Councillor Information & Workshop Session

Tuesday 12 May 2020 commencing at 6.15pm by electronic means

Members of the public are able to view this meeting via the live stream on Council’s YouTube channel

Chair: Nigel McBride, Chief Executive Officer

Agenda

1. Workshop Opening
   • Apologies
   • On Leave

2. Confirmation of Notes from previous Councillor Information & Workshop Session

3. Items for Discussion
   3.1 Prospect Oval / Payinthi yarta Draft Venue Improvement Plan.......................... 3
   3.2 Nailsworth Community Hall Refurbishment ....................................................... 4
Guidelines
The following details provide an overview of the procedures to be observed:

1. Councillor Information & Workshop Sessions will be held as required with a preference for them being on a Tuesday evening, between the hours of 6.15pm and approximately 9.30pm (commencing with a light meal for Council members and staff from 6pm).

2. Because of the current COVID-19 public health emergency, and under Ministerial direction, the Councillor Information & Workshop Sessions are currently held online and will be streamed live to the public and media with notice of the session being given on the Council's website.

3. The Agenda and any associated information will be provided to Councillors by the Friday preceding the Councillor Information & Workshop Session so that Councillors are able to brief themselves on the items thereby allowing the session to focus beyond the basic information.

4. The purpose of the Sessions is to provide an opportunity for discussion in respect to a wide range of strategic issues across the Council area, as well as those of State and National significance. They are designed to provide an opportunity for staff and presenter to provide information and updates only; no decisions will be made. A confidentiality declaration may be determined by the CEO if necessary in accordance with Council's Informal Gatherings Policy.

5. The format for the Councillor Information & Workshop Session may vary on a meeting by meeting basis and could include training, planning, presentations, and discussions.

6. External parties may make Presentations/deputations to the Councillor Information & Workshop Session, subject to prior agreement by the CEO.

7. The CEO or proxy will convene and chair the Sessions to ensure the smooth running of the meeting. A proxy will be determined by the CEO on a needs basis.

8. Notes will be made of the general issues and items covered by the Councillor Information & Workshop Session. No decisions can be made, meaning the notes will be quite general in nature. Notes will be distributed to Council Members following the meeting.

9. Council Members, employees and consultants will be required to disclose any financial and/or conflicts of interest in matters to be discussed. The disclosure of such interest and participation in the Councillor Information & Workshop Session will need to be made as if the matter was considered in accordance with the Local Government Act 1999. A record of the disclosures of interest will be made and maintained by the CEO.

Protocol
The following protocols provide a set of guiding principles that aim to achieve enhanced, meaningful engagement of members and to facilitate an equal and equitable participation of all members.

1. The Chair ensures that every members' input is heard and not overlooked or lost, and will enforce a limit on speakers' time if it is required.

2. Discussion must be focussed on the issues and matters being the subject of discussion. Councillors make a commitment to active listening and disciplined talking, whilst displaying both courtesy and respect to one another.

3. Council Members and staff are to be addressed by their first name and not by their title of office they hold.

4. Problems and solutions expressed by members are a healthy part of the discussion and may lead to positive outcomes, and should not be frowned upon but rather encouraged.

5. The imperatives for a successful conduct of these workshops are that all members need to work together, displaying courtesy and respect to each other.
3.1 Prospect Oval / Payinthi yarta Draft Venue Improvement Plan

Responsible Director: Simon Bradley, Director Infrastructure & Environment
Presented by: Simon Bradley, Director Infrastructure & Environment

Prospect Oval has been a significant site for over 100 years, not only for the football community, but also the residents and visitors to the City of Prospect. It proudly hosts the North Adelaide Football Club (NAFC) and the Prospect District Cricket Club (PDCC).

In 2010 Council endorsed the Prospect Oval Masterplan and since then Council has invested significant funds over the life of the ground in terms of its overall maintenance as well as partnering with the NAFC in 2010 to upgrade the function facilities and establish a gym. In 2018 Council replaced the roof of the historic grandstand having completed an upgraded entry and pedestrian link from Main North Road in 2017.

