

# CONFIDENTIAL ITEMS

## Ordinary Council Meeting Tuesday 20 May 2025



## 22.2 VANSITTART PARK - FACILITY PLANNING AND PARTNERSHIP

### CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and (Council Officers) be excluded from attendance at the meeting for the receipt and consideration in confidence of Vansittart Park - Facility Planning and Partnership.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which -
- (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
- (ii) would, on balance, be contrary to the public interest.
- (k) tenders for the supply of goods, the provision of services or the carrying out of works

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information contained within the report and attachments presents matters relating to commercial contractual matters, including tenders for service, the disclosure of which could reasonably be expected to prejudice the commercial position of Council or the third parties and is considered on balance to be contrary to the public interest as it could prejudice the Council's position in obtaining best value outcomes on behalf of the community.

Author: Chris White, General Manager People, Place and Liveability

Authoriser: Sarah Philpott, Chief Executive Officer

### RECOMMENDATION

1. That Council report titled 'Vansittart Park - Facility Planning and Partnership' as presented on 20 May 2025 be noted.
2. That Council resolve to:
  - (a) Work in partnership with the North Gambier Football and Netball Club (NGFNC) and its appointed architect to:
    - (i) Develop concept proposals and supporting documentation for the upgrade of the heritage-listed grandstand and associated amenities and facilities at Vansittart Park.
    - (ii) Support dialogue with the SA Government to identify and secure funds for detailed planning and construction stages of the project.
  - (b) Commit \$12,000 (excluding GST) from the 2024/25 Sport and Recreation Capital Works Program to complete the Stage One (Concept Plan) deliverables, as per the architect's scope/schedule.

## PURPOSE

Following Council's resolution at its Confidential Ordinary Meeting of 15 April 2025, this report updates Councillors on the progress towards establishing a working partnership with the North Gambier Football and Netball Club (NGFNC) in connection with the upgrade of facilities and amenities focussed on the heritage-listed grandstand at Vansittart Park. The report recommends making a contribution to the appointment of the club's architect in order that concept plans and costings can be developed in a timely manner to support current advocacy work with the SA Government, that could leverage significant funding for later stages of the project.

## BACKGROUND / OPTIONS

At the Confidential Ordinary Meeting of 15 April 2025, Council was advised that ongoing discussions with NGFNC had identified the need for urgent upgrades to the heritage-listed grandstand and associated changing rooms and amenities at Vansittart Park. The building is a Council-owned asset. Further, the club has progressed advocacy efforts with the SA Government in connection with investing funds in any future upgrade and extension of the facility and has identified a highly qualified architect (with relevant experience in this field) to assist in the development of concepts and plans for the project.

Earlier meetings with NGFNC and its architect had indicated that a contribution of approximately \$10,000 from Council would enable the delivery of the above-noted work. As well as aligning with the current aspirations and advocacy work of the club, the development of concept plans for the facility upgrade would complement the future development of a master plan for the wider site (in line with Council's commitment for Vansittart Park), and would represent a substantive 'first step' in the comprehensive renewal and upgrade of this critical community asset.

Since Council's initial consideration of this matter in April 2025, further dialogue has occurred with both the club and its architect. Council has now been provided with the following:

- A letter from NGFNC stating the club's commitment to work in close partnership with Council during the planning and development stage of the project, and confirmation that the club will engage architectural services and jointly fund the preparation of associated plans.
- A copy of the fee proposal supplied to NGFNC by Tectvs Australia Pty Ltd for the provision of architectural services. Key components of this proposal are summarised as follows:
  - Tectvs has significant relevant experience in sports facility and precinct planning and development – including work with Port Adelaide Football Club, Port Power, Adelaide City Soccer Club and South Melbourne Football Club.
  - Tectvs has already visited the site and commenced initial consideration of the project – identifying the potential to incorporate locally sourced mass timber components in any design (thereby delivering additional local economic benefit).
  - The fee proposal includes a combination of fixed price and hourly rate components, reflecting the early stage of the project and allowing for flexibility in the delivery of services.

It is noted that the architectural services to be provided by Tectvs will be procured by NGFNC, rather than Council. The club is committed to working closely with Council – and, as the asset is owned by Council, a collaborative partnership will ensure that all parties realise efficiencies and synergies in planning for the future of the facility. Having regard to the submitted fee proposal, it is considered that a contribution of \$12,000 (excluding GST) by Council would allow for the full provision of services associated with the development and costing of the concept plans whilst also allowing for a reasonable project contingency. Council's contribution will leverage a similar, substantial contribution by NGFNC.

It is noted that there are sufficient unexpended funds in Council's 2024/25 Sports and Recreation Capital Works Program to cover the recommended allocation to this project. This is an appropriate source from which to draw Council's contribution, as it will result in the enhancement of a key community sports facility. It is envisaged that the concept development stage of the project will be delivered by 30 June 2025, and that all committed funds can be fully defrayed in this financial year.

