



Cleve Recreation Park – Play Space Upgrade

Report to address S48 (2) prudential
issues

CONTENTS

| | Page |
|---|------|
| 1. Executive Summary | 3 |
| 2. Introduction | 4 |
| 3. Relevant Legislation | 4 |
| 4. Prudential Review Criteria | |
| 4.1 Relationship between the project with relevant strategic management plans | 4 |
| 4.2 Objectives of Development Plan in the areas where the project is to occur | 6 |
| 4.3 Economic development impacts | 7 |
| 4.4 Community consultation | 8 |
| 4.5 Revenue projections and potential financial risks | 9 |
| 4.6 Recurrent and whole-of-life costs | 10 |
| 4.7 Financial viability of the project | 11 |
| 4.8 Risks associated with the project | 17 |
| 4.9 Appropriate mechanisms or arrangements for carrying out the project | 18 |
| 5. Conclusion | |
| Appendix 1 – Landscape Concept Plan | |
| Appendix 2 – PlanSA Section 7 Report | |
| Appendix 3 – Extracts from variation of license governing activities on S409, including aerial photo and map of area to be developed. | |

1. Executive Summary

The prudential review concludes that Council has had appropriate regard to all prudential requirements specified in the LG Act in determining whether to proceed with this project. No issues have been identified in the review that would suggest that Council should not proceed with the project.

2. RELEVANT LEGISLATION

48—Prudential requirements for certain activities

- (1) ... a council must obtain and consider a report that addresses the prudential issues set out in subsection (2) before the council—
 - (b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership or other similar body)—
 - (i) where the expected operating expenses calculated on an accrual basis of the council over the ensuing five years is likely to exceed 20 per cent of the council's average annual operating expenses over the previous five financial years (as shown in the council's financial statements); or
 - (ii) where the expected capital cost of the project over the ensuing five years is likely to exceed \$4 000 000 (indexed); or
 - (iii) where the council considers that it is necessary or appropriate.
- (2) The following are prudential issues for the purposes of subsection (1):
 - (a) the relationship between the project and relevant strategic management plans;
 - (b) the objectives of the Development Plan in the area where the project is to occur;
 - (c) the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place;
 - (d) the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes;
 - (e) if the project is intended to produce revenue, revenue projections and potential financial risks;
 - (f) the recurrent and whole-of-life costs associated with the project including any costs arising out of proposed financial arrangements;
 - (g) the financial viability of the project, and the short and longer term estimated net effect of the project on the financial position of the council;

- (h) any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council);
- (i) the most appropriate mechanisms or arrangements for carrying out the project;
- (j) if the project involves the sale or disposition of land, the valuation of the land by a qualified valuer under the Land Valuers Act 1994.

3. INTRODUCTION

Cleve is located some 530km (via road) from Adelaide and is a central agricultural hub within South Australia's Eyre Peninsula. Cleve, meaning 'cliff / hill' in old English, has spectacular scenic drives and rolling hills with picturesque agricultural vistas. The town is a district centre for the surrounding agricultural region and was the recipient of the 2019 South Australian Agricultural Town of the Year.

The District Council of Cleve has developed a detailed concept plan and costing for the development of the Cleve Recreation Park. Already home to a skate park and existing play space the concept looks to redevelop and further expand the opportunities available for the youth of the region and provide expanded opportunities for the tourism industry.

The site looks to include a wide variety of elements to cater for the youth and integration with the existing skate park.

Elements include:

- Pump Track
- Expanded Skate Park
- New Playspace
- Shelters, BBQ's and paths

The concept design takes cues from the surrounding environment, developing the site to be a destination for a wide variety of ages. The site is situated adjacent the town oval which will further redevelop the town oval precinct.

4. PRUDENTIAL REVIEW CRITERIA

Sections 4.1 to 4.9 address the relevant prudential issues identified in S48 (2) of the Local Government Act 1999.