In 2017 the NAFC and PDCC developed their own Masterplan for Prospect Oval. Both Masterplans were similar with subtle differences but until now, they had not been amalgamated to create a common vision for the strategically important parcel of open space. Feedback received from an unsuccessful grant application confirmed the need for consolidated Masterplan and the creation of a ‘Venue Improvement Plan’.

Representatives of the Council, NAFC, PDCC, SANFL and SACA has developed a draft Venue Improvement Plan. The draft Venue Improvement Plan reflects a long term vision for the site, responding to the needs of both site users and the community. The Draft Plan has been developed to provide actions that are practical and realistic and considers the financial responsibilities and capacity of Council, Clubs and other key stakeholders. Please see attached a copy of the draft Venue Improvement Plan which will be discussed at the Workshop.

In summary, the draft Venue Improvement Plan proposes to provide:

- Playing field improvements including new goal posts, lighting upgrade, improved goal square, centre alignment and pitch replacement and catch safety nets
- Upgrade social space / dining area which include new shared bar facilities and relocation of the RSL at the ground level capacity for approximately 120 people.
- New cricket clubroom which includes unisex player change rooms that cater for diversity and equality in participation
- A new indoor training and community sports space
- Improved spectator seating and amenities to enhance the game day experience including a new screen and scoreboard
- Accessible coaching, statistical and broadcast media infrastructure
- Improved main entry and plaza

Representatives of the NAFC, PDCC, SANFL and SACA will be participating in the Workshop.

It is proposed that a draft Venue Improvement Plan will be presented to Council seeking endorsement to undertake community consultation.
Once endorsed, a Venue Improvement Plan for Prospect Oval / Payinthi yarta will create another step towards being ‘shovel ready’ for when grant opportunities and stimulus packages present themselves.

**Attachments:** Draft Venue Improvement Plan

### 3.2 Nailsworth Community Hall Refurbishment

*Anticipated duration: 45 mins*

**Responsible Director:** Simon Bradley, Director Infrastructure & Environment  
**Presented by:** Chris Newby, Manager Special Projects

Revisions have been made to draft plans for the refurbishment of Nailsworth Hall, following detailed discussion and feedback at last week’s Councillor workshop. The updated plans, which seek to incorporate and respond to the feedback provided by Councillors as well as user groups, will be presented and discussed at the workshop prior to final amendments being made if necessary.

The refurbishment is intended to provide the following outcomes:

- Increase in car parking availability and functionality, through an increase in the size of and alterations to the existing parking area
- External alterations to update the appearance of the hall as viewed from the street, including replacement of the existing mural
- Definition of three individually bookable spaces (including a ‘boardroom’-style space) that are visually and acoustically separated, and able to be separately accessed, with floor areas increased if possible
- Entries to the facility to be upgraded to comply with DDA requirements
- Improvements in the provision of kitchen facilities to suit existing and future users of the facility
- Opportunities for display in the foyer area
- Improvement in storage for furniture and larger items
- Convenient access from the men’s shed to amenities
- Opportunity for secure trailer storage and designated bus parking
- Upgraded amenities areas

**Attachments:** Nil
ACKNOWLEDGMENTS

The Prospect Oval Venue Improvement Plan has been led by insideEDGE Sport and Leisure Planning, with concept design work being undertaken by Cox. In addition, Rider Levett Bucknall (RLB) has provided indicative costings for the Venue Improvement Plan.

This plan was prepared for the South Australian National Football League (SANFL), South Australian Cricket Association (SACA), City of Prospect, North Adelaide Football Club and the Prospect District Cricket Club.

We would like to thank the following people for their guidance and input throughout the development of this plan:

• SANFL – Lisa Faraci (Project Manager)
• City of Prospect – Simon Bradley
• SACA – Alicia Clutterham and Trent Kelly
• North Adelaide Football Club – Greg Edwards
• Prospect District Cricket Club – Don Blunden

Previous studies, reports, and consultation from site stakeholders were also used to inform this report.
Prospect Oval and the Memorial Gardens precinct is one of the most valuable open space areas for the City of Prospect and its community. Prospect Oval is home to a number of State Level Sporting clubs which includes North Adelaide Football Club and the Prospect District Cricket Club.