#### IMPLICATIONS TO CONSIDER

<b>Legal</b>	Council must consider its legal obligations under the Local Government Act 1999 and Crown Land Management Act 2009 with respect to management of community land owned by or under the care and control of Council. By collaborating with NGFNC, Council will be able to ensure that all development, permit and legal obligations are met.
<b>Financial and Budget</b>	The proposed partnership arrangement will cost-effectively deliver community benefits. Sufficient, unallocated funds are available in Council's 2024/25 Sports and Recreation Capital Works Program (which are appropriate for this use) to ensure that the project can be delivered with no material impact to Council's budget position.
<b>Community Consultation and Engagement</b>	Council will work in collaboration with NGFNC and its members on this project and will also support dialogue with the SA Government. The future master planning of the wider precinct will involve broader community and stakeholder engagement.
<b>Other Resources</b>	Council officers will provide support and input to this process, working closely with the club and architect to ensure that the emergent concept plans meet Council's objectives and obligations in connection with the facility and wider precinct.

#### RISK ANALYSIS

The risk identification and categorisation relies on the City of Mount Gambier [Risk Management Policy](#).

Risk	Consequence Rating	Risk Likelihood Rating	Risk Rating	Mitigation
<b>Finance – Cost overruns</b>	Minor (2)	Unlikely (2)	Low	Detailed fee proposal provided and contingency built into recommendation.



<b>Reputation -</b> community concern	Moderate (3)	Possible (3)	Low	Council's support for this initiative aligns with its strategic objectives.
<b>Legal / Regulatory / Policy –</b> Unauthorised works to heritage asset	Moderate (3)	Unlikely (2)	Low	Council involved in all stages of project design and delivery, and cognisant of permit requirements.
<b>People -</b> Internal resource implications	Minor (2)	Unlikely (2)	Low	Predominantly within existing workplans and resources.
<b>Infrastructure -</b> Damage and/or inappropriate works to Council asset	Moderate (3)	Possible (3)	Low	Council involved in all stages of project design and delivery, and cognisant of asset heritage status and associated constraints.

#### APPLICATION OF STRATEGIC PLAN

This report aligns to the following strategic objectives(s):

Priority 3: Infrastructure and Services

- 3.8 Promote bold, diverse and purposeful development that meets the evolving needs of our community and city; enhancing our city's character and liveability through master planning, policy and development assessment.
- 3.9 Protect, share and elevate our heritage and significant places, maintaining their character while encouraging adaptive reuse, repurposing and upgrading of buildings.
- 3.13 Improve the quality and safety of, and access to, our active open space facilities, including our sporting and recreation reserves.

Priority 6: Excellence in Leadership and Governance

- 6.12 Proactively advocate for community priorities.

This report contributes to delivery of the following key strategic project(s):

Priority 3: Infrastructure and Services

Continued implementation of the goals and priorities outlined in our Sport, Recreation and Open Space Strategy.

#### RELEVANT COUNCIL POLICY

N/A

## IMPLEMENTATION AND NEXT STEPS

Upon confirmation of Council's support for, and contribution to, this stage of the project, NGFNC will formally procure the services of Tectvs. Council officers will collaborate with the club and architect on the development of concept plans and support ongoing advocacy work with the SA Government. In this regard, it should be noted that key opportunities to promote the project to Government and affirm Council's support and involvement have been identified for June 2025. This timing also coincides with the upcoming 150<sup>th</sup> anniversary celebrations of the local forestry industry – which is significant given the intention to feature locally-sourced timber in the concept plans. Council's support for the project can also be considered a timely expression of support for NGFNC as the club prepares to celebrate its centenary in 2026.

Council will be notified of the completion of the concept design stage in due course and, in the meantime, will be kept apprised of the emerging plans and any associated progress with advocacy and dialogue with the club and Government.

## CONCLUSION

A collaboration with NGFNC in connection with this project at this time will achieve multiple community benefits, as follows:

- A demonstrable commitment by Council to partner effectively with key community groups and clubs.
- Efficient use of public funds by sharing the costs of procuring expert, architectural services in partnership with the community.
- The development of a concept that will assist in the upgrading of a key Council-owned asset and protect and enhance its associated heritage values.
- Timely support for a key initiative that is being favourably viewed by the SA Government and aligns with the Government's objectives of supporting sports clubs and associated events (potentially strengthening the opportunities for Mount Gambier to be involved in expanded 'Gather Round' activities and/or attract SANFL interest and fixtures).
- A detailed consideration of the use of locally sourced materials in a key development project, which would realise economic and environmental benefits.
- A substantive commitment to the future planning and upgrade of Vansittart Park that would represent a meaningful first step in the envisaged master planning of the wider precinct.