4.1 RELATIONSHIP BETWEEN THE PROJECT WITH RELEVANT STRATEGIC MANAGEMENT PLANS

The proposed further development of the Cleve Recreation Park is consistent with the vision, objectives and strategies of Councils recently adopted Strategic Management Plan 2020-25.

The following extracts have been provided as evidence that the proposed project is consistent with the Strategic Management Plan 2020-25:

Our Vision – 2025

A thriving district of inclusive and supportive rural and coastal communities enjoying a safe, well-serviced and relaxed country lifestyle.

Council will support the pursuit of its Vision by:

- *Fostering a sense of community and inclusion.*
- *Delivering quality community services and providing, maintaining and improving community facilities.*
- *Encouraging economic development and maintenance of a sustainable population.*

Goal 1 - A Connected, Resilient & Thriving Community

- *A place where people want to live, want to stay and want to return to.*
- *Communities that are unique and proud. Where people feel part of their local community, and also feel connected with their district. With a sense of pride, and ownership beyond their front door.*
- *Vibrant communities that are active and engaged.*
- *Encourage and support healthy living and wellbeing through community programs and the provision of recreational facilities such as walking trails, playgrounds etc.*

Goal 2 - A Sustainable Population

- *Services that cater to the diverse and changing needs of all within our community including our youth and ageing populations.*
- *Facilities and services that support retention of families and youth within our district and which presents the district as an attractive resettlement proposition.*
- *Maintain township infrastructure, streetscapes, parks and open spaces to a high standard.*

Goal 4 - Quality Services & Infrastructure

- *A high standard of services catering to the diverse and changing needs of our community.*
- *Effective and efficient management of community infrastructure and assets for current and future generations.*
- *Enhance facilities for youth such as the provision of a BMX track or trail through parks.*
- *Further development of recreation areas and playgrounds.*

4.2 OBJECTIVES OF DEVELOPMENT PLAN IN THE AREAS WHERE THE PROJECT IS TO OCCUR

The following information has been obtained from a Section 7 Report obtained from Plan SA as well as Councils pre-existing land management plan that covers the section of land to be developed.

3.2.1 KEY DATA FROM PLAN SA SECTION 7 REPORT (Included as Appendix 2)

Parcel ID: H533400 S409

Certificate Title: CR5755/179

Zoning Classification - Z5401 Rec Recreation

Recreation areas are defined as meaning any park, garden, children's playground or sports ground that is under the care control or management of the Crown or Council and is open to the public free of charge. The proposed development meets this definition.

Further to this under Part 4 - General Development Policies of the Development & Planning Code, open space and recreation assessment provisions identify the following desirable outcome of any proposed development:

'The provision of pleasant, functional and accessible open space and recreation facilities for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors and a range of other functions and at a range of sizes that reflect the purpose of the open space.'

It is anticipated that given this criteria development approval will be granted in due course.

The proposed development work is identified in Appendix 1 – Landscape Concept Plan, this plan is consistent with the zoning classification for this land parcel.

Four zoning overlay references are referred to in the Plan SA report none of which have any implications for the proposed development.

4.2.2 RELEVANT EXTRACTS FROM LAND MANAGEMENT PLAN

The objective for the land management plan is to set out how the land will be used to provide a public sporting and recreation facility to the community. The land is intended to be used to create interesting and challenging sporting and recreational opportunities that cater for the development requirements of sport and recreational users. Equipment should be specifically designed for sporting development as well as recreational use for participation by both junior and senior communities. The proposed development is consistent with these principals.

The development is to occur within a designated area of Section 409 which is identified in the schedule included in Councils' community land – sport and recreational facilities management plan.

The development space is alongside an area designated to be under the control of the Cleve Sporting Bodies association with the purpose of the land to be used for various sport and recreation activities such as football, tennis, netball, basketball, cricket. Existing structures include change rooms, children's playground, shelter sheds, storage sheds, public toilets, licensed premises and related buildings.

