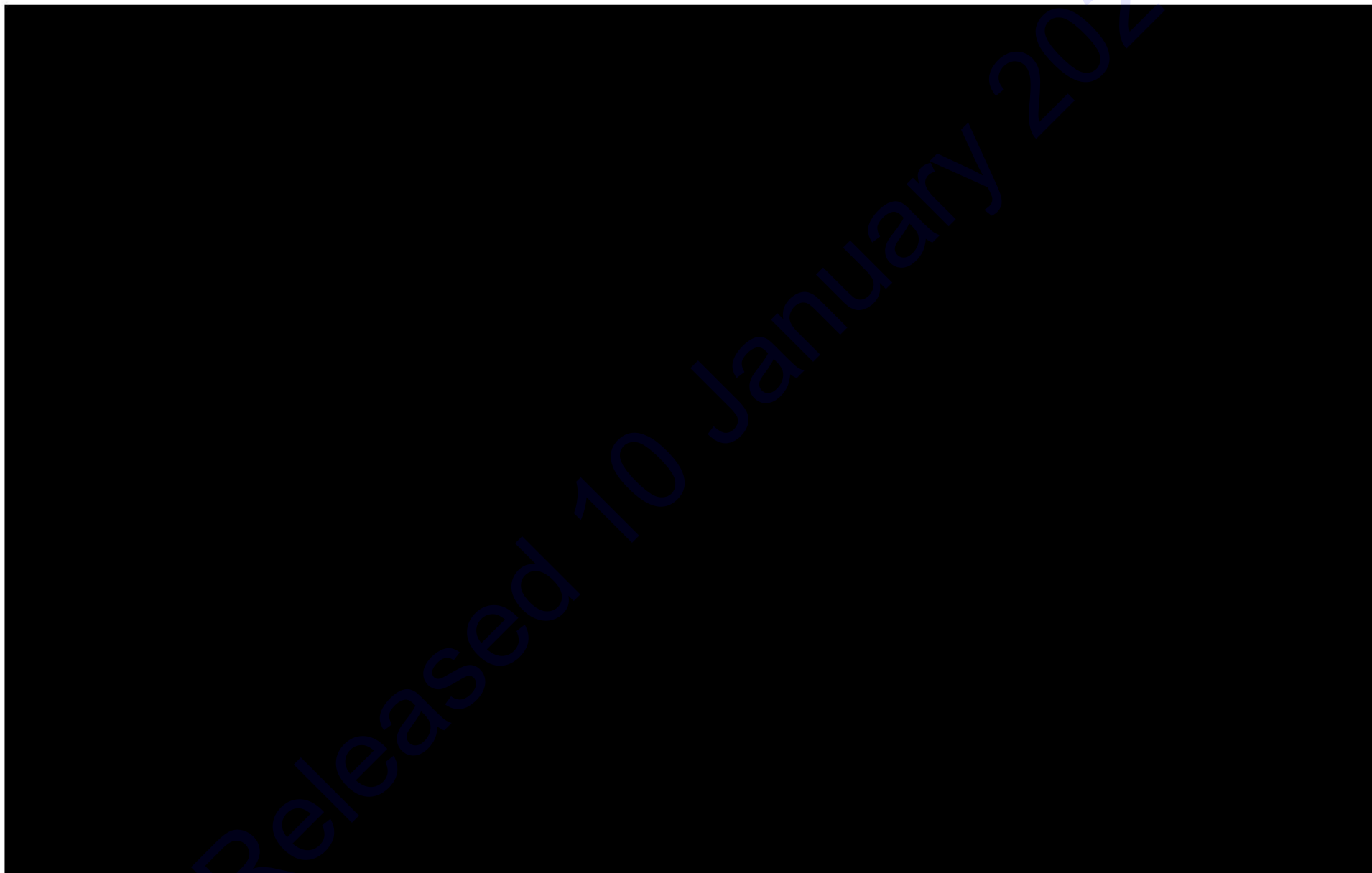
Released 10 January 2025

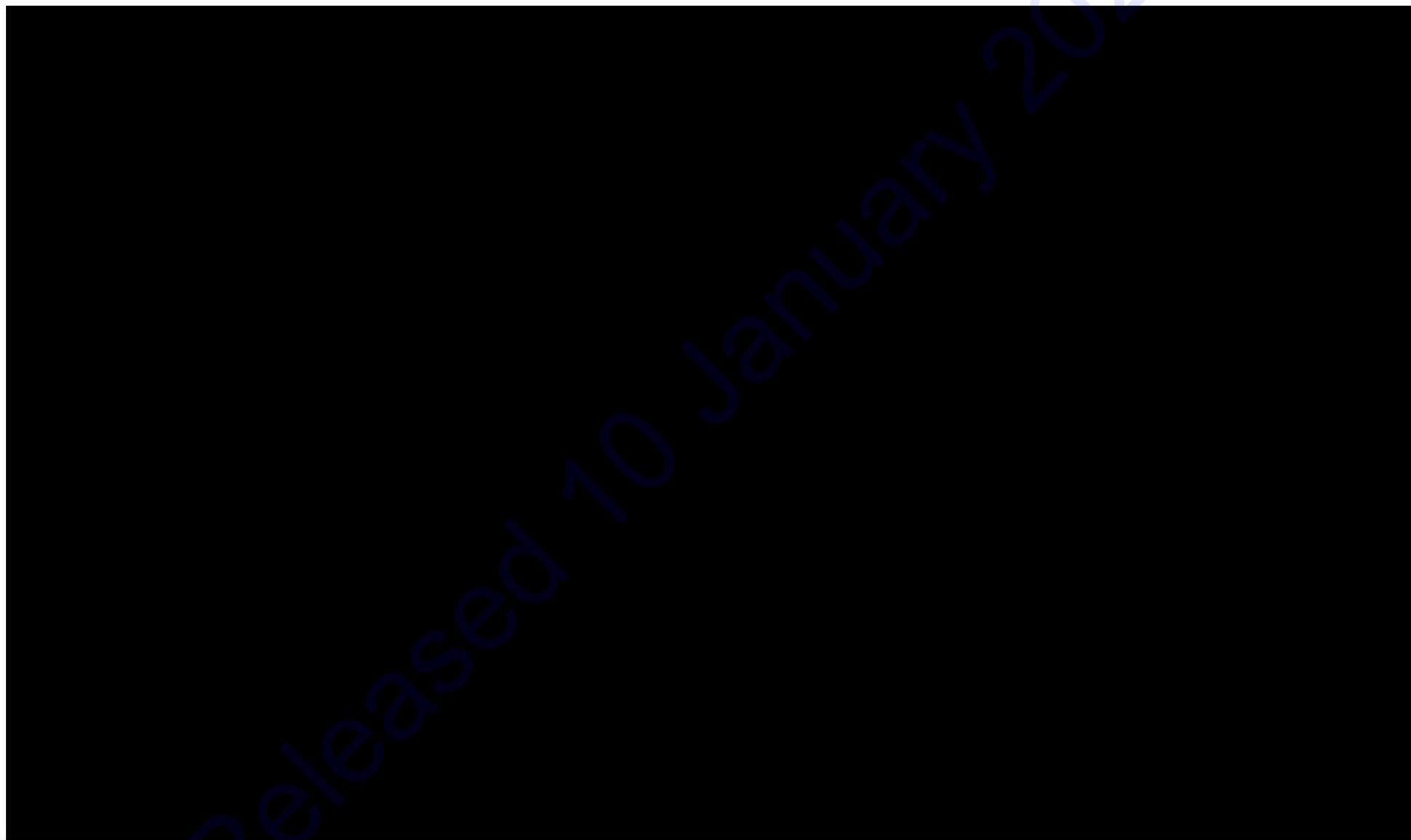


Released 10 January 2025

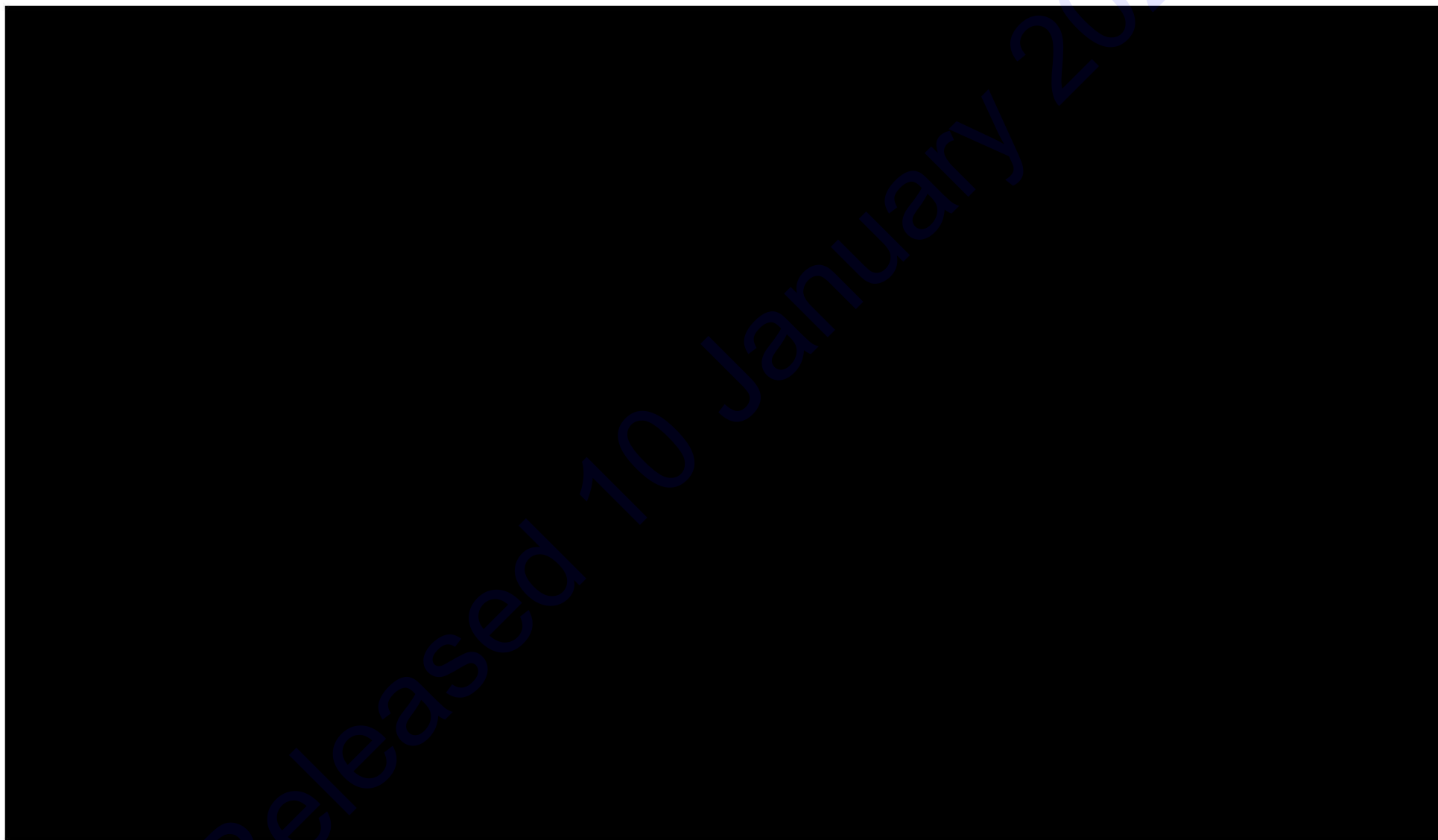


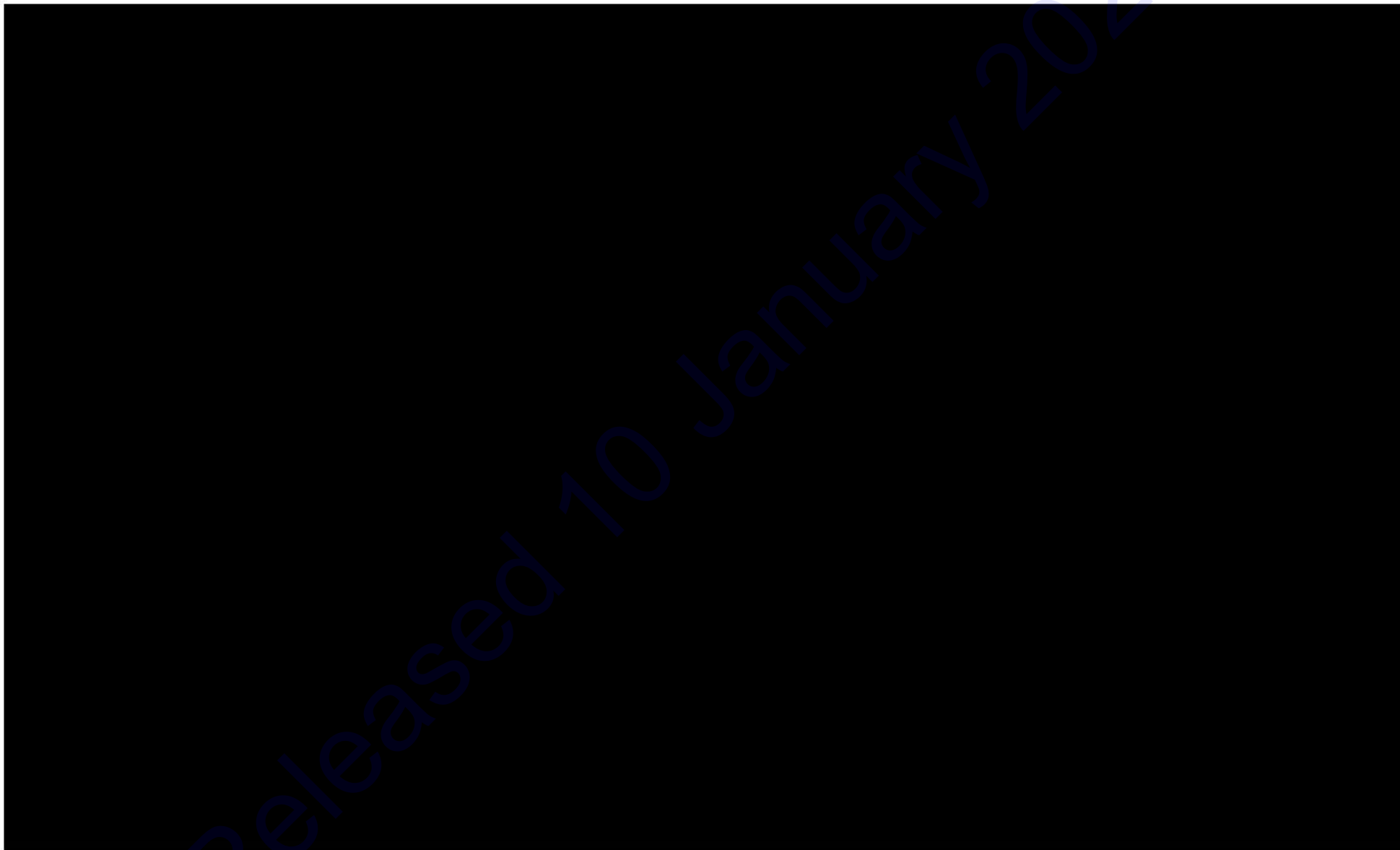






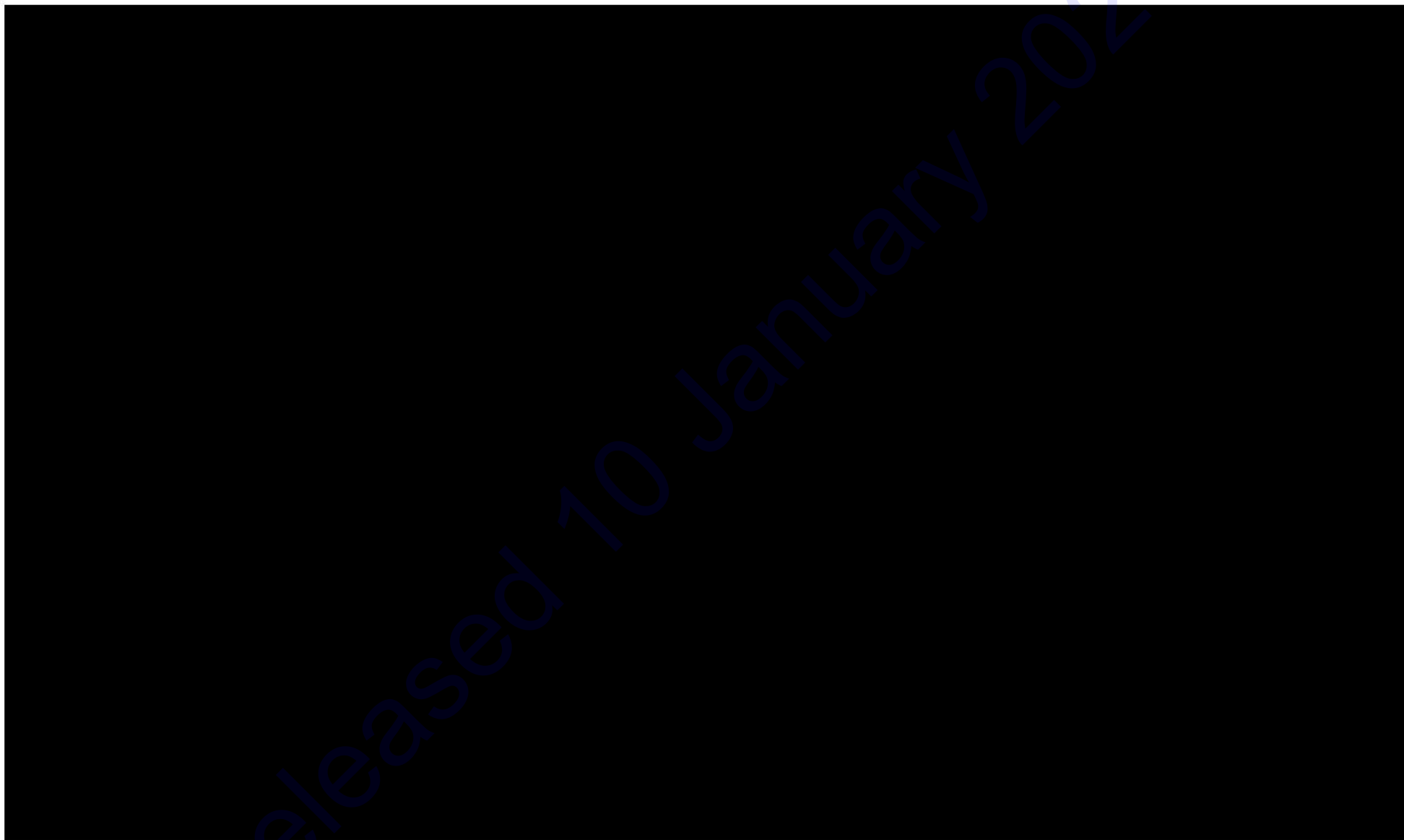
Released 10 January 2025



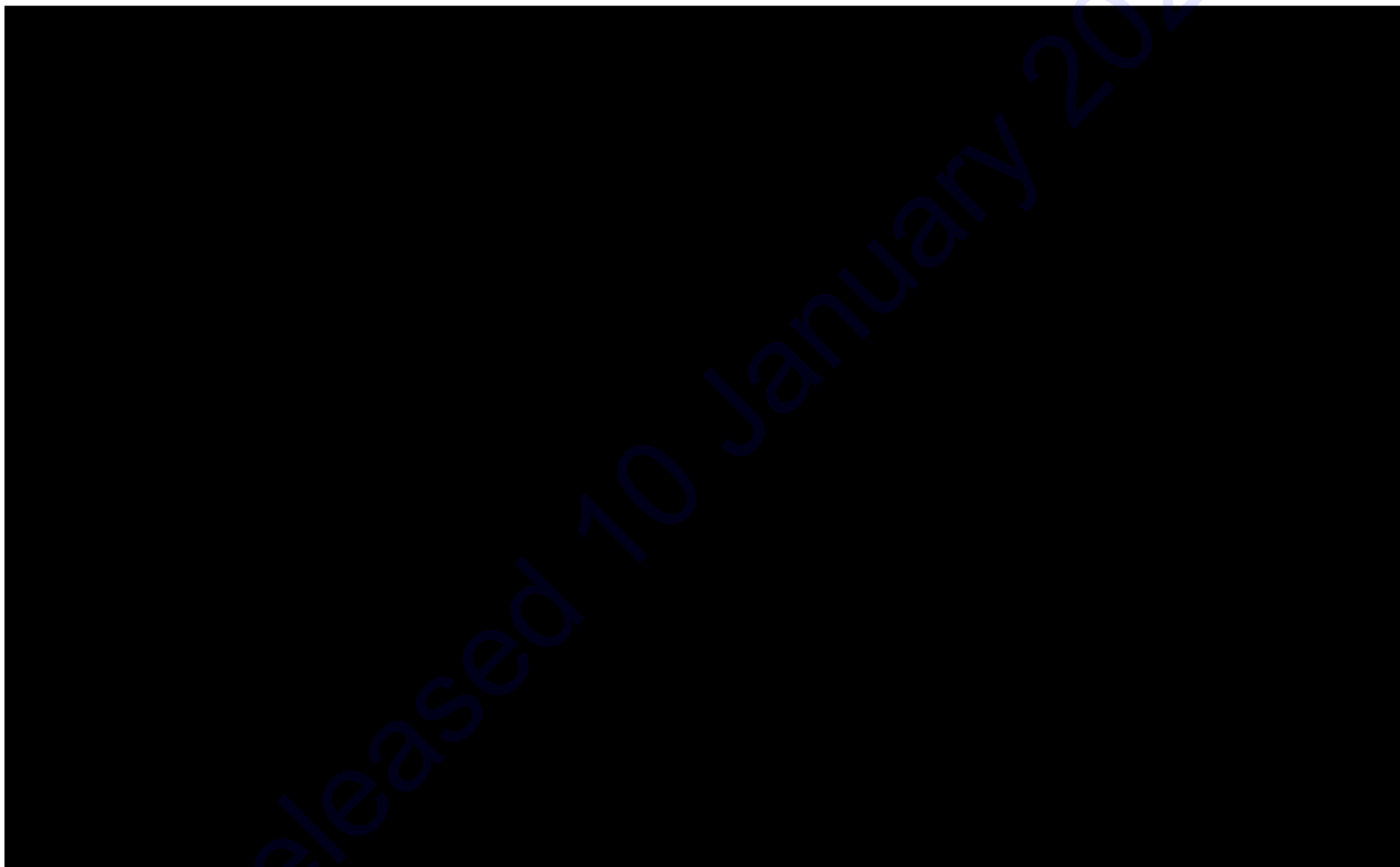




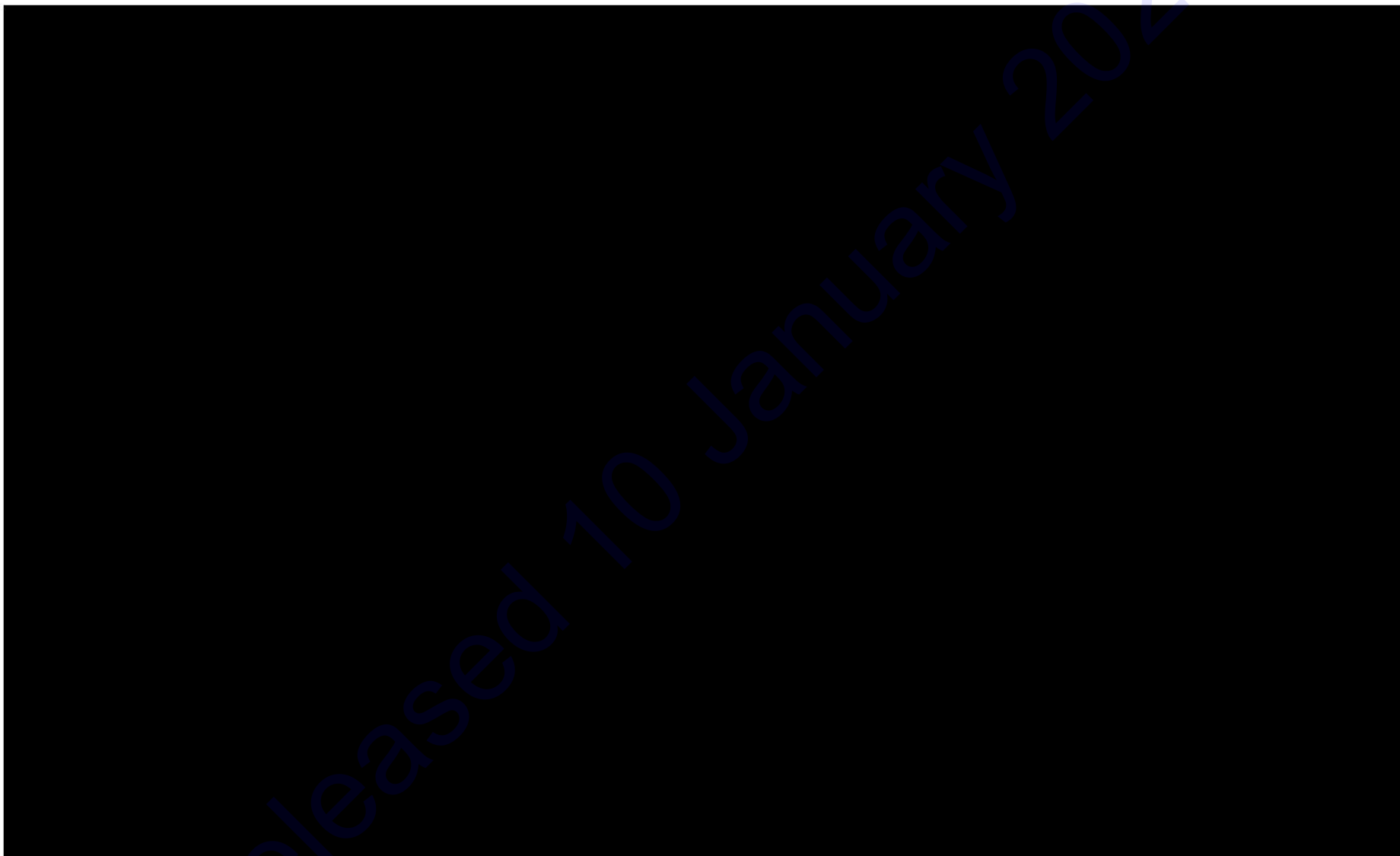