North Adelaide’s history can be traced directly back to the formation of the Medindie Football Club. Medindie was formed in 1881 when a group of nearby College students (from Prince Alfred College and the now defunct Whinham College) formed a team to play some football matches in the nearby parklands. They took their colours of red and white from Prince Alfred College and wore a strip not dissimilar to the one that Prince’s football team wore.

Medindie was elevated to the South Australian Football Association (later to become the SANFL) in 1888. After struggling to match it with the “senior” teams (South, Port and Norwood) over the next 5 years, and with a promise of support from North Adelaide residents, the Club changed its name to North Adelaide in 1893. Prospect Oval has been North Adelaide’s home ground since 1922.

On December 13th, 1922, the Cricket Committee of the South Australian Cricket Association considered an application from the Prospect Cricket Club to compete in the SACA District Competition. After some negotiation, it was decided to admit the Prospect Cricket Club to Section 2 of B Grade in Season 1924-25 with headquarters at the Prospect Oval. The main requirement in the agreement was that a turf pitch be made available on Prospect Oval. In this first season in the SACA competition, the Club finished 2nd on the premiership table.

Today, Prospect Oval and Memorial Gardens remains the largest and most recognised parcel of open space in the City of Prospect. Development and improvements to the site have largely occurred in line with the original concepts but have inevitably changed over time in response to the local climate, community needs and demands as well as pressures placed on sporting and recreational groups. Much of the infrastructure at the oval today is part of the original build from the early days of development. The age of these buildings means they are not meeting the relevant sporting facility guidelines of the modern day nor are they fully DDA accessible or compliant.

The Prospect Oval Redevelopment Project provides the opportunity to redevelop and fully integrate football, cricket and community facility needs to cater for all levels of the sports, whilst providing amenities that will support continued participation growth and diversity of users. The plan also has the potential to work towards achieving a Tier 2 venue for cricket to attract a variety of matches and competitions to the site.

The redevelopment will improve and enhance ageing infrastructure by providing appropriate facilities for female players and umpires, developing contemporary match day coaching facilities, indoor training areas and improving the amenities for spectators and the local community.

<table>
<thead>
<tr>
<th>Core needs that will be met through the Prospect Oval redevelopment are:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Address the current facility provision gaps by bringing the venue up to the recognised State level AFL /Premier Cricket standards, particularly supporting female use.</td>
</tr>
<tr>
<td>• Create a hub for female sport including an indoor training facility that can be accessed by everyone including other sports and community groups.</td>
</tr>
<tr>
<td>• Ensure quality and connected facilities and spaces across the site.</td>
</tr>
<tr>
<td>• Cater for current and projected usage to accommodate SANFL, SANFLW, Premier Cricket, Carnivals, Event and local leagues.</td>
</tr>
<tr>
<td>• Provide an accessible broadcasting venue for football and other community events.</td>
</tr>
<tr>
<td>• Support collaboration and linkages between football, cricket and other local community groups beyond current relationships.</td>
</tr>
<tr>
<td>• Provide a premium venue that makes best use of its prominent location for the growing Inner North Community.</td>
</tr>
</tbody>
</table>
The Goal: The Prospect Oval Venue Improvement Plan is an opportunity to establish a sports precinct in Adelaide’s Inner North that will allow the North Adelaide Football Club and the Prospect District Cricket Club to thrive whilst enhancing club, sport and community use of the facility, encouraging partnerships and accommodating diversity of participants.

Remove the barriers to female participation by creating a space that facilitates engagement with the community and fosters a more equitable and inclusive culture.

Plan for the 49,000+ residents of Adelaide’s Inner North.

Plan for the 194 projected new football and xx cricket players over the next 10 years in Adelaide Inner North region.

Transform Prospect Oval into a premier venue for both AFL and Cricket.

Provide state-of-the-art training and competition amenities for athletes and a variety of community sporting groups.

Develop a precinct that caters for local community use beyond football and cricket.

Provide unisex player and umpire change rooms that cater for diversity of use.