A license dated 1 August 2003 to the Cleve Sporting bodies association exists that expires in 2026. The original license covered all of section 409. This license was varied on 18 December 2020 to remove the section being developed from the control of the Cleve Sporting body and transferring the responsibility to the District Council of Cleve.

Appendix 3 contains the relevant information in relation to the license variation as well as an aerial photo and a map of the area being developed that is now under Council's control.

4.3 ECONOMIC DEVELOPMENT IMPACTS

An identified trend that was highlighted in the Eyre Peninsula regional plan is that cities and larger regional areas draw population and economic activity away from smaller country towns such as Cleve.

The proposed project targets tourism as a priority giving visitors access to recreation spaces. By having community assets such as the ones being constructed it is anticipated that tourist of all ages would be more likely to make Cleve a destination location. Particularly when considering this project in conjunction with a number of projects included in Councils economic development and tourism plans and strategy.

As well as attracting additional tourists, projects such as this one will assist in retaining the existing population and when combined with other initiatives being planned lead to an actual increase in the size of the population over time as the local economy grows and additional jobs are created.

Economic impact studies identify a variety of economic benefits generated by parks including:

- Increased property values
- Decreased medical costs through increased exercise
- Increased tourism revenue
- Improved attractiveness of communities to home buyers and businesses
- Decrease stormwater treatment costs

Homebuyers prefer homes close to parks, open space and greenery. Proximity to parks and playgrounds increases property values. As our cities transition into high density living methods, open and green space and playground proximity becomes more desirable in the property market, increasing popularity of the community and attracting increased business and development activity and driving economic benefits. It is anticipated that this is the type of logic that would also make a place like Cleve a desirable place to move to for a sea change, particularly if relatives were already living in the area.

In summary the anticipated increased level of tourism as well as the increased population levels will lead to additional local expenditure additional more profitable local businesses and increased employment opportunities.

4.4 COMMUNITY CONSULTATION

The decision to consult with the community in relation to this project was determined based on the following criteria:

- the large number of residents or stakeholders likely to be affected
- the potential impact on Council's financial position
- likely social, economic, environmental and cultural impact
- scale of public and community interest and
- the requirements of S48(2)(d) the Local Government Act 1999.

The following steps were taken by the Council to ensure an appropriate consultation process was followed:

- a notice was placed in the Port Lincoln Times and Whyalla News, describing the project for which public consultation was required, and invited interested persons to make submissions to the Council within a period of 21 days commencing 12 February 2021 and closing 12 March 2021
- a notice was placed on Council's website
- a notice was placed on Council's Facebook page and
- a notice was included in Council's newsletter

Council received 27 written submissions together with numerous comments from the Facebook post, all of which showed positive support from the community for the project.

Senior management prepared a report that was considered by Council in the Council meeting held on the 13 April 2021 that summarised the submissions received from the community with the following community suggestions considered for inclusion in the final plan:

- Increasing the 'bouncing area' to include different sizes and shapes and other suggestions include increasing the size or number of inbuilt trampolines
- Inclusion of a wheelchair access swing
- Having vehicle access to the area from Airport Road

4.5 REVENUE PROJECTIONS AND POTENTIAL FINANCIAL RISKS

Council received notification by email on 22 March 2021 from The Treasurer, the Hon Rob Lucas MLC, that Council's funding submission made through the State Government's Local Government Infrastructure Partnership Program was successful. Funding support of \$1.25M has been provided for the estimated \$2.5M total capital construction cost of the project.

No other revenue is anticipated to be received either for capital construction or for ongoing maintenance costs. These items will be funded on an annual basis in Council's maintenance operating budget lines.

The costings that are referred to in section 4.6 & 4.7 are estimates only and it needs to be understood that the final costs of the projects will not be confirmed until the tender process has been completed. Should the quotes received as part of the tender process be significantly higher than those included in the public consultation concept plans then Council will review its options at that time.