Released 10 January 2025



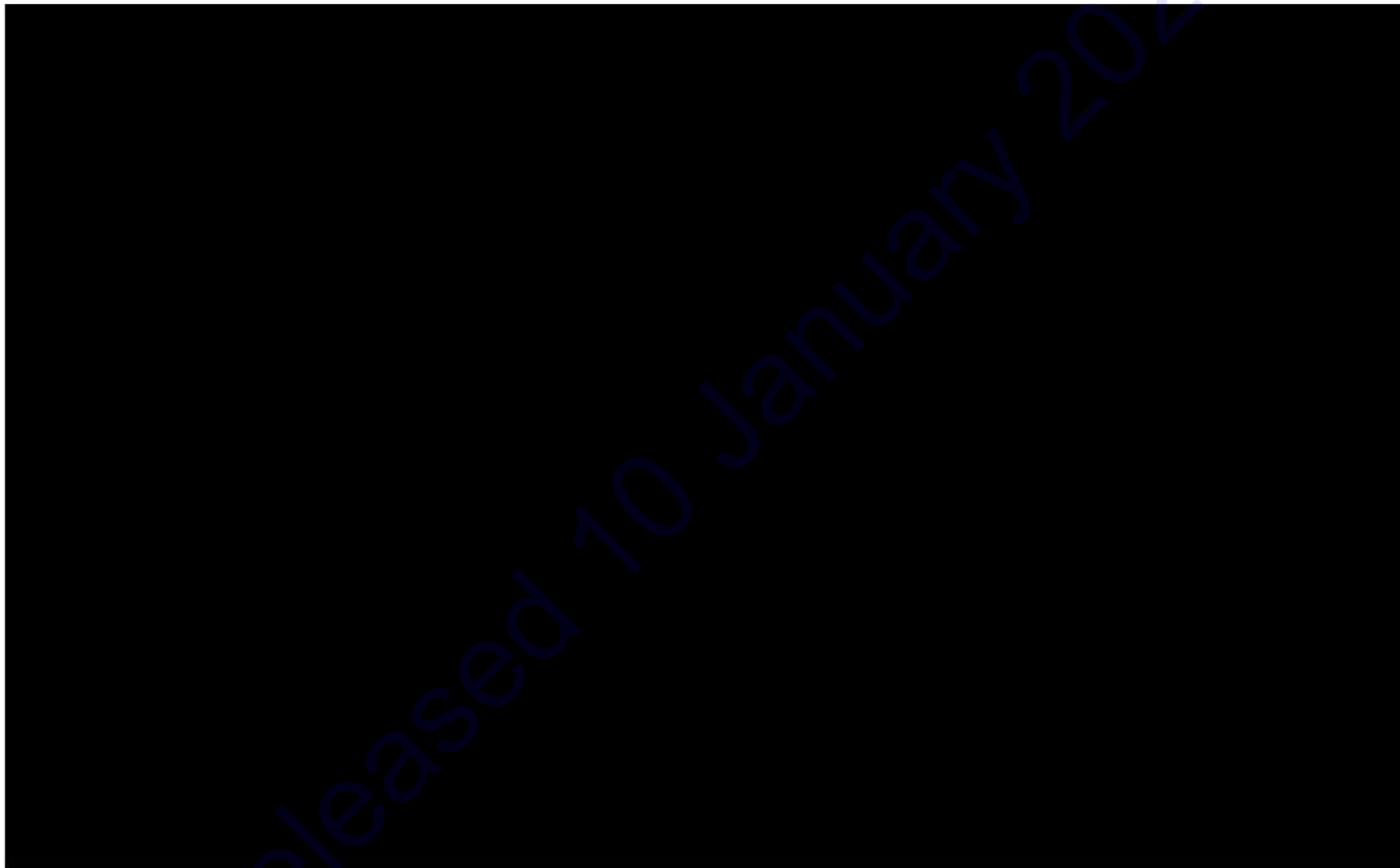
Released 10 January 2025



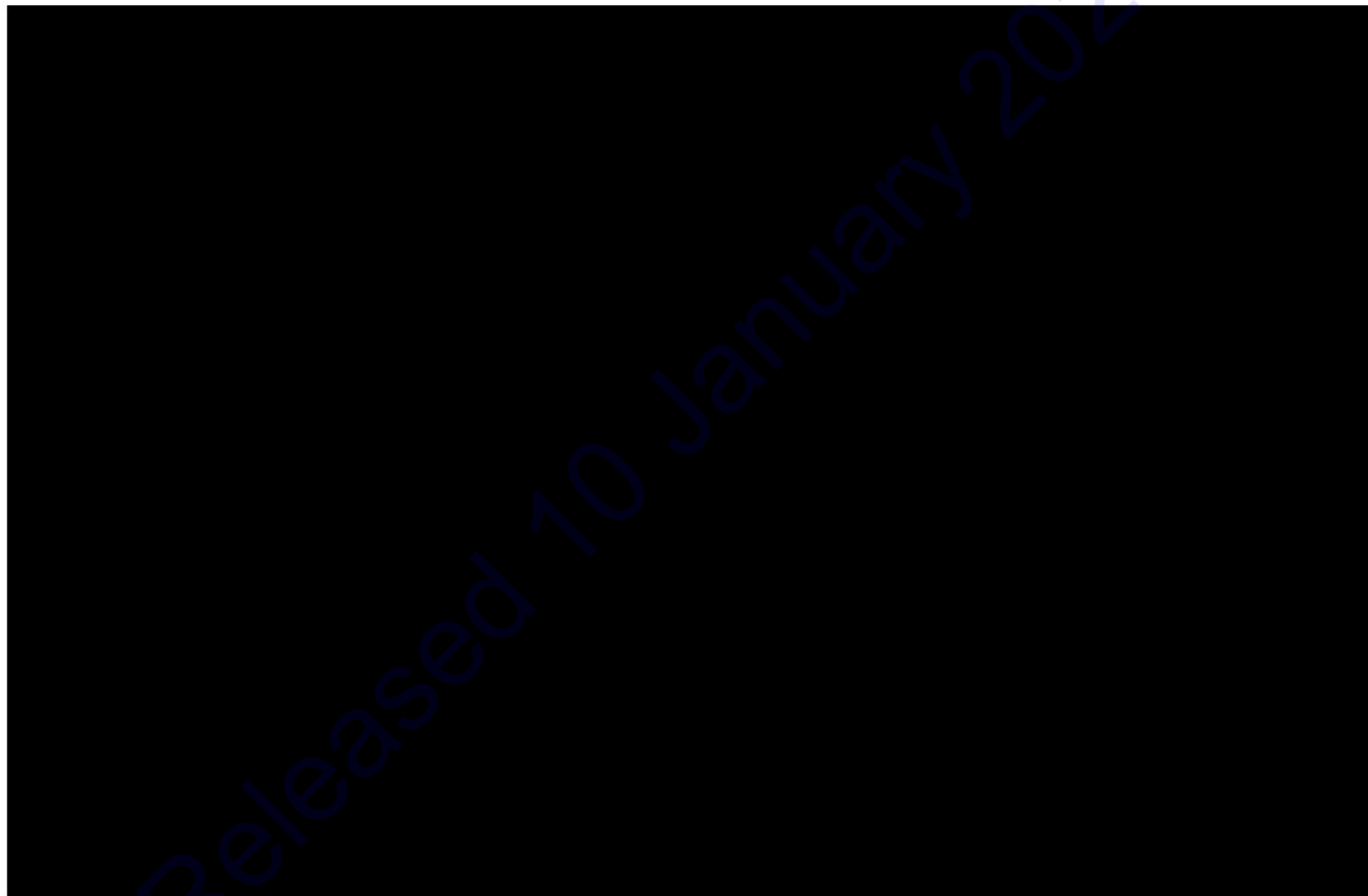
Released 10 January 2025

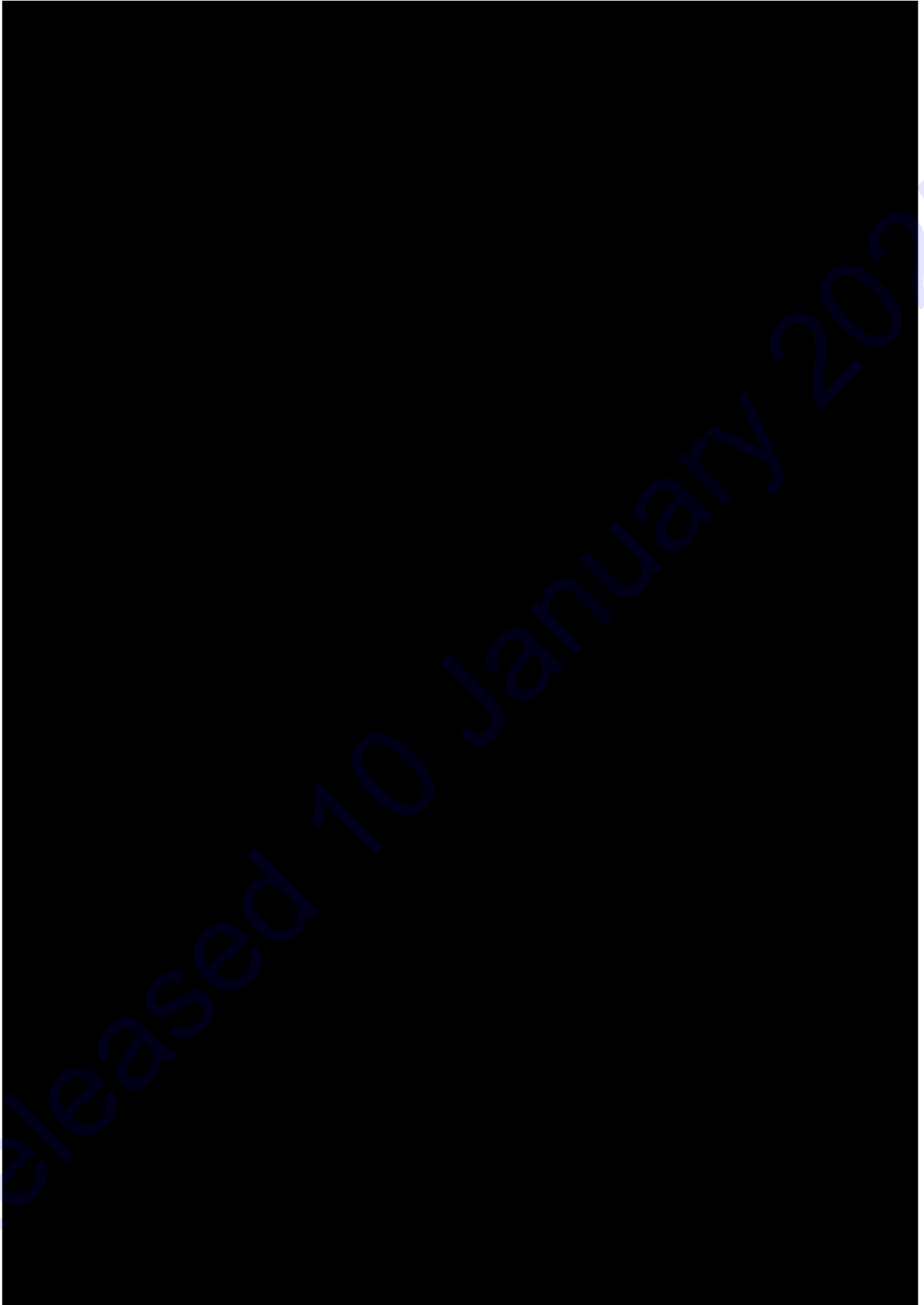


Released 10 January 2025

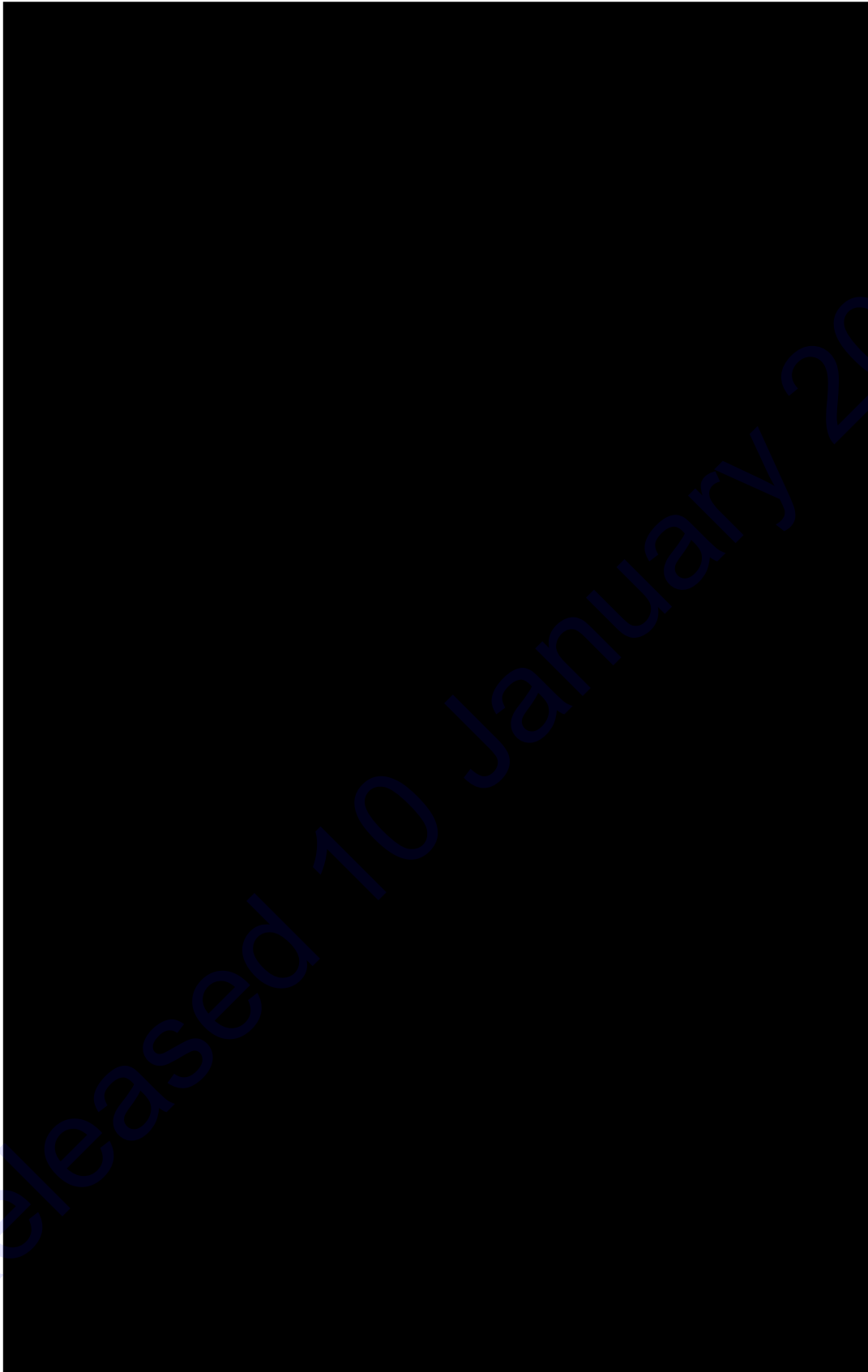


Released 10 January 2025





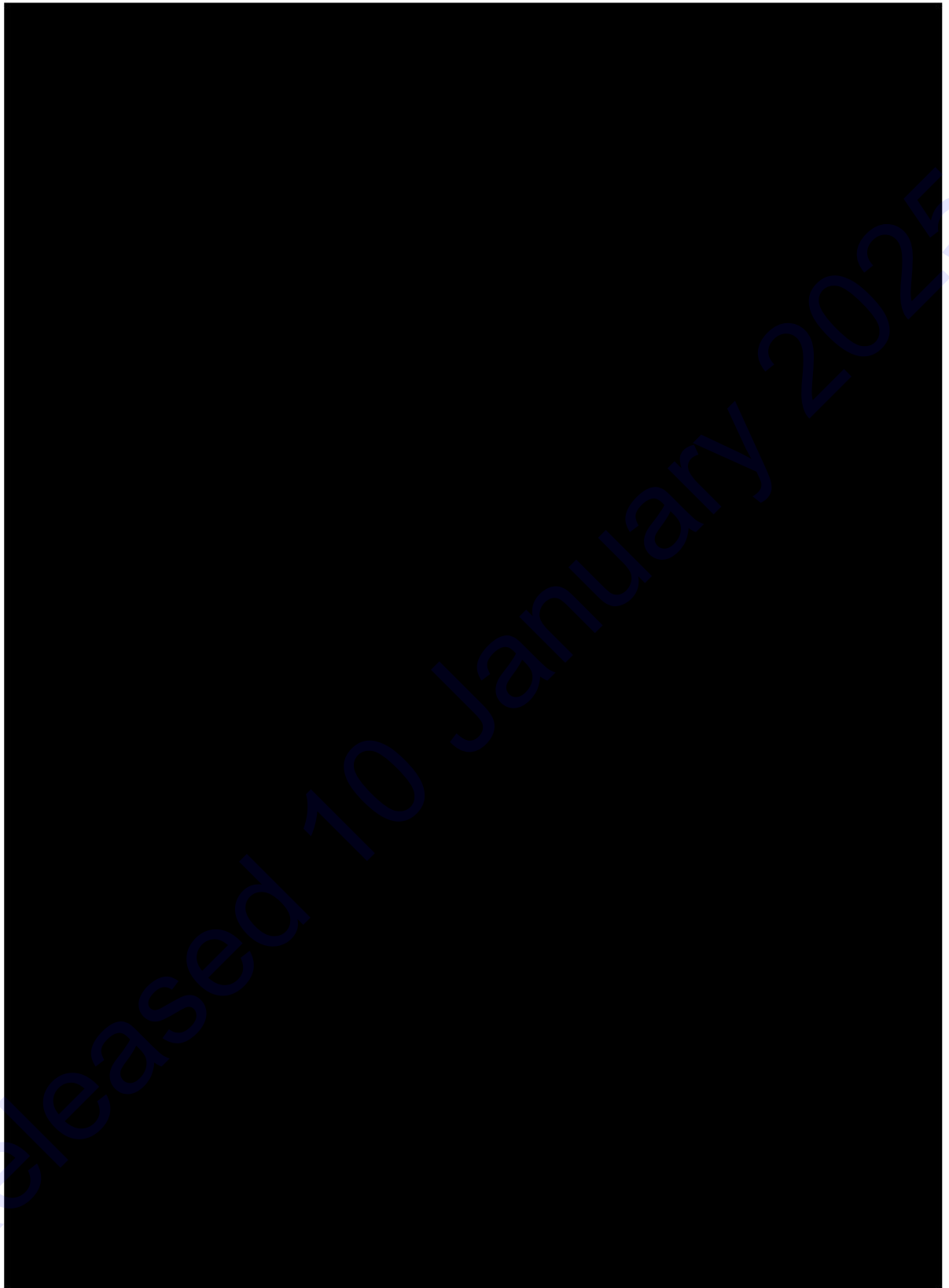
Released 10 January 2025



Released 10 January 2025