Improve coaching amenities that can adequately meet the expectation of a premier venue for both AFL and Cricket.

Upgrade lighting to State/Premier level standard to support increased usage, participation growth, facility access and player safety.

Improve spectator amenities to better accommodate sport and community use.

Provide a multi-purpose facility that accommodates sport and community use.
The Strategic Context – Prospect Oval

The Prospect Oval Venue Improvement Plan aligns with national, state, regional and local stakeholder needs.

The Prospect Oval Venue Improvement Plan is strategically supported by AFL, SANFL and SACA and Cricket Australia. One of SANFL’s strategic priorities is to “Improve the quality of existing facilities to support the health and growth of football”. Its aim is to also enhance the collaboration between SANFL and Government to develop new or upgrade existing facilities across South Australia.

As the second highest level of competition below the AFL, State level facilities, the home base for SANFL clubs, should be provided and maintained to a high standard to service entire municipal catchments and potentially beyond as well as competition finals.

SACA’s South Australia Cricket Infrastructure Strategy (SACIS) also aligns with this project being that its four strategic objectives are:

- Provide multi-purpose, safe and welcoming facilities for the community
- Optimise the carrying capacity and activation of existing cricket grounds and facilities
- Deliver quality and compliant facilities to support participation
- Develop and strengthen partnerships to attract investment into cricket facility planning and development

Delivering high quality and functional facilities that meet the required standards for premier cricket is a key component of the SACIS. Another key objective of SACIS is to look at developing a second Tier 2 cricket venue within Metropolitan Adelaide. Prospect Oval has been identified as a potential site and the recommended venue improvements will help to achieve this.

The City of Prospect has its own strategic commitment which includes its Open Space Strategy, Strategic Plan and Annual Reports that underpins the importance of investing in sport and recreation facility improvements. The commissioning of this Venue Improvement Plan by the City of Prospect shows Council’s commitment to continuing to advocate for investment into sport and recreation infrastructure that addresses facility renewal gaps to support the sustainability of sport participation opportunities in its community.

The redevelopment of Prospect Oval will:

- Support the grassroots participation pathways for 49,000+ existing and future resident population of Adelaide’s Inner North to reach their goals in football and cricket.
- Elevate the standard of facilities at Prospect Oval to ensure they meet State Level Facility expectations in accordance with the AFL Preferred Facility Guidelines as well as the required Premier level facility provision for Premier Cricket outlined in the Community Cricket Facility Guidelines.
- Provide accessible and inclusive amenities that support wider community events and uses.

The fundamental objective of the redevelopment at Prospect Oval is to establish a sports and community precinct that has a positive effect on venue capacity, continues to encourage growth in participation, maximises facility usage, encourages partnerships in football, cricket and community programs across Adelaide’s Inner North and accommodates the diversity of participants, particularly female participants attracted to football and cricket.
Identified Need and Limitations

Critical Issues

Exploring opportunities to improve Prospect Oval extends beyond a wish list for the venue. Expectations regarding female football and cricket and talent pathways are expanding and cannot be met by current amenity provision and there is a need to find ways to maximise the use of this important facility by the broader community. The proposed improvements will address these critical issues and ultimately see the venue harness the opportunities presented to it through increased participation and its central location.

Current Limitations

With poor lighting, the users are limited with options for expanding access and usage to support alternate junior, women and youth girl competitions across both football and cricket. The venue presents a number of challenges with player change rooms and umpire rooms that are not female friendly, match day coaches areas do not meet contemporary expectations and

For the long-term viability of the Club to represent the local community in the highest football and cricket competition in South Australia and facilitate growth, there is a need to continue to evolve and provide a facility offering. Prospect Oval should meet preferred provision for football and cricket, consider universal design principles, be inclusive and accessible and provide appropriate social amenities that enhance shared community and sport outcomes. This is critical to support talent pathways and diversification of the game, particularly female football and cricket.

Growth of Football and Cricket

The football environment is changing and as a State level club, North Adelaide Football Club has a responsibility to support these changes. Female football is the fastest growing form of the game with over 100% growth in player numbers in the last 12 months. Across Adelaide's North East region female participation has seen a 180% growth over the last four years, attracting an additional 133 females to football. This is the equivalent of five new teams requiring access to ovals and amenities.