As with any project of this size there is always a risk of unforeseen circumstances that lead to an increase in construction costs even after firm contracts have been established.

It is expected that Council's project management ability and history of delivering large projects on time and within budget will ensure it is highly unlikely that once the contracts are set there will be any budget over runs. In the event that this does occur however Council will be liable to fund the overruns. The analysis included in sections 4.6 & 4.7 that follow indicate that should this worst case scenario eventuate Council could easily fund any such overruns without affecting Council's long term financial sustainability.

4.6 RECURRENT AND WHOLE-OF-LIFE COSTS

An opinion on costs of \$2.5M has been provided by Birdseye Studios. The following assumptions and general disclaimer from Birdseye studios are noted:

- *Assumes dumped materials are taken to Council Waste Depot at no charge*
- *No allowance to remove existing play space as it is assumed this will be completed by Sporting Association*
- *Assume minor remediation to existing turf/ playground installation*
- *No allowance for works to access road / parking*
- *No allowance for lighting*
- *No excavation in rock*

This opinion provides illustrative calculations and indicative costs and should not be used as a substitute for a full and final costing of the works.

At this point in time Council has no reason to believe that any of the matters raised above will lead to any additional budget allocations.

Council will embed an additional allocation of \$15k p.a. into playground maintenance expenses. This budget covers expenses relating to the replacement of playground plant and equipment.

A separate recurrent budget already exists in the parks and gardens section of the budget that is sufficient to cover the costs of routine maintenance of mowing lawn and general tree trimming.

Once completed, the asset will be added to the council's asset register and infrastructure and asset management plan. Potential replacement or renewal of the asset at the end of its useful life will be assessed several years prior to the expected cessation based on community requirements and projected needs at the time. The components of these assets are estimated to have an average useful life of 25 years.

The table on the next page summarises the projected costs for the 10 year period commencing 2021-22 and for the purposes of financial modelling it is assumed that there will be no material variation to these amounts. Should changes to costs and projections materialise then they would be updated to future revisions of Councils Long Term Financial Plan.

Summary of Recurrent & Whole of Life Costs

| Item / Year | Year 1 | Year 2 | Year 3 | Year 4 | Year 10 |
|-----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | 2021-22 \$,000 | 2022-23 \$,000 | 2023-24 \$,000 | 2024-25 \$,000 | 2030-31 \$,000 |
| Cost of capital | - | 13 | 13 | 13 | 13 |
| Maintenance | - | 15 | 15 | 15 | 15 |
| Depreciation | - | 100 | 100 | 100 | 100 |
| Capital expenditure | 2,500 | - | - | - | - |
| Capital revenue (Grant) | - 1,250 | - | - | - | - |
| Total Cash reduction | 1,250 | 128 | 128 | 128 | 128 |

Dollars are in real terms using 2022 as the reference year

Cost of capital calculated at 1%, this reflects the reduction in investment income resulting from spending \$1.25M

Additional maintenance of \$15k to be included in existing operating budgets, depreciation based on 25 year useful life

4.7 FINANCIAL VIABILITY OF THE PROJECT

This section of the report will consider the impact the project will have on Council's key financial indicators. The key financial indicators measure Council's performance across three broad areas being the operating performance, the manageability of Councils level of net financial liabilities and Council's performance in renewing Councils existing stock of infrastructure and other assets.

The graphs on the following page are based on an updated long term financial plan that incorporates the current draft budget for 2021-22 (with some adjustments) as well as the forecast year end position reported in 2020-21 budget review #2.

The draft budget has been amended to remove items that are subject to further discussion and consideration with the version of the budget used in the following analysis only reflecting items that can be considered to be locked in at this stage of the budget development process. It needs to be noted however that the budget has not been consulted on with the community at this stage so may well change.