Released 10 January 2025



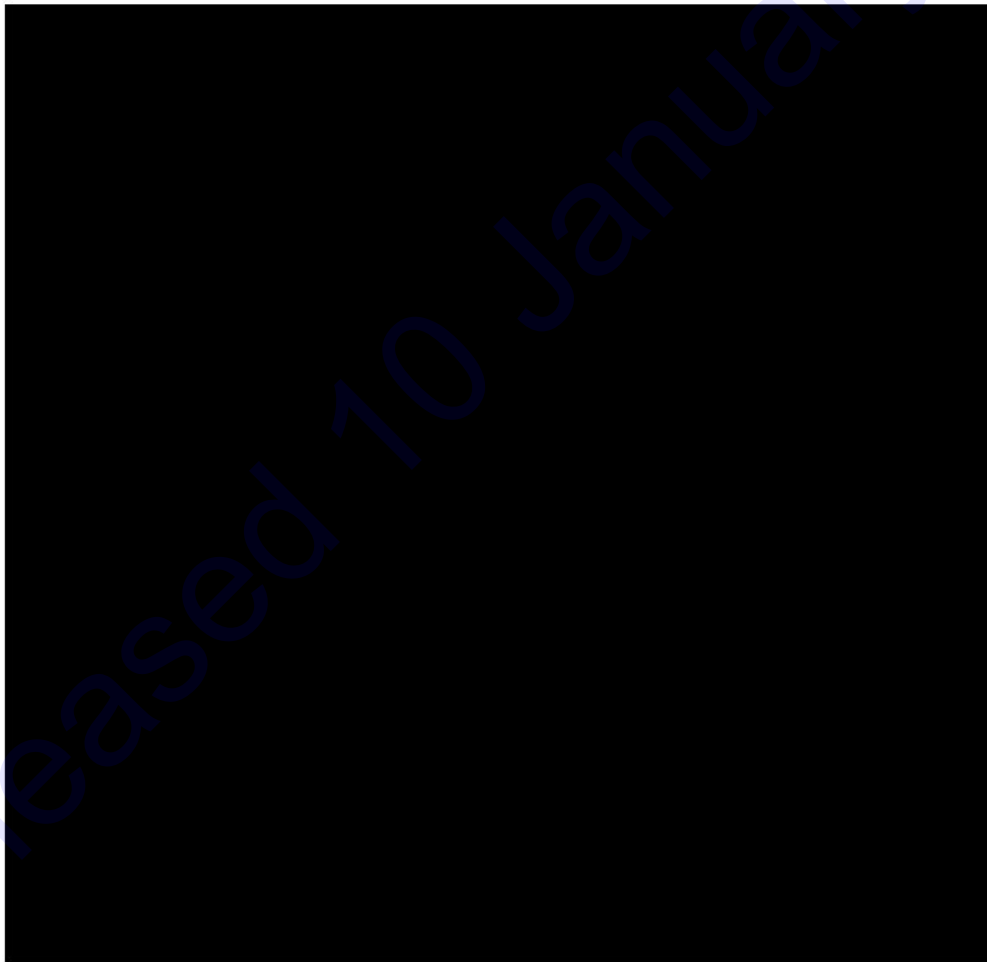
Released 10 January 2025

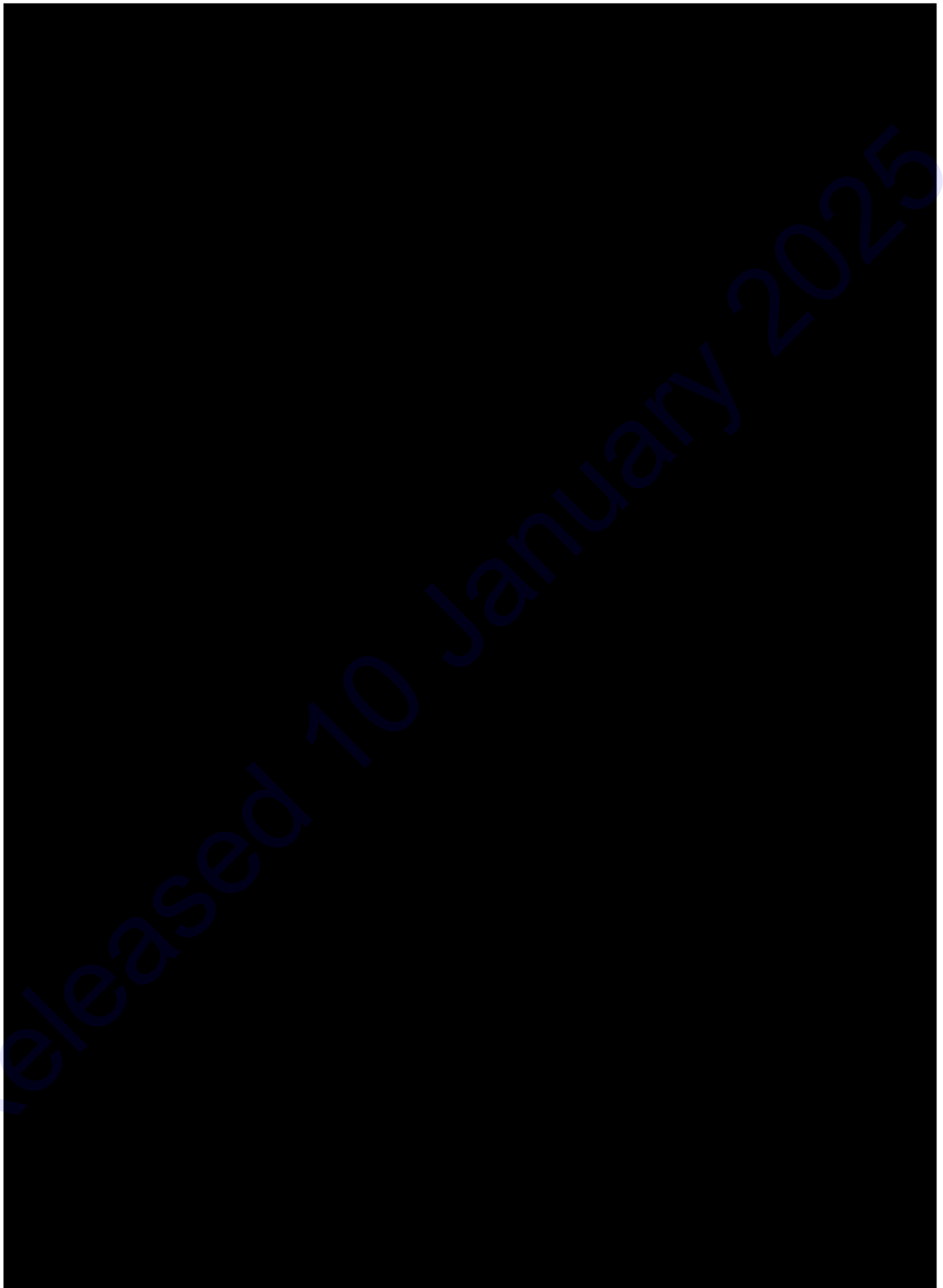


Riverlea Social Infrastructure – Shared Use Education, Sport, and Community Site

City of Playford

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.

- **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.