SACA reported a 13% increase in total participation across South Australia in all forms of the game between the 2016/17 and 2017/18 seasons. Female club and community cricket participation increased by 54% (1,008 players in total).

Catering for this growth in both sports and providing suitable amenities to support female participation is critical if this participation is to be sustainable. Expectations on Prospect Oval to cater for this demand is now greater than ever.

Significant intangible benefits of venue improvements at Prospect Oval extend far beyond football and cricket. They will provide the local community with a flagship venue that encourages community and player growth and development whilst embracing and integrating the wider community and its stakeholders.
The Value of Community Sport

The benefits of investing in sport extend beyond participation to providing economic and social outcomes. These outcomes positively impact the communities that clubs support through inclusiveness, diversity programs, female participation and commitment to participant welfare and wellbeing.

The Value of a Community Football Club study undertaken by La Trobe University in 2015 found that for every $1 spent to run a community AFL club, there is at least a $4.40 return in social value.

This “social value” is measured in terms of increased social connectedness, wellbeing and mental health status, employment outcomes, personal development, physical health, civic pride and support of other community groups. The study identified that the reach of a community club is significant and extends beyond club players and volunteers within the club; “for every 1 player, football clubs reach 10 people in their community.”

Sport Australia partnered with KPMG and La Trobe University to produce The Value of Community Sport Infrastructure Report 2018. The Report found that community sport infrastructure generates more than $16.2 billion worth of social, health and economic benefits each year in Australia. These benefits included employment and volunteering outcomes, a sense of social inclusion and community pride, a reduction in crime and anti-social behaviour and increased levels of trust amongst community.

The Report aims to play a role in transitioning the conversation around the provision of community sport infrastructure from ‘cost’ to ‘investment, impact and value’.

Source: The Value of Community Sport Infrastructure, KPMG 2018
Once completed, the Prospect Oval redevelopment will meet both AFL State level and Premier Cricket Standards and working towards a Tier 2 venue for cricket. It will provide a facility that encourages greater community access and the continued development of club and regional sports programs delivered at the site.

The Venue Improvement Plan reflects a long-term vision for the site, responding to the needs of both the site users and the community. The Plan has been developed to provide actions that are practical and realistic and considers the financial responsibilities and capacity of the Council, Club and other key stakeholders.

In summary the Prospect Oval Venue Improvement Plan proposes to provide:

- Playing field improvements including new goal posts, lighting upgrade, improved goal square, centre alignment and pitch replacement and catch safety nets
- Improved main entry and plaza
- Upgrade social space / dining area which include new shared bar facilities and relocation of the RSL at the ground level with capacity for approximately 120 people.
- New cricket clubroom which includes unisex player change rooms that cater for diversity and equality in participation
- A new indoor training and community sports space
- Improved spectator seating and amenities to enhance the game day experience including a new screen and scoreboard
- Accessible coaching, statistical and broadcast media infrastructure.
**PROSPECT OVAL PAYINTHI YARTA**

**MASTERPLAN**

1. Oval - new goalposts, lighting upgrade, goal square, central alignment and pitch replacement and catch safety nets
2. Improved main entry
3. Upgraded function / dining room approx. 320 capacity, new shared bar facilities, relocated RSL at ground level 120 capacity. 730m²
4. Prospect District Cricket Club Room, lower level change rooms - visitor’s home & away / women’s home & away. 700m²
5. Refurbished home player’s run
6. New away team player’s run
7. Plaza opportunity
8. Community sports centre & indoor training centre 1600m²
9. Existing heritage bunker to be retained
10. Decommission existing WCs and provide new facilities within new sports centre
11. Existing storage
12. Parking for approx. 80 Cars. 240m²
13. Grasped viewing terraces
14. Main North Road to Prospect Road pedestrian link
15. Existing cricket nets to be retained - Upgrade to soft netting
16. Upgrade to 3 synthetic cricket nets
17. New cricket storage facility
18. New screen and scoreboard (9x3.5m)
19. Hardstand bleachers in front of scoreboard
20. New light towers
21. New event platform - marque area
22. New gym and media facilities (to current dining room). 1200m²
23. Existing croquet
24. New tree boulevard
25. Streetscape improvements
26. Scorer’s position
Proposed Improvements

The Prospect Oval Venue Improvement Plan has been developed to provide actions that are practical and realistic and considers the financial responsibilities and capacity of Council, the club and other key stakeholders.