In view of the above, it is recommended that Council now confirm its commitment and contribution to this significant and high-profile community project.

## ATTACHMENTS

1. Tectvs Australia Proposal [22.2.1 - 5 pages]
2. North Gambier Football Netball Club Letter [22.2.2 - 1 page]

**CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL**

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Vansittart Park - Facility Planning and Partnership and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
  - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which -
    - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
    - (ii) would, on balance, be contrary to the public interest.
  - (k) tenders for the supply of goods, the provision of services or the carrying out of works

be kept confidential and not available for public inspection until Council resolves to either endorse or abandon the proposal contained within the report, with the subject report, resolutions and minutes only to be released as soon as practical following consideration by Council and the attachments including the relevant architect's fee proposal to remain confidential until 12 months after the completion of the construction stage of the project.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

# CONFIDENTIAL MINUTES

## Ordinary Council Meeting Tuesday 20 May 2025



**Confidential Minutes of the City of Mount Gambier Ordinary Council Meeting held at:**

**Time:** 6:00 pm  
**Date:** Tuesday 20 May 2025  
**Location:** Council Chamber - Civic Centre  
10 Watson Terrace, Mount Gambier



**PRESENT:** Mayor Lynette Martin (OAM)  
Cr Max Bruins  
Cr Paul Jenner  
Cr Josh Lynagh  
Cr Sonya Meziniec  
Cr Frank Morello  
Cr Jason Virgo

**OFFICERS IN ATTENDANCE:** Chief Executive Officer  
General Manager City Infrastructure  
General Manager Corporate and Regulatory Services  
Manager Governance and Property  
Acting Manager Financial Services  
Manager Development Services  
Acting Library Manager  
Manager Performance and Capability  
Director - Riddoch Arts and Cultural Centre  
Media and Communications Coordinator  
Councillor Support Officer

- Mrs S Philpott
- Ms B Cernovskis
- Mrs J Fetherstonhaugh
- Ms B Shelton
- Ms K Rolton
- T Tzioutziouklaris
- S Mann
- T McPherson
- A Whatling
- Ms S McLean
- Mrs M Telford

### **RESOLUTION OCM 2025/128**

Moved: Cr Max Bruins

Seconded: Cr Jason Virgo

### **CONSIDERATION FOR EXCLUSION OF THE PUBLIC**

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and S Philpott, J Fetherstonhaugh, B Cernovskis, C White, B Shelton, K Rolton, T McPherson, T Tzioutziouklaris, S Mann, A Whatling, B Shearing, S McLean and M Telford be excluded from attendance at the meeting for the receipt and consideration in confidence of Vansittart Park - Facility Planning and Partnership.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which -

- (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
- (ii) would, on balance, be contrary to the public interest.
- (k) tenders for the supply of goods, the provision of services or the carrying out of works

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information contained within the report and attachments presents matters relating to commercial contractual matters, including tenders for service, the disclosure of which could reasonably be expected to prejudice the commercial position of Council or the third parties and is considered on balance to be contrary to the public interest as it could prejudice the Council's position in obtaining best value outcomes on behalf of the community.

**CARRIED**

#### **RESOLUTION OCM 2025/129**

Moved: Cr Paul Jenner

Seconded: Cr Jason Virgo

1. That Council report titled 'Vansittart Park - Facility Planning and Partnership' as presented on 20 May 2025 be noted.
2. That Council resolve to:
  - (a) Work in partnership with the North Gambier Football and Netball Club (NGFNC) and its appointed architect to:
    - (i) Develop concept proposals and supporting documentation for the upgrade of the heritage-listed grandstand and associated amenities and facilities at Vansittart Park.
    - (ii) Support dialogue with the SA Government to identify and secure funds for detailed planning and construction stages of the project.
  - (b) Commit \$12,000 (excluding GST) from the 2024/25 Sport and Recreation Capital Works Program to complete the Stage One (Concept Plan) deliverables, as per the architect's scope/schedule.

**CARRIED**

**RESOLUTION OCM 2025/130**

Moved: Cr Max Bruins

Seconded: Cr Josh Lynagh

**CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL**

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Vansittart Park - Facility Planning and Partnership and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
  - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which -
    - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
    - (ii) would, on balance, be contrary to the public interest.
  - (k) tenders for the supply of goods, the provision of services or the carrying out of works be kept confidential and not available for public inspection until Council resolves to either endorse or abandon the proposal contained within the report, with the subject report, resolutions and minutes only to be released as soon as practical following consideration by Council and the attachments including the relevant architect's fee proposal to remain confidential until 12 months after the completion of the construction stage of the project.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

**CARRIED**