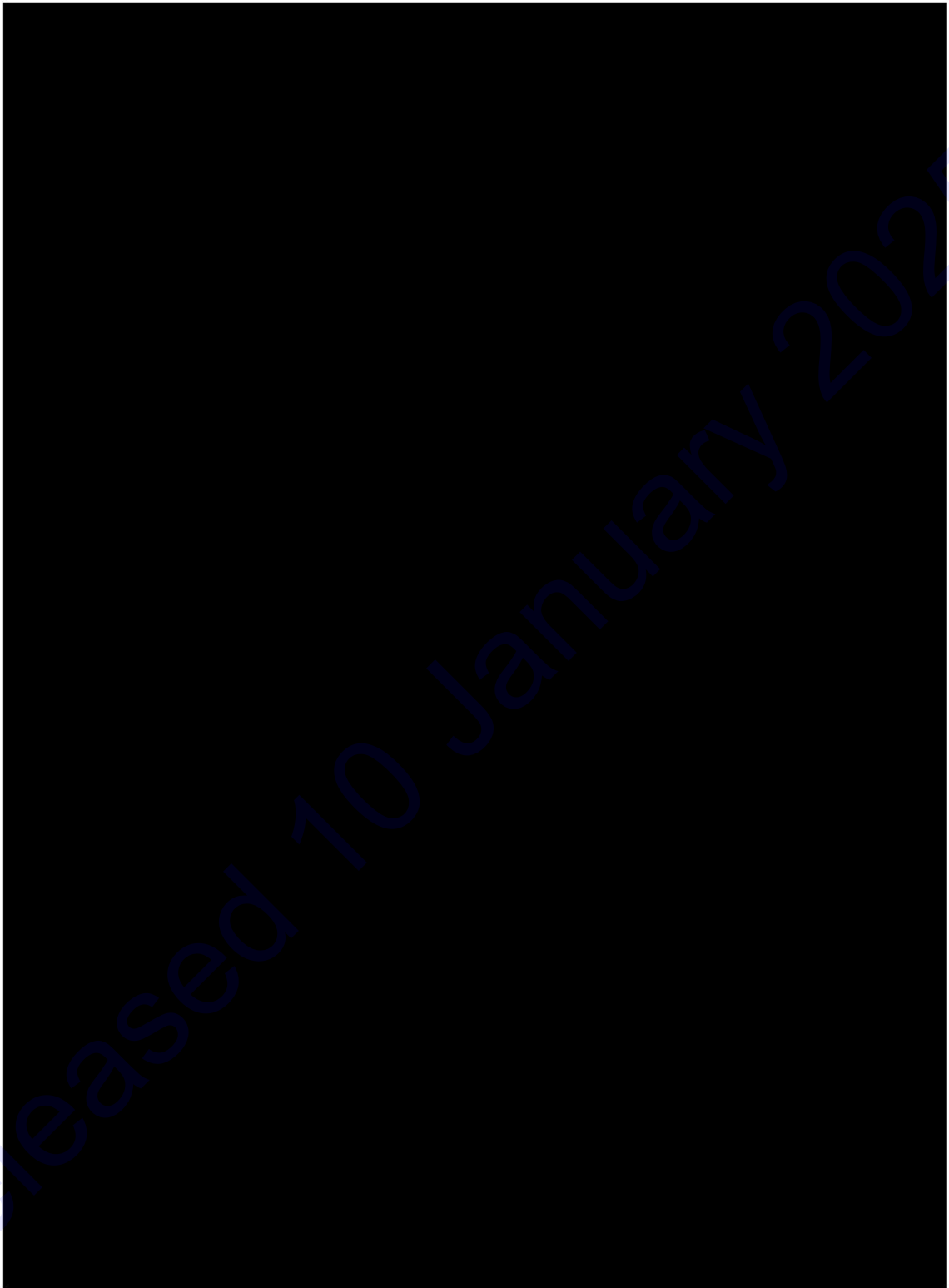
The site represents the first location identified in the Master Plan for school and district-level playing fields.

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.

The project includes;

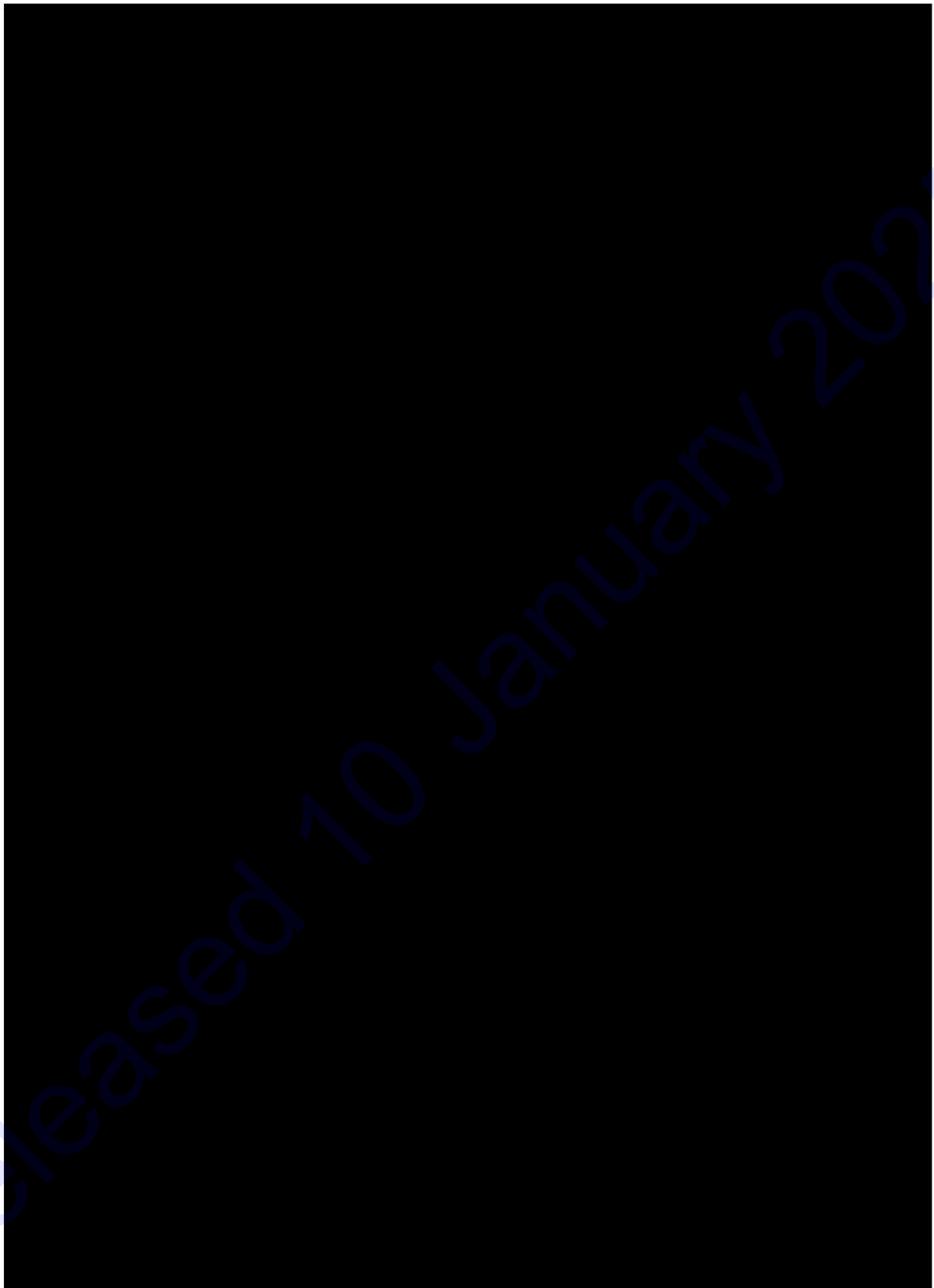
- Ovals
- Sports Infrastructure
- Services
- Community Hub
- Courts
- Public Realm
- Car Parking, including CCTV and Lighting