A staged approach for the development and implementation of key Venue Improvement Plan actions is recommended. This approach will provide stakeholders with the opportunity to allocate funding across a number of financial years, in line with the proposed sequence of works, and investigate relevant external funding applications to support recommendations.

Implementation and delivery of proposed facility components will be dependent on the level and timing of available funding, and the capacity to fund works outside of annual operational budget for the Clubs or Council.

Proposed actions have been allocated a stage taking into consideration its level of priority and its relative impact on delivering the desired outcomes and timings.

It should be acknowledged that priorities can change and are based on funding availability. The presentation of new or unknown opportunities or changes in community demands can also alter priorities.

The Venue Improvement Plan works have been costed at approximately $19.52 million. The adjacent table does not include contingencies or some infrastructure costs. Full QS costings can be found in appendix 1.

<table>
<thead>
<tr>
<th>Master Plan Reference</th>
<th>Description</th>
<th>Cost (ex GST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 1 - $ 5,482,500</td>
<td>1 Oval – New goal posts, lighting upgrade, goal square, centre alignment and pitch replacement and catch safety nets</td>
<td>$107,000</td>
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<tr>
<td></td>
<td>2 &amp; 8 Improved main entry and plaza</td>
<td>$1,229,500</td>
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<tr>
<td></td>
<td>3 Upgrade function/dinning area</td>
<td>$2,178,000</td>
</tr>
<tr>
<td></td>
<td>19 New screen and scoreboard</td>
<td>$143,000</td>
</tr>
<tr>
<td></td>
<td>21 New light towers</td>
<td>$1,329,000</td>
</tr>
<tr>
<td></td>
<td>23 Relocate gym and media facility</td>
<td>$496,000</td>
</tr>
<tr>
<td>Stage 2 - $9,888,000</td>
<td>4 Prospect Cricket Club rooms</td>
<td>$2,984,000</td>
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<tr>
<td></td>
<td>6 &amp; 7 Home and Away player race</td>
<td>$426,000</td>
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<tr>
<td></td>
<td>9 Community Sports centre and indoor training centre</td>
<td>$6,478,000</td>
</tr>
<tr>
<td>Stage 3 - $299,850</td>
<td>11 Decommission existing toilets</td>
<td>$21,850</td>
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<tr>
<td></td>
<td>17 Upgrade to 3 synthetic cricket nets</td>
<td>$65,000</td>
</tr>
<tr>
<td></td>
<td>18 New cricket storage facility</td>
<td>$213,000</td>
</tr>
<tr>
<td>Stage 4 - $1,568,600</td>
<td>13 Formalised Parking</td>
<td>$62,200</td>
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<tr>
<td></td>
<td>14 Grassed viewing terraces</td>
<td>$1,203,700</td>
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<tr>
<td></td>
<td>20 Hardstand bleachers in front of new scoreboard</td>
<td>$275,700</td>
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<tr>
<td>Stage 5 - $1,461,100</td>
<td>15 Main North Road to Prospect Road pedestrian link</td>
<td>$762,100</td>
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<tr>
<td></td>
<td>22 New event platform</td>
<td>$236,000</td>
</tr>
<tr>
<td></td>
<td>25 New tree boulevard</td>
<td>$107,000</td>
</tr>
<tr>
<td></td>
<td>26 Streetscape Improvements</td>
<td>$356,000</td>
</tr>
</tbody>
</table>
A Perfect Partnership

The Prospect Oval redevelopment supports the full football and cricket development pathway – from junior to elite level across both male and female competitions. As the home venue for the North Adelaide Football Club and Prospect District Cricket Club as well as use by community and other sporting competitions, Prospect Oval is a vital venue servicing Adelaide’s Inner North East region.