Even if fairly significant changes were made to the 2021-22 budget, given that Council has significant forecast cash reserves of \$6.1M as of 30 June 2021 it is highly unlikely that the project would become unviable. The area of performance most likely to be impacted by budget changes would be the operating result which would not necessarily be an issue as cash reserves could be used to fund

any operating in the short term allowing Council time to develop and implement an appropriate financial strategy to move Council into a surplus position in the medium term.

A number of key assumptions are built into the calculations that underpin the following graphs:

- Supplementary Local Road Funding of \$198k p.a. will continue
- Roads to recovery grant funding will revert to pre-2019 levels from 2025 onwards
- Depreciation on the project is based on a useful life of 25 years
- The opinion of costs provided by Birdseye studios will be achievable (Refer section 4.6 for further information)
- No unexpected costs eventuate that are not already included in the \$2.5M capital cost estimate
- Rate revenue growth of 1% will occur in 2023 & 2024 financial years
- Existing assets will be renewed in line with 10 year asset renewal programs as identified in Council's asset management plans

Indicator 1 - Operating Surplus Ratio ("OSR")

The operating surplus ratio expresses the operating surplus (deficit) as a percentage of operating income.

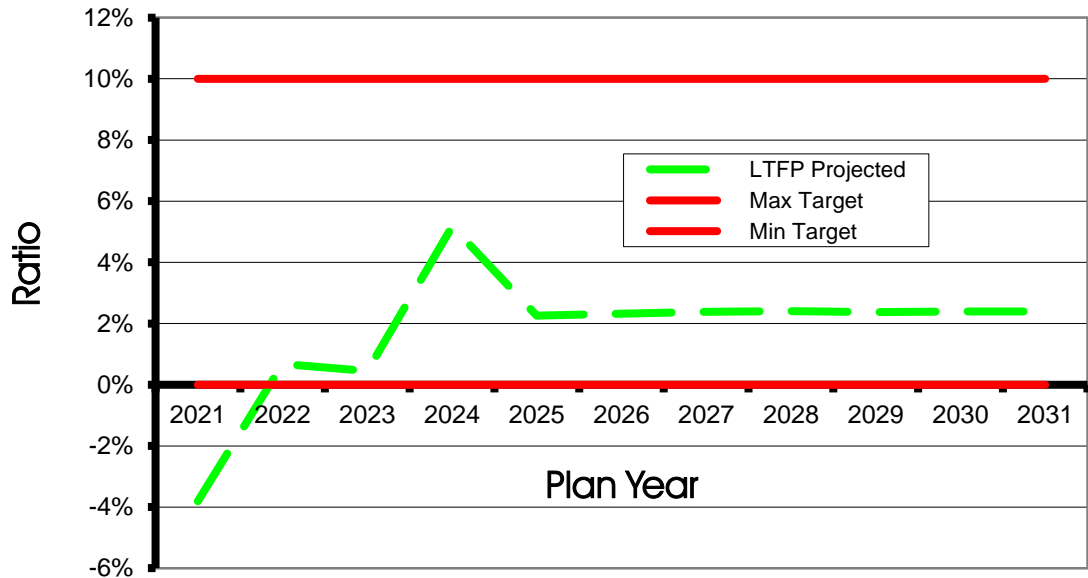
Calculated as: (operating revenue minus operating expense) divided by operating revenue.

The OSR is used to confirm that Council can cover its operating expenditure and depreciation charge from its operating revenue. A negative result indicates that Council is not doing so.

Operating Surplus Ratio 2021-2023 – Without Play Space Project

The ratio peaks at 5% in the 2023-24 financial year as a result of the currently approved economic development staff and consultancy contracts ending in that year. The forecast ratio then drops in the 2024-25 financial year reflecting the expected reduction in roads to recovery funding.