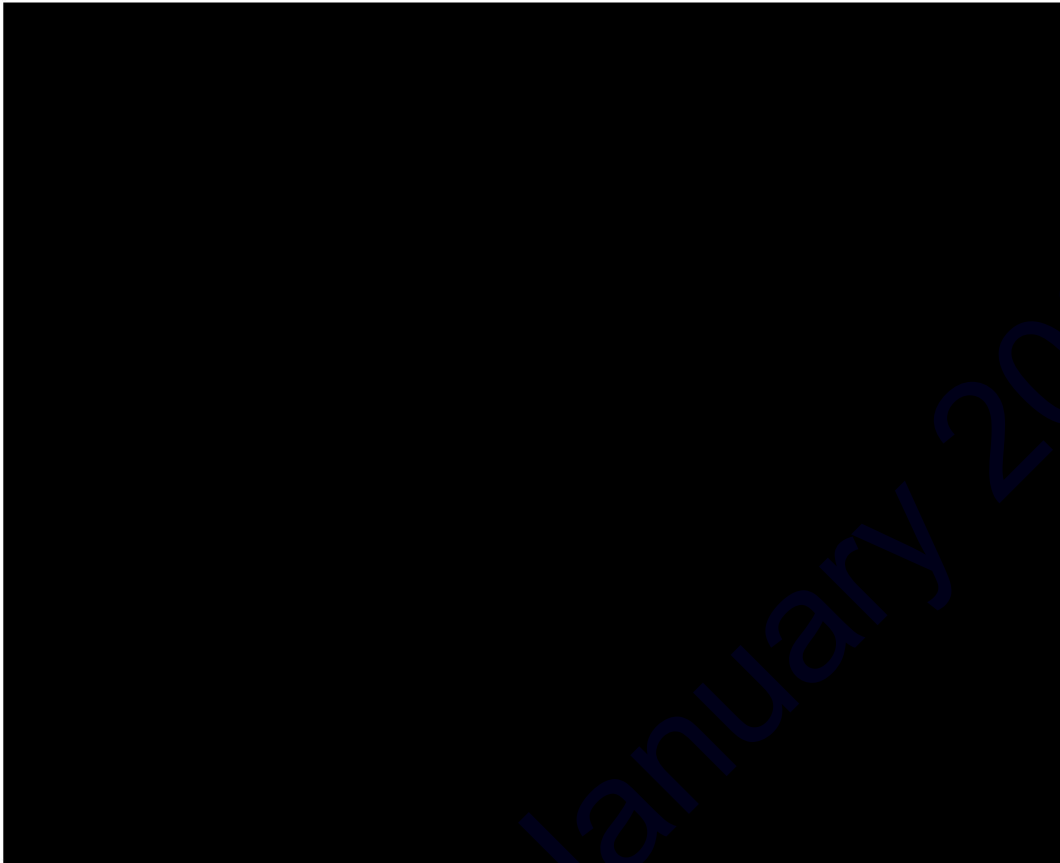
Released 10 January 2025



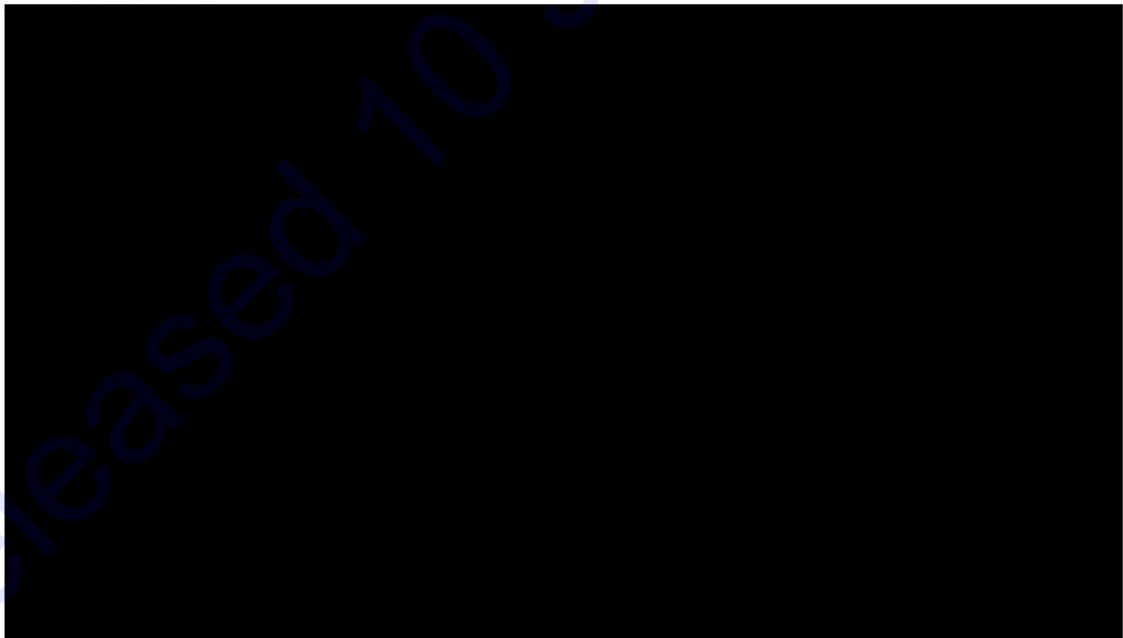
Released 10 January 2025



Released 10 January 2025



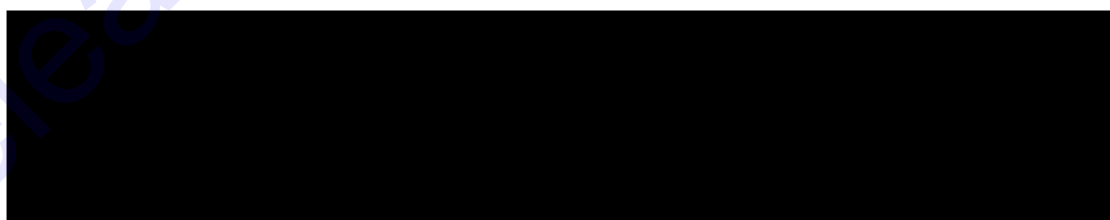
Strategic Plan

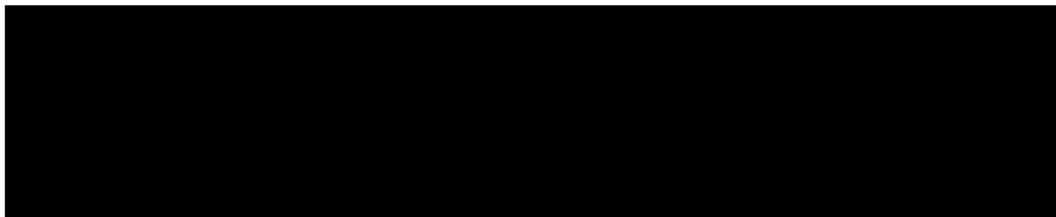




City of Playford Sportsground Facility Strategy - 2023

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.





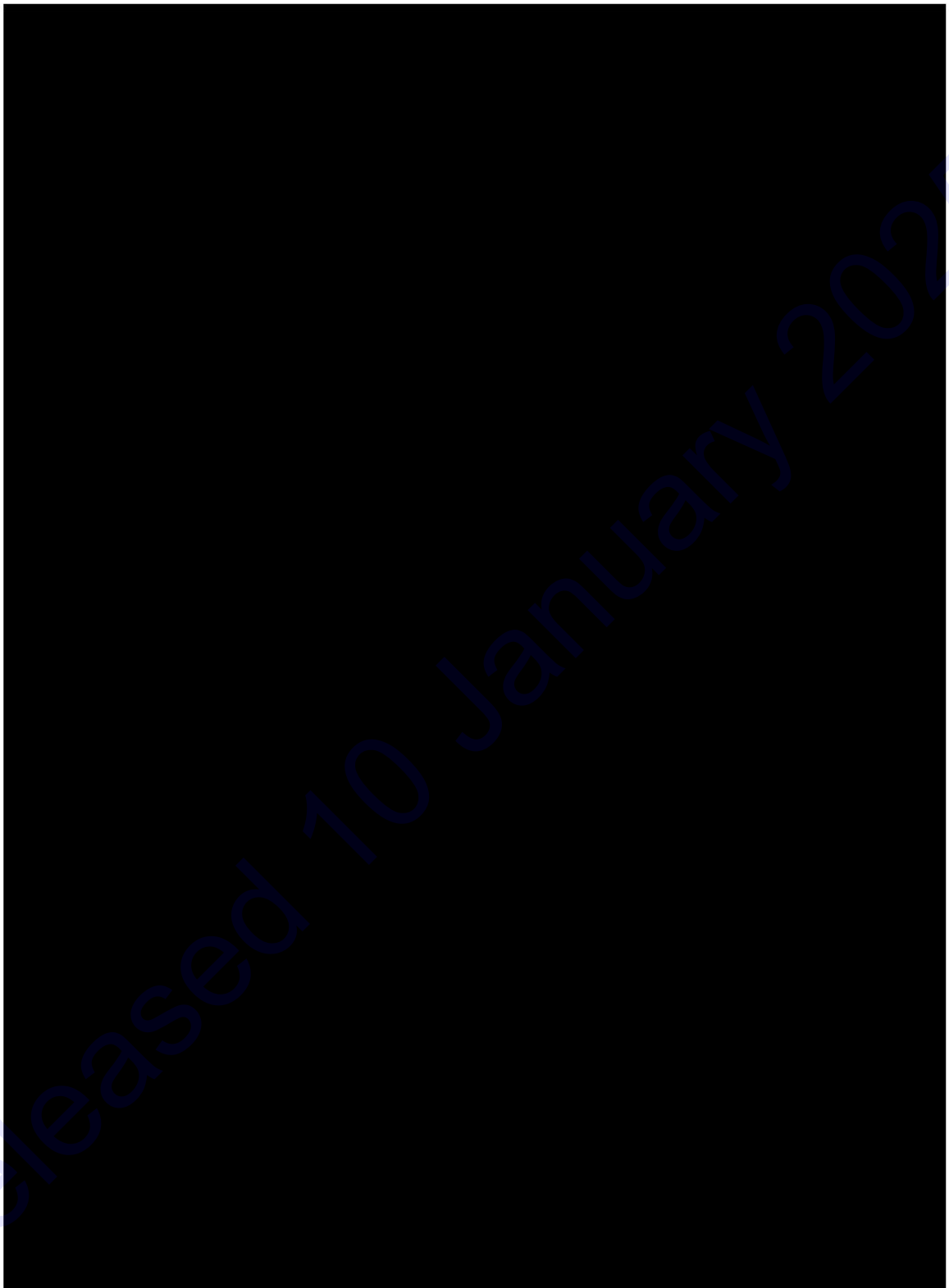
Development Plan



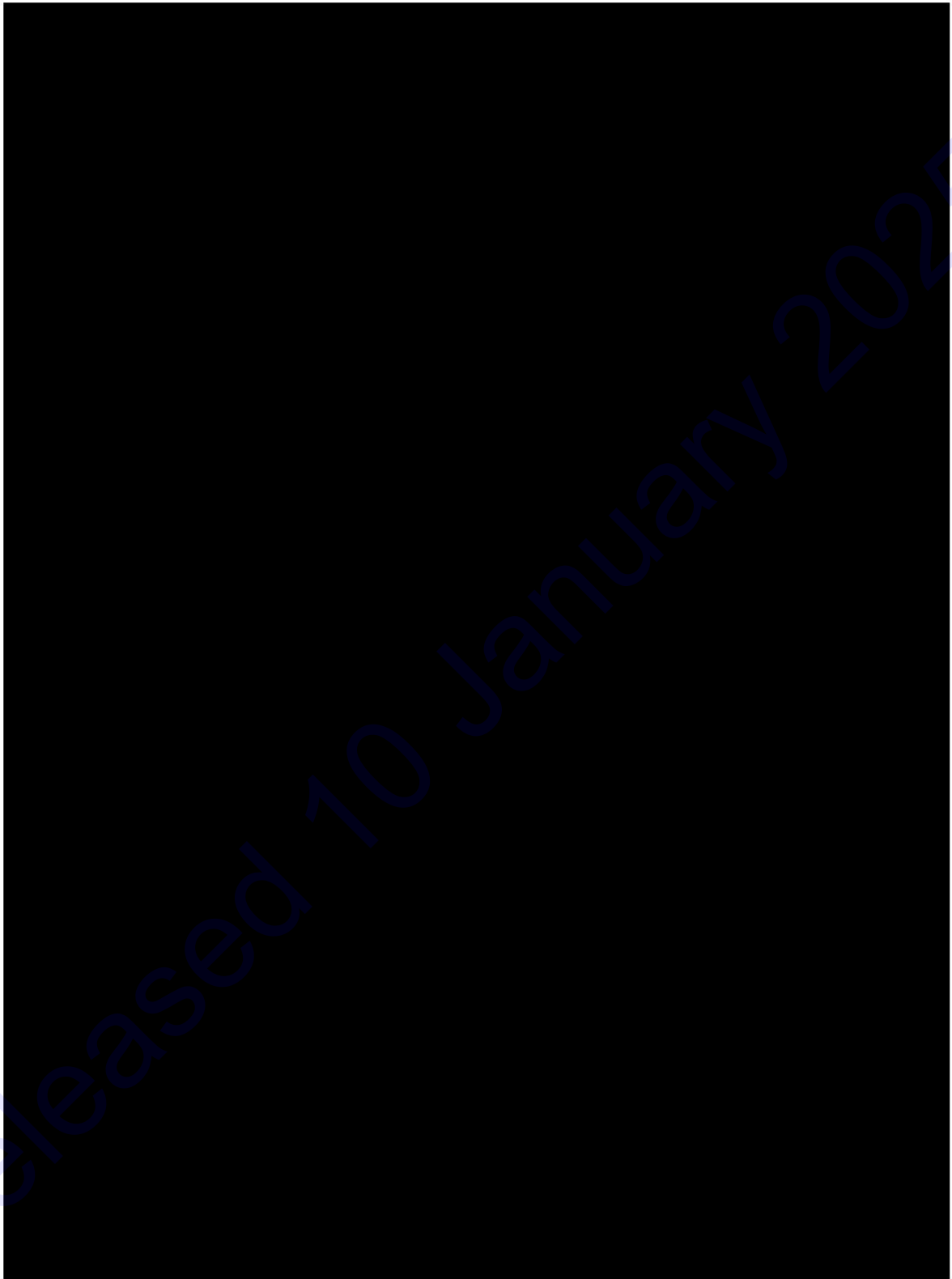
The land, which is subject to the CESA college proposal, and the Council District Sport and Recreation facilities [REDACTED]