The creation of a venue that is inclusive, welcoming and fit for purpose will further support its role to cater for football and cricket and supports the continued growth of both the games particularly in women’s participation.

Partnerships to maximise use and investment are critical in realising the vision for the venue. Partnerships with the RSL and other community groups who currently use the site should be continued and strengthened.

A strong partnership between the City of Prospect, North Adelaide Football Club and Prospect District Cricket Club, SANFL and SACA will need to continue and ongoing discussions and relationships building with other key stakeholders including funding partners is vital for the sustainability of the venue.
The Prospect Oval Venue Improvement Plan proposes a great opportunity to develop a Premier venue for football, cricket and the community that supports diversity and equality. The vision encourages an inclusive, engaging space for the next generation of male and female football and cricket participants.
PROSPECT OVAL MASTER PLAN

ORDER OF COST ESTIMATE - JANUARY 2020
**Basis of Estimate**
This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at January 2020. We assumed that the project will be competitively tendered under standard industry conditions and form of contract.

**Limitation of Estimate**
This estimate should be viewed as a Concept Cost Plan for use in strategic master planning review and options analysis. It should not be used for decision making analysis to commit to a project (including acquisition, finance approval, equity approval or the like). We recommend that a more detailed elemental cost plan be prepared before such commitment is to be considered.

**Items Specifically Included**
This estimate specifically includes the following:

- **Cost Centre allowances**
  - This estimate incorporates the following in each cost centre:
    - Preliminaries
    - Margin
    - Design Contingency
    - Construction Contingency
    - Professional Fees
    - Statutory Fees & Charges

- **Contingencies & Escalation**

  The estimate includes the following contingency allowances:

  - Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
  - Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.

**Items Specifically Excluded**
The estimate specifically excludes the following which should be considered in an overall project feasibility study:

- **Project Scope Exclusions**
  - High Load floor areas
  - Stand-by power generator
  - Murals and works of art
  - Stormwater storage tanks
  - Work outside site boundaries
  - Relocation / decanting costs
  - Heritage / Seismic & BCA upgrades to existing buildings

**Scope Exclusions for works by others**
### Project Details

#### Description

- Loose, soft and hard furnishings
- Vertical blinds, curtains or other window treatments
- Tenant fitout
- Operators set up costs
- Retail area fitout
- Catering fittings & fitments
- Point of sale systems
- Temprites

#### Risk Exclusions

- Relocation and upgrade of existing services
- Contaminated ground Removal and Reinstatement
- Asbestos and Hazardous Materials Removal
- Piled foundation systems
- Rock excavation
- De-watering
- Staging / Phasing costs
- Escalation in costs if construction is delayed beyond late 2020

#### Other Project Cost Exclusions

- Land costs
- Legal fees
- Goods and Services Taxation
- Marketing, sales and leasing costs
- Development margin / profit
- Holding costs and finance charges

#### Documents

The following documents have been used in preparing this estimate:

ARCHITECTURAL Documents prepared by Cox Architecture received 09/12/19

- Prospect Oval Masterplan
## Location Summary

<table>
<thead>
<tr>
<th>Location</th>
<th>AREA m²</th>
<th>Cost/m²</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 OVAL - NEW GOALPOSTS, LIGHTING UPGRADE, GOAL SQUARE, CENTRAL ALIGNMENT AND PITCH REPLACEMENT AND CATCH SAFETY NETS</td>
<td>107,000.00</td>
<td>107,000.00</td>
<td></td>
</tr>
<tr>
<td>2 IMPROVED MAIN ENTRY</td>
<td>711,000.00</td>
<td>711,000.00</td>
<td></td>
</tr>
<tr>
<td>3 UPGRADED FUNCTION / DINING ROOM - APPROX. 320 CAPACITY, NEW SHARED BAR FACILITIES, RELOCATED RSL AT GROUND LEVEL 120 CAPACITY</td>
<td>2,178,000.00</td>
<td>2,984,000.00</td>
<td></td>
</tr>
<tr>
<td>4 PROSPECT DISTRICT CRICKET CLUB ROOM, LOWER LEVEL CHANGE ROOMS - VISITOR'S HOME &amp; AWAY / WOMEN'S HOME &amp; AWAY</td>
<td>6,478,000.00</td>
<td>762,100.00</td>
<td></td>
</tr>
<tr>
<td>6 REFURBISHED HOME PLAYER'S RUN</td>
<td>213,000.00</td>
<td>213,000.00</td>
<td></td>
</tr>
<tr>
<td>7 NEW AWAY TEAM PLAYER'S RUN</td>
<td>518,500.00</td>
<td>518,500.00</td>
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<tr>
<td>8 PLAZA OPPORTUNITY</td>
<td>1,203,700.00</td>
<td>1,203,700.00</td>
<td></td>
</tr>
<tr>
<td>9 COMMUNITY SPORTS CENTRE &amp; INDOOR TRAINING CENTRE</td>
<td>1,203,700.00</td>
<td>1,203,700.00</td>
<td></td>
</tr>
<tr>
<td>10 EXISTING HERITAGE BUNKER TO BE RETAINED</td>
<td>Nil</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>11 DECOMISSION EXISTING WC'S</td>
<td>21,850.00</td>
<td>21,850.00</td>
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</tr>
<tr>
<td>12 EXISTING STORAGE</td>
<td>Nil</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>13 PARKING FOR APPROX. 50 CARS</td>
<td>62,200.00</td>
<td>62,200.00</td>
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<tr>
<td>14 GRASSED VIEWING TERRACES INCLUDING GENERAL LANDSCAPING ALLOWANCE</td>
<td>1,203,700.00</td>
<td>1,203,700.00</td>
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</tr>
<tr>
<td>15 MAIN NORTH ROAD TO PROSPECT ROAD PEDESTRIAN LINK</td>
<td>762,100.00</td>
<td>762,100.00</td>
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</tr>
<tr>
<td>16 EXISTING CRICKET NETS TO BE RETAINED - UPGRADE TO SOFT NETTING</td>
<td>Nil</td>
<td>Nil</td>
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<tr>
<td>17 UPGRADE TO 3 SYNTHETIC CRICKET NETS</td>
<td>65,000.00</td>
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<tr>
<td>18 NEW CRICKET STORAGE FACILITY</td>
<td>66,000.00</td>
<td>66,000.00</td>
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</tr>
<tr>
<td>19 NEW SCREEN AND SCOREBOARD</td>
<td>143,000.00</td>
<td>143,000.00</td>
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</tr>
<tr>
<td>20 HARDSTAND BLEACHERS IN FRONT OF NEW SCOREBOARD</td>
<td>275,700.00</td>
<td>275,700.00</td>
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<tr>
<td>21 NEW LIGHT TOWERS</td>
<td>1,329,000.00</td>
<td>1,329,000.00</td>
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<tr>
<td>22 NEW EVENT PLATFORM</td>
<td>236,000.00</td>
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<tr>
<td>23 RELOCATED GYM AND MEDIA FACILITIES (TO CURRENTLY DINING ROOM)</td>
<td>496,000.00</td>
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<tr>
<td>24 EXISTING CROQUET</td>
<td>Nil</td>
<td>Nil</td>
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<tr>
<td>25 NEW TREE BOULEVARD</td>
<td>107,000.00</td>
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<tr>
<td>26 STREETSCAPE IMPROVEMENTS</td>
<td>356,000.00</td>
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<tr>
<td>27 SCORER'S POSITION</td>
<td>Nil</td>
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<tr>
<td>IN INFRASTRUCTURE</td>
<td>852,000.00</td>
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</table>

**ESTIMATED NET COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Cost/m²</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>9,749</td>
<td>$2,003</td>
<td>$19,525,050.00</td>
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**MARGINS & ADJUSTMENTS**

Goods and Services Taxation
Excl.
Escalation beyond early 2020
Excl.

**ESTIMATED TOTAL COST**

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Cost/m²</th>
<th>Total Cost</th>
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<tr>
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