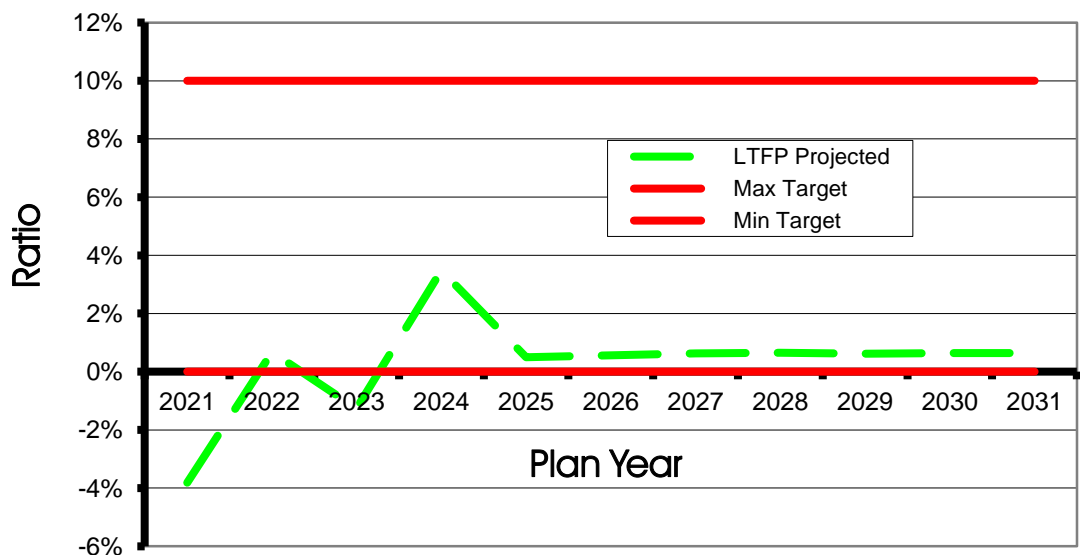
In dollar terms the operating result peaks at \$328k in 2023-24 then drop to an average of \$143k p.a. thereafter



Operating Surplus Ratio 2021-2031 – With Play Space Project

The following graph displays the impact the expenditure and lost investment revenue have on the existing result for this indicator.

It can be seen in the graph below that the first two years track in the same direction as the first graph on the previous page. However, from the 2022-23 financial year onwards the performance in this indicator is not as strong with an actual deficit position forecast for 2022-23. This is a similar spike to the 2022-23 financial year spike as that described in the commentary for graph 1 (above) then a drop in 2024-25 onwards. The revised ratio calculation peaks at 3% and then drops to 1%. In dollar terms the ratio peaks at \$221k in 2023-24 then drops to an average of \$39k thereafter.



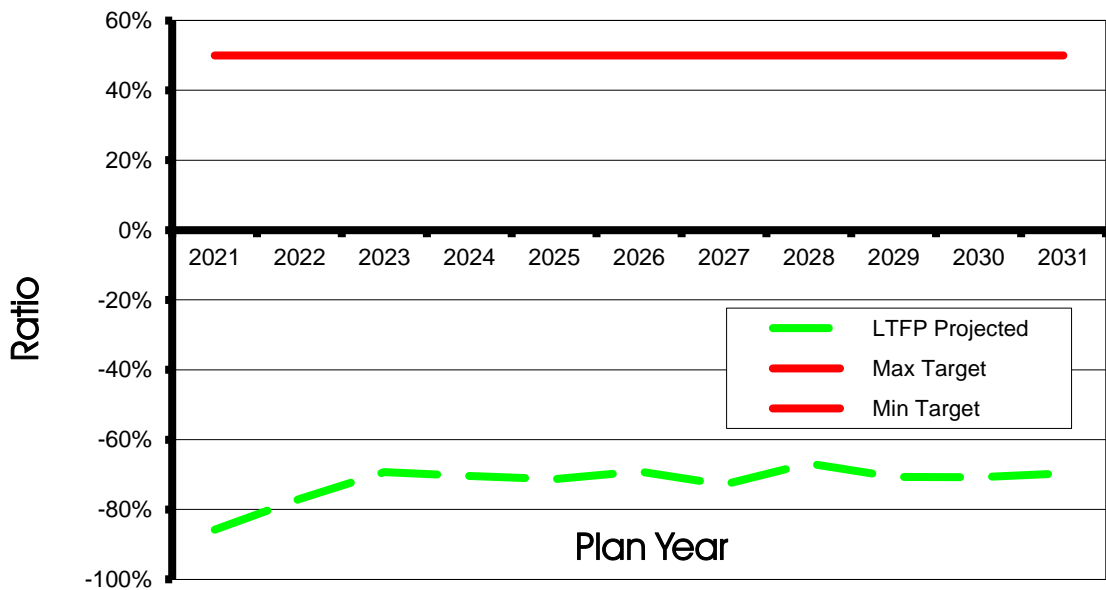
Indicator 2 - Net Financial Liabilities Ratio (NFLR)