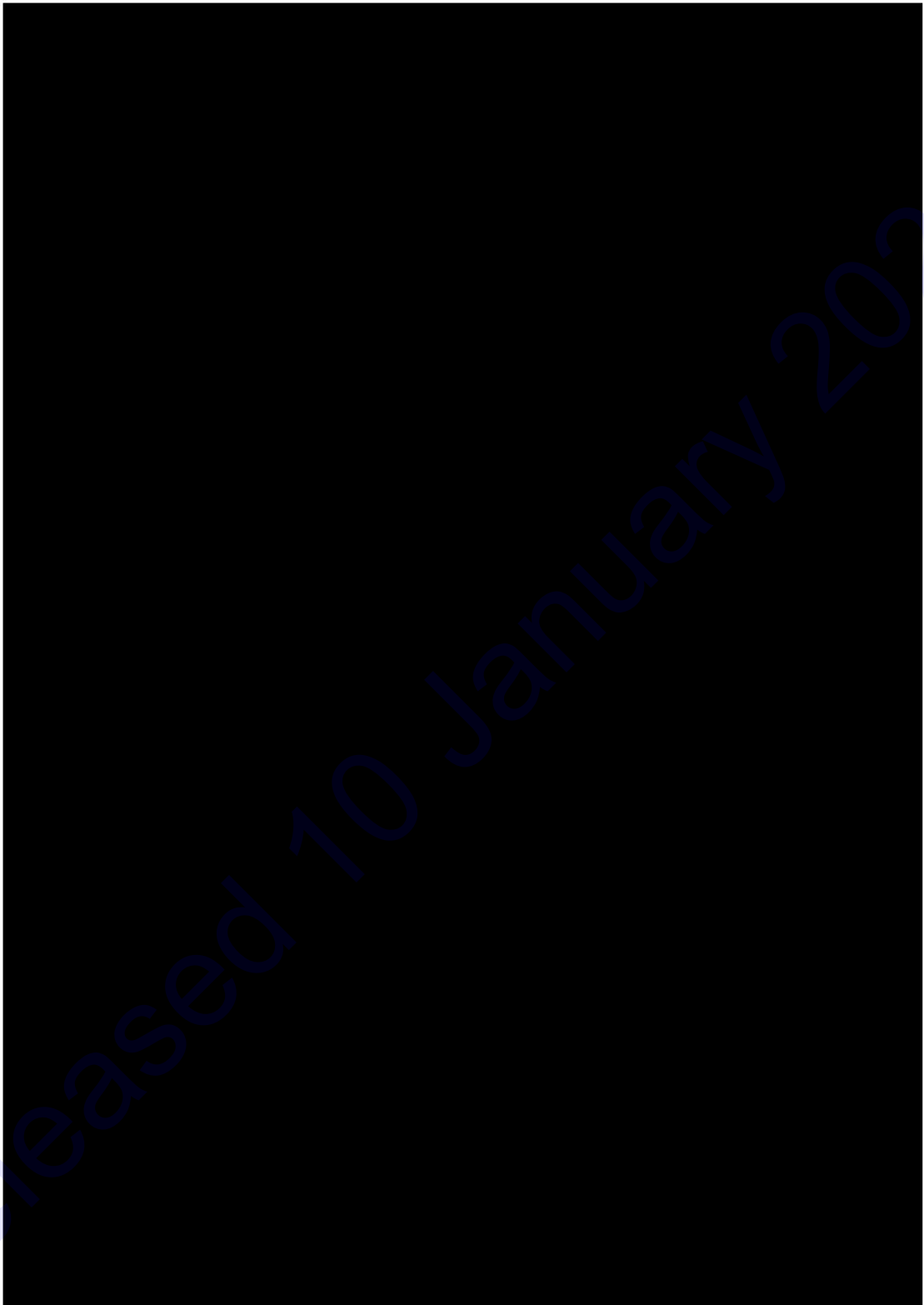
land for the sport and recreation facilities being vested to Council by Walker Corp. [REDACTED]





Released 10 January 2025

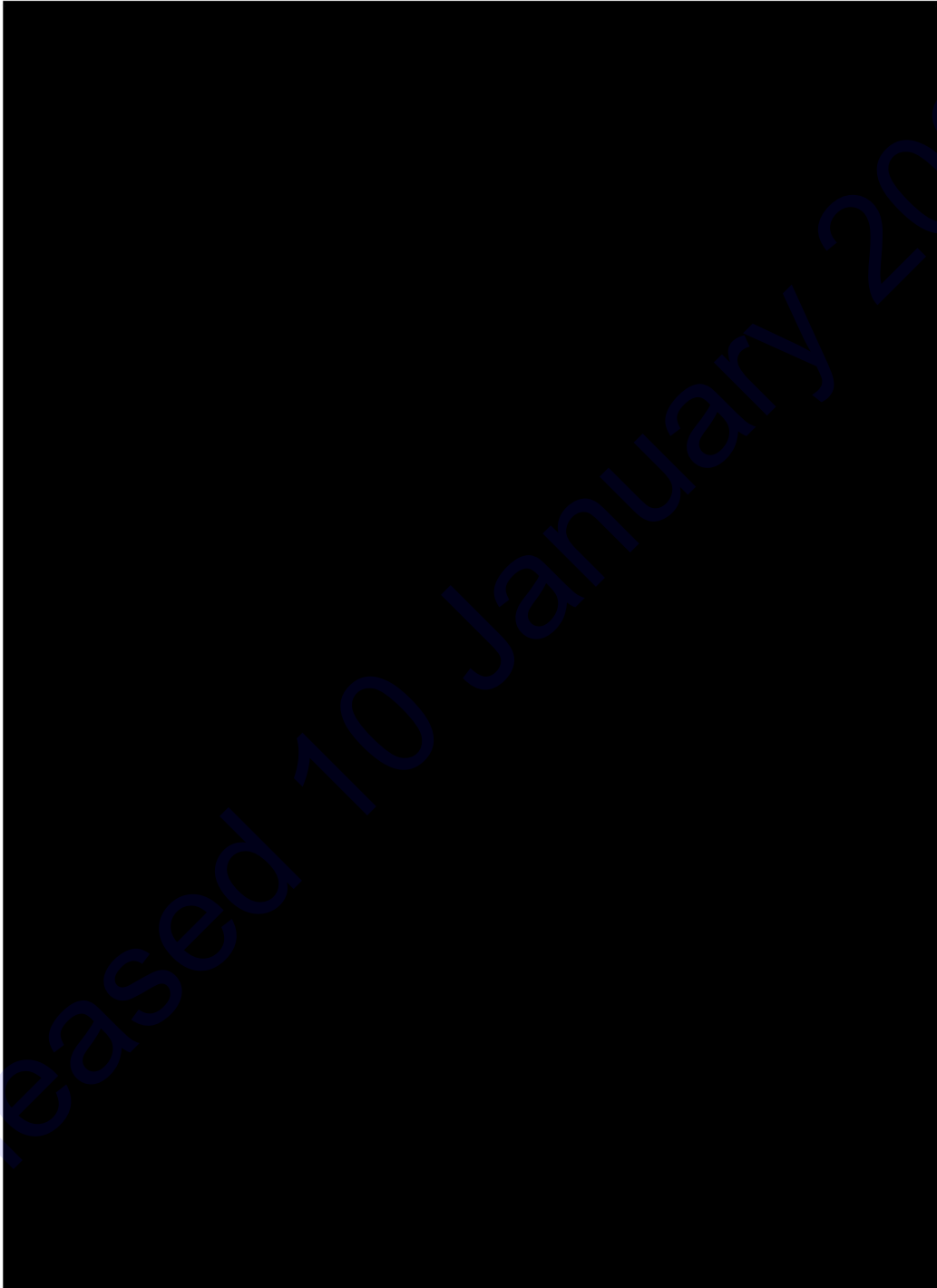


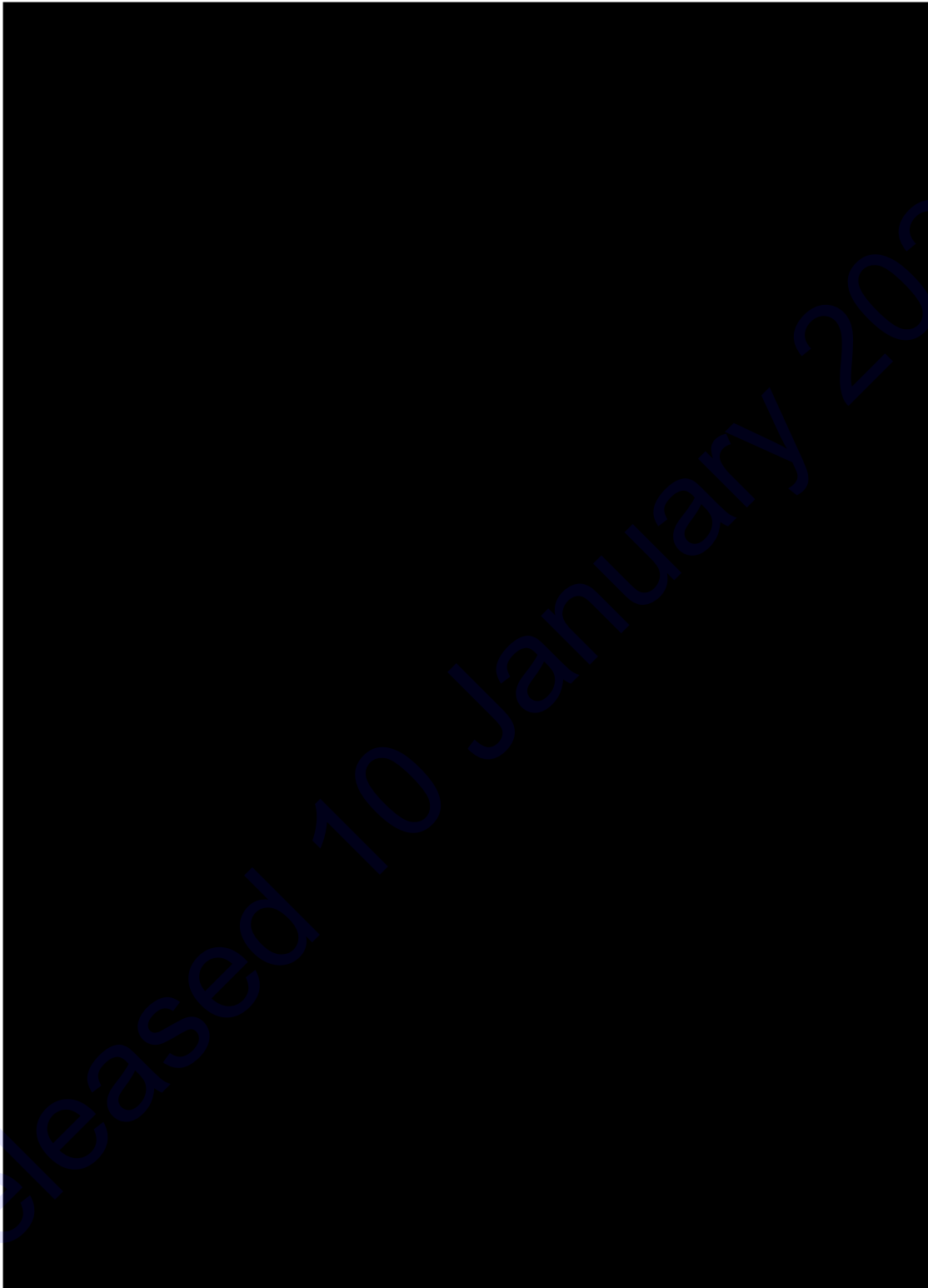


Released 10 January 2025

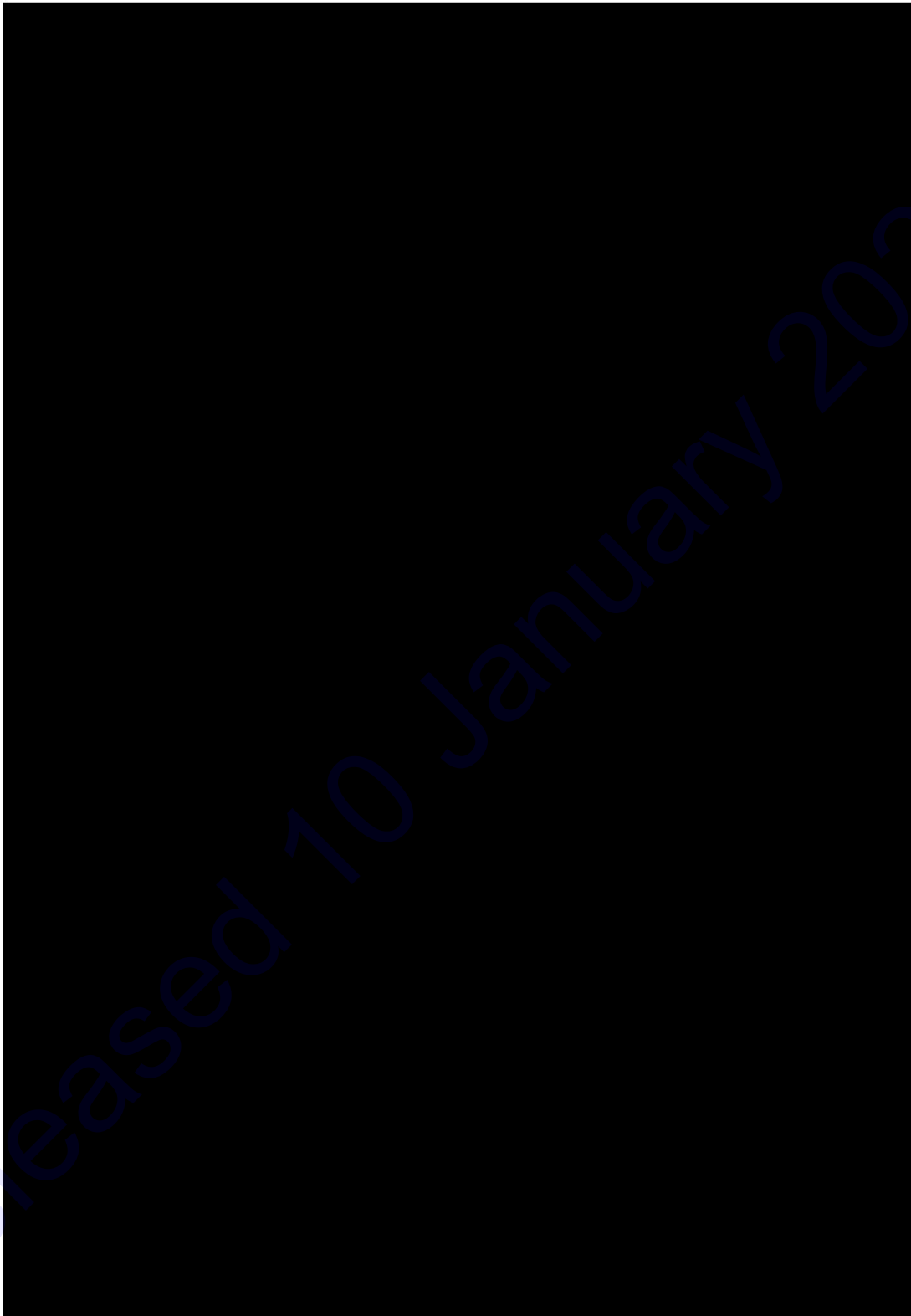
Shared Operating Costs

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.

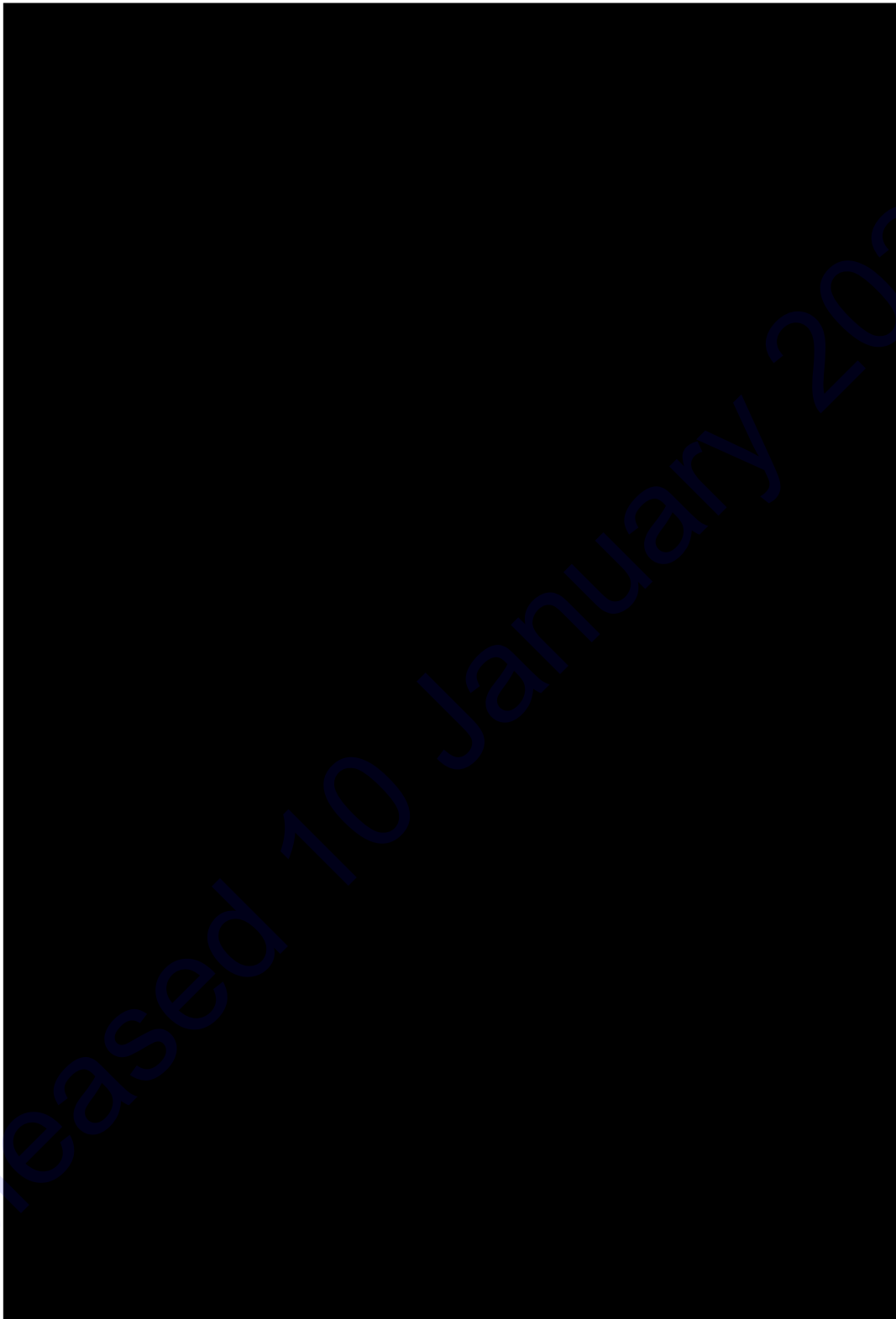




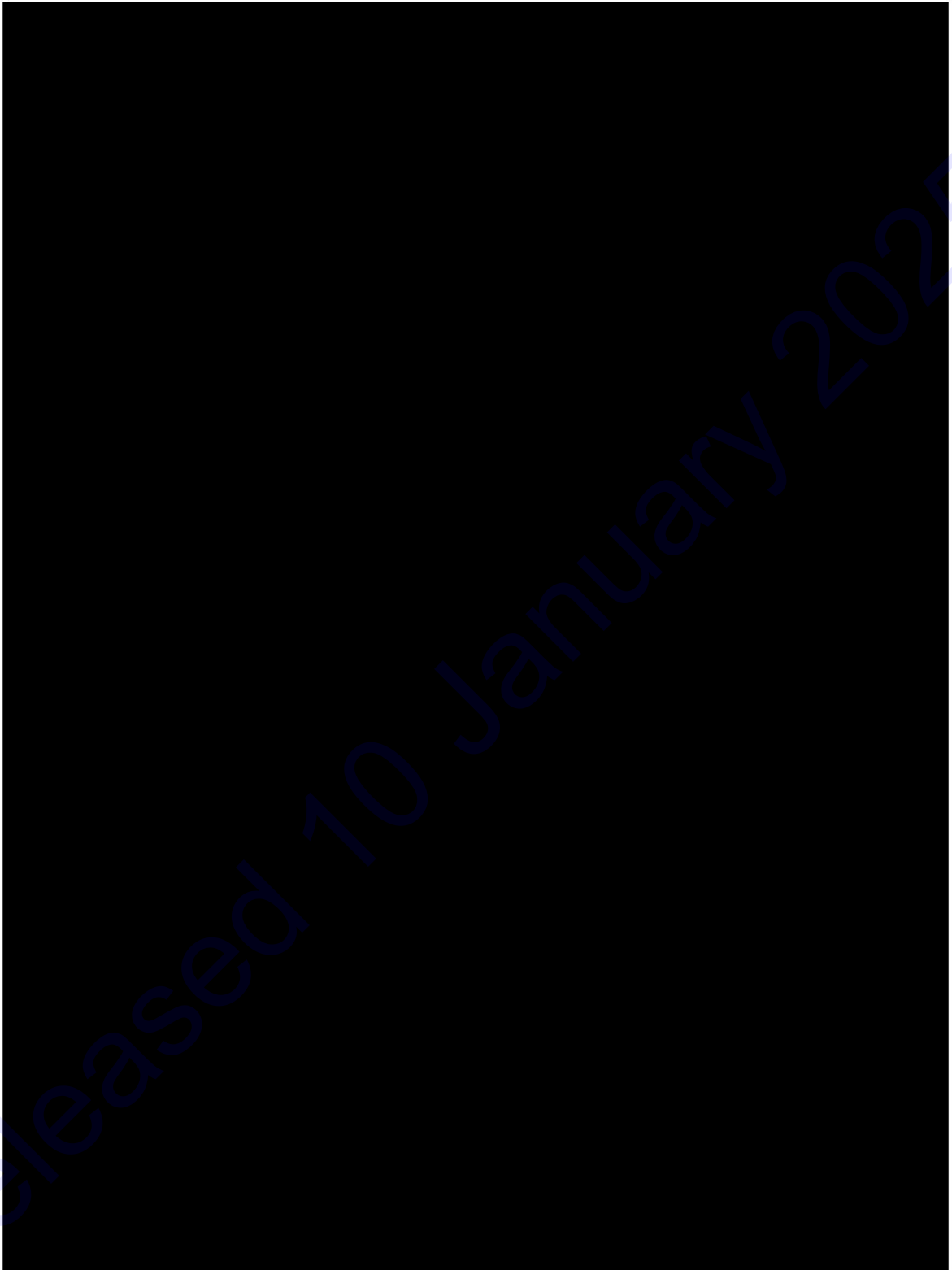
Released 10 January 2025



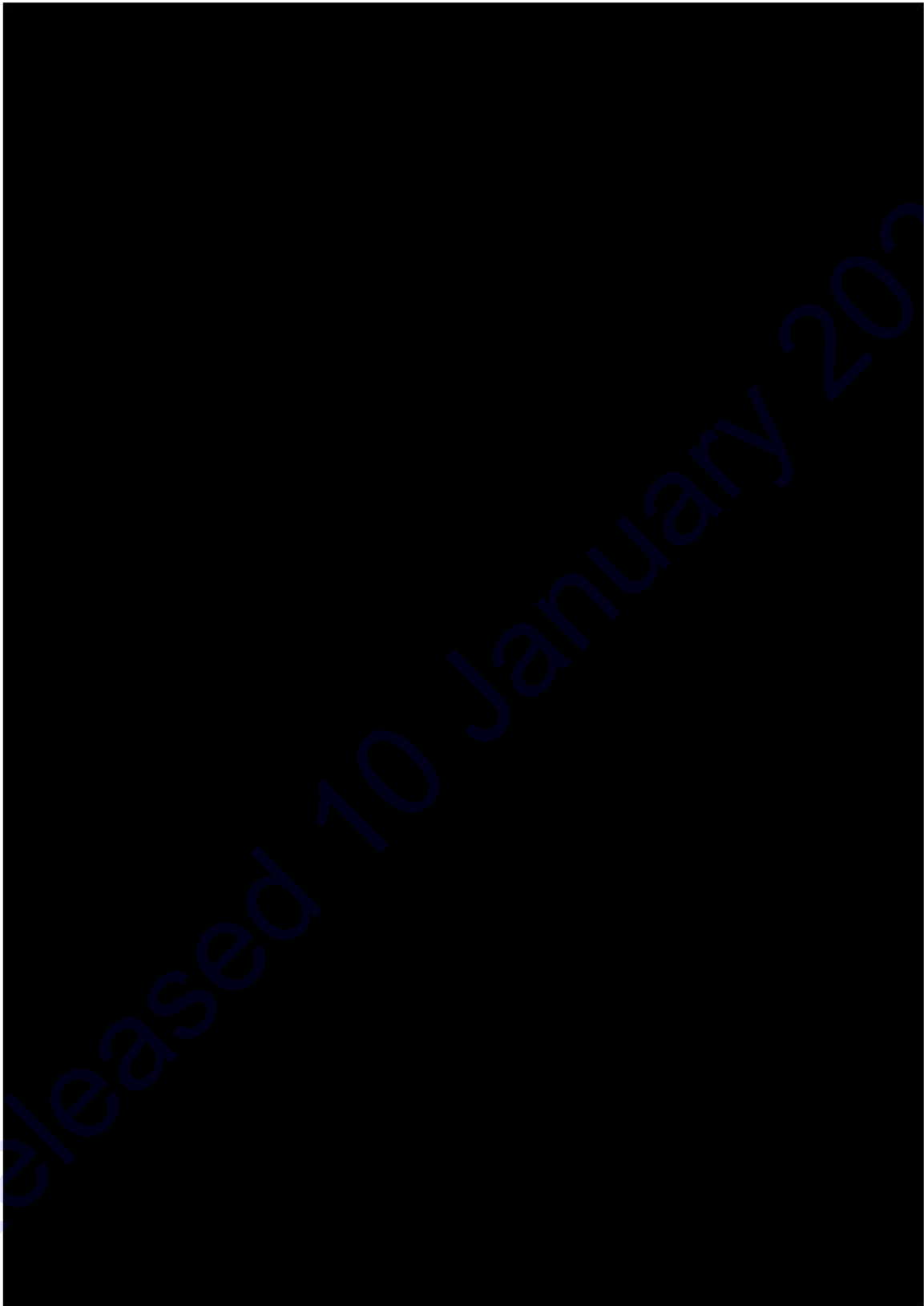
Released 10 January 2025



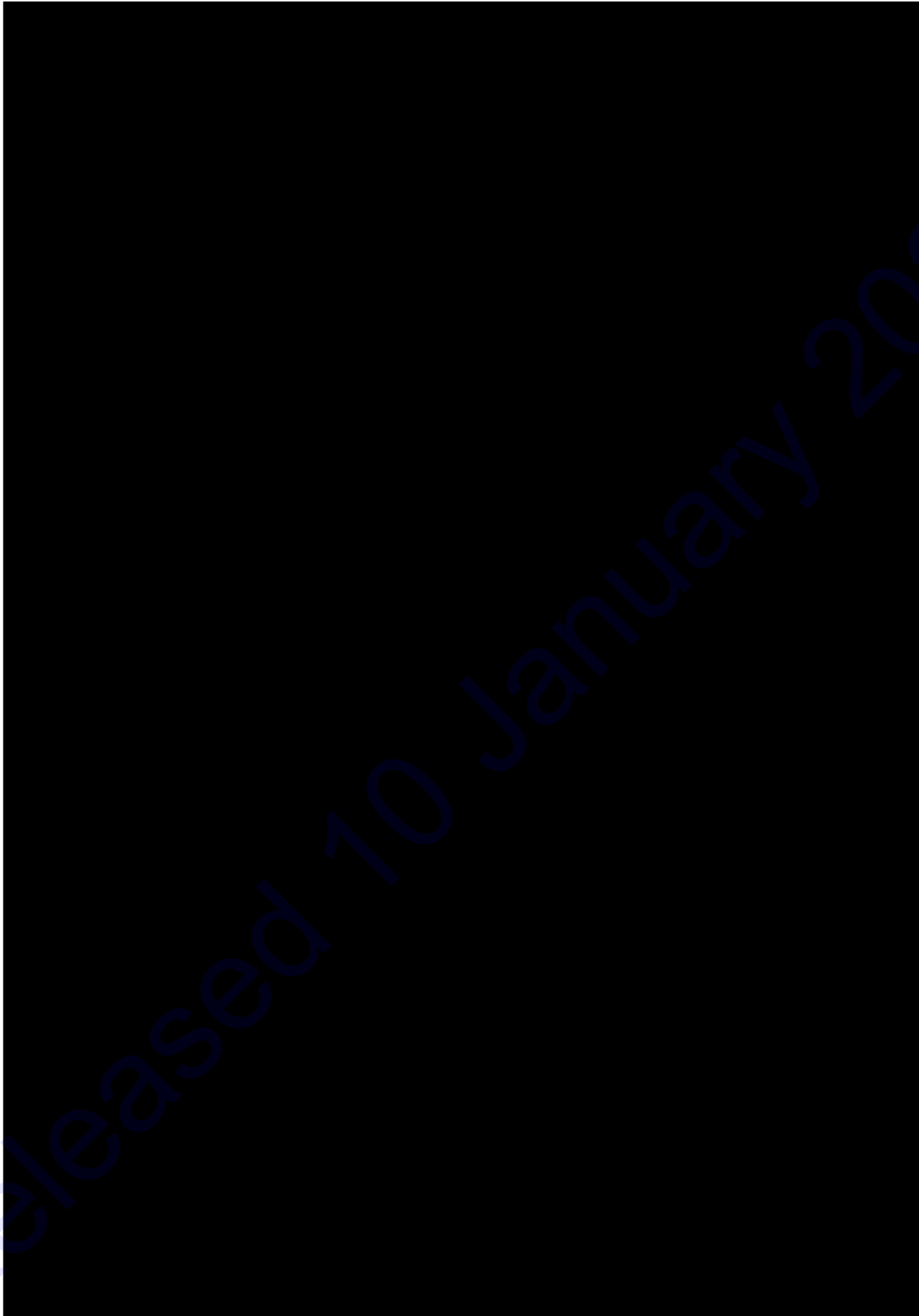
Released 10 January 2025



Released 10 January 2025



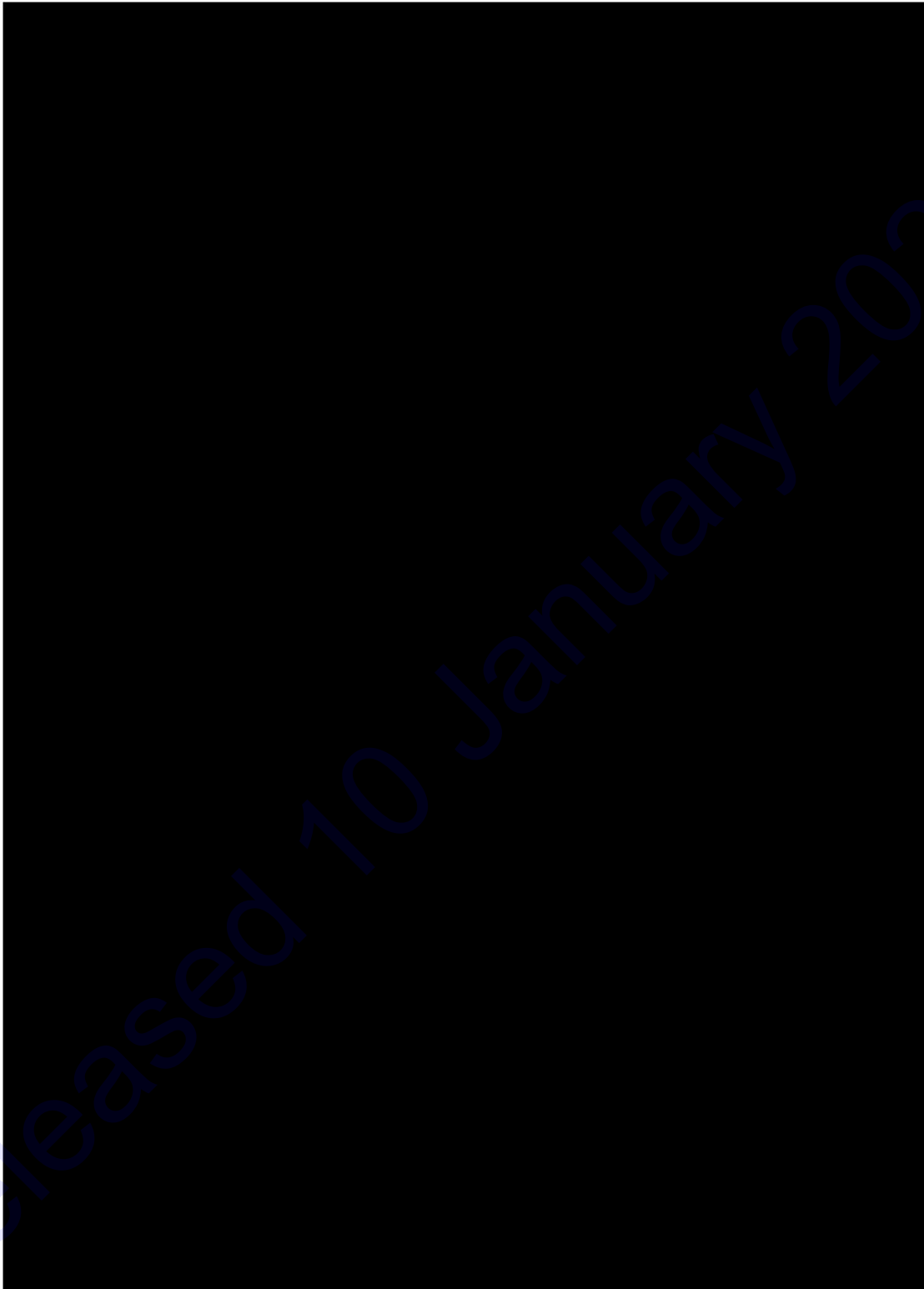