Net financial liabilities are a comprehensive measure of the indebtedness of the Council as it includes items such as employee long-service leave entitlements and other amounts payable as well as taking account of the level of Council's available cash and investments. Specifically, Net Financial Liabilities equals total liabilities less financial assets, where financial assets for this purpose includes cash, cash equivalents, trade and other receivables, and other financial assets, but excludes equity held in Council businesses, inventories and land held for resale.

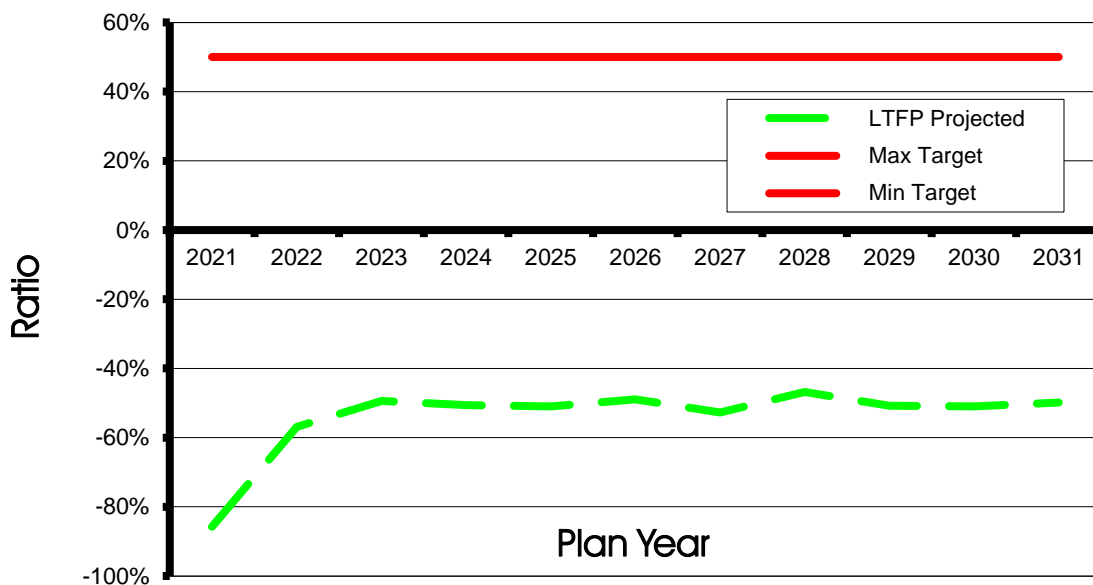
The NFLR answers the question - Does Council have a manageable level of debt and other liabilities when considering its available revenue and other cash reserves?

The District Council of Cleve is currently in a net cash situation. Accordingly, the NFLR is showing a negative amount (effectively, Council has net financial assets).

Net Financial Liabilities Ratio – Without Play Space project



Net Financial Liabilities Ratio – With Play Space project