Released 10 January 2025



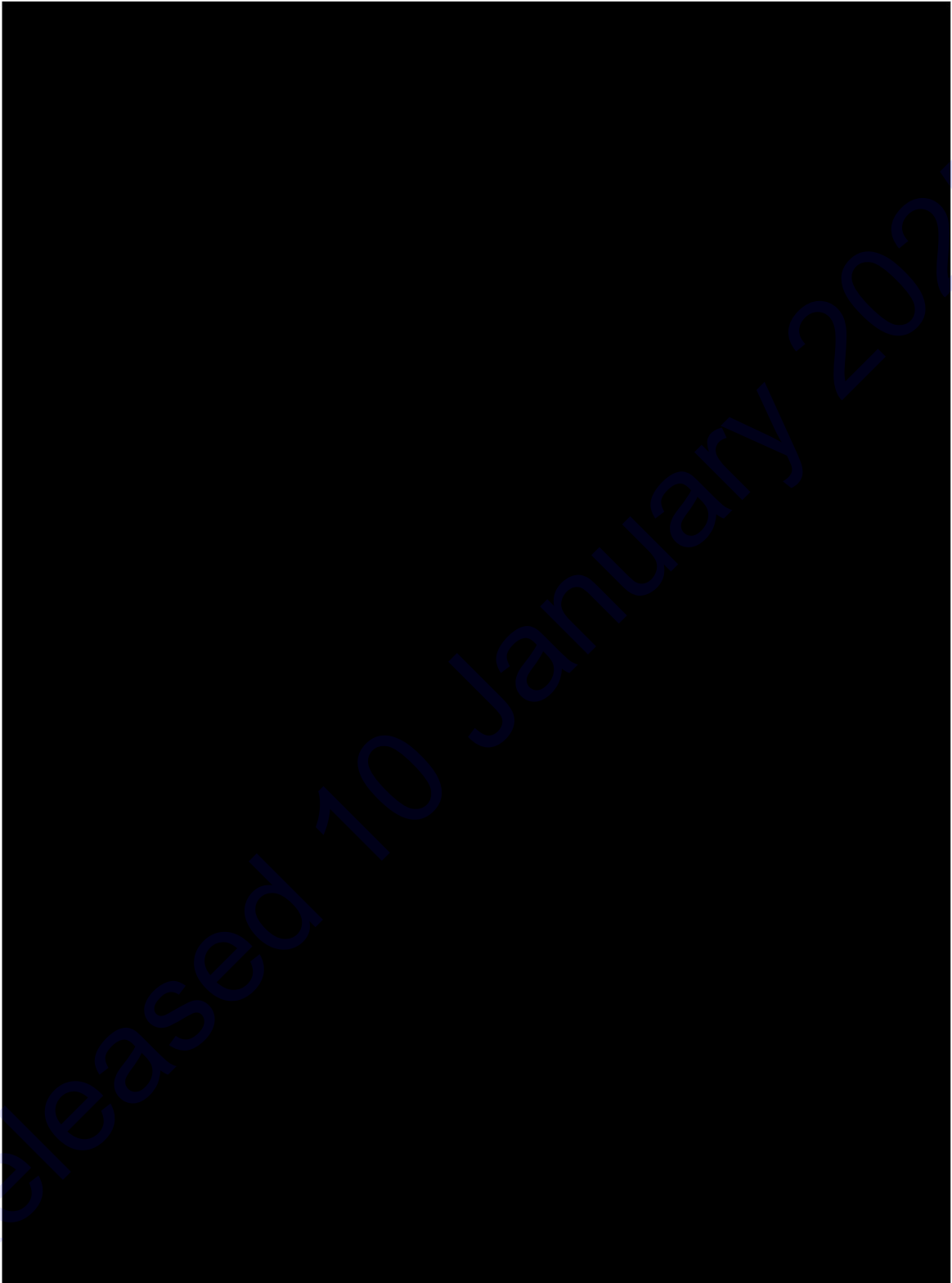
Released 10 January 2025

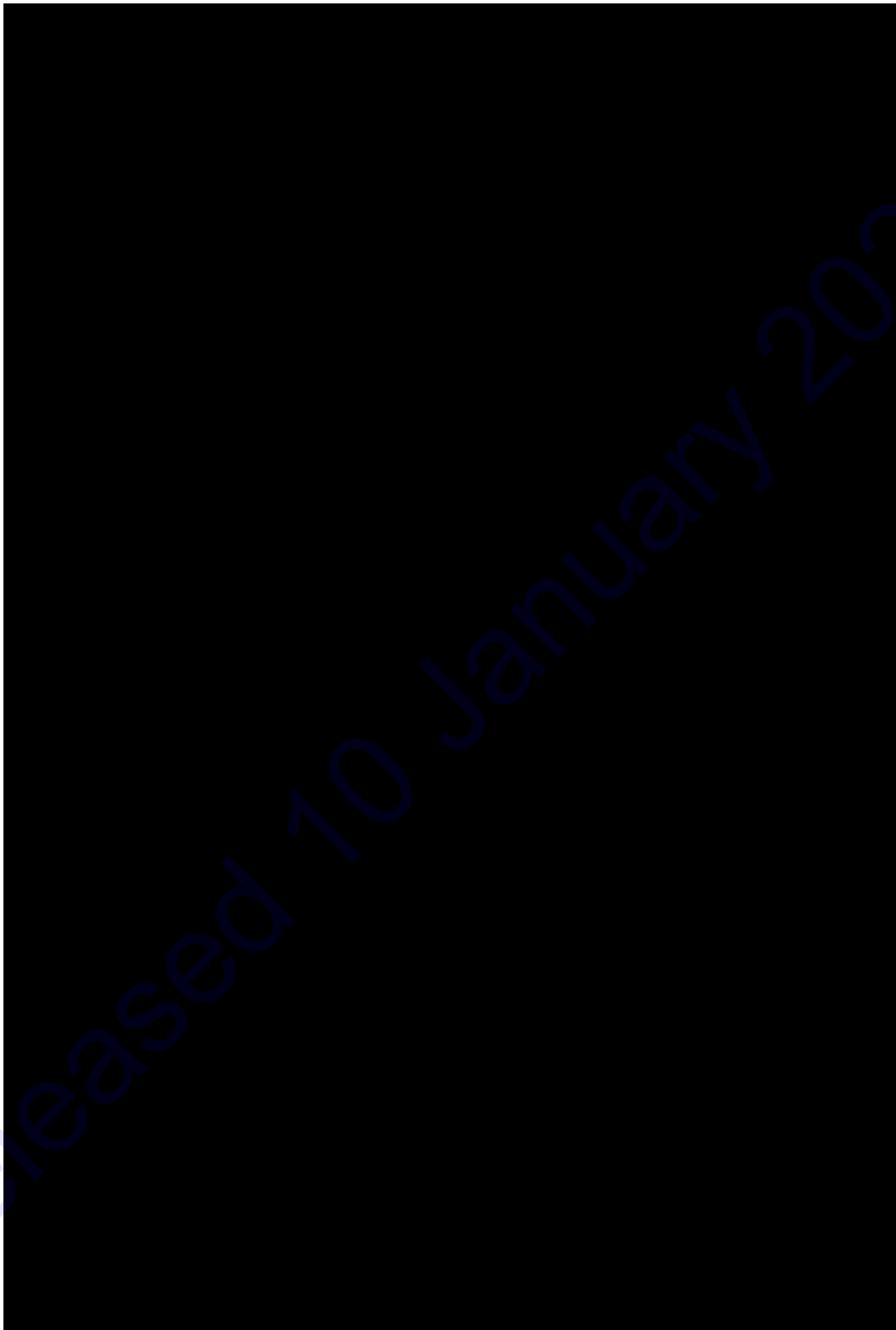


Released 10 January 2025

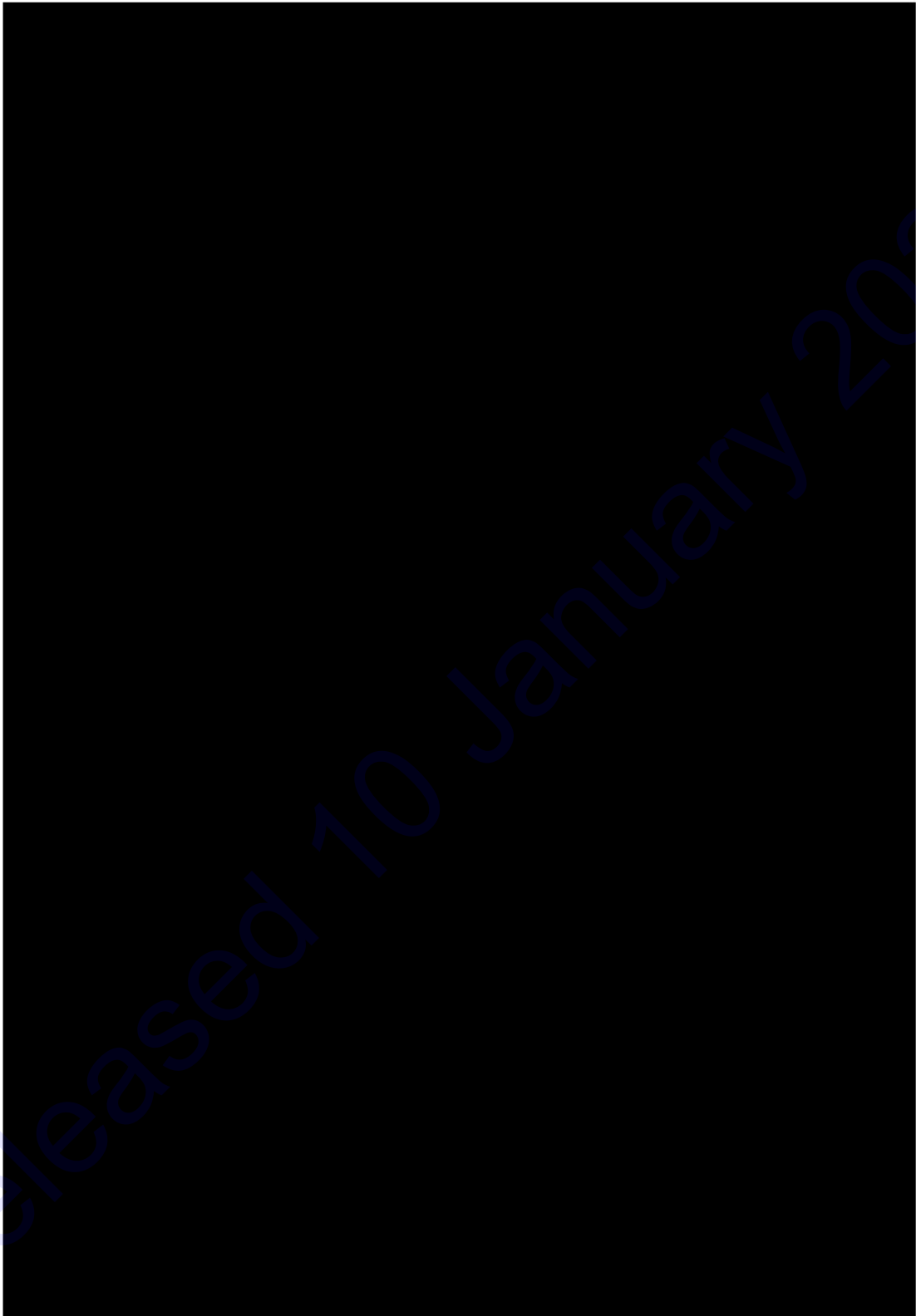


Released 10 January 2025





Released 10 January 2025



Released 10 January 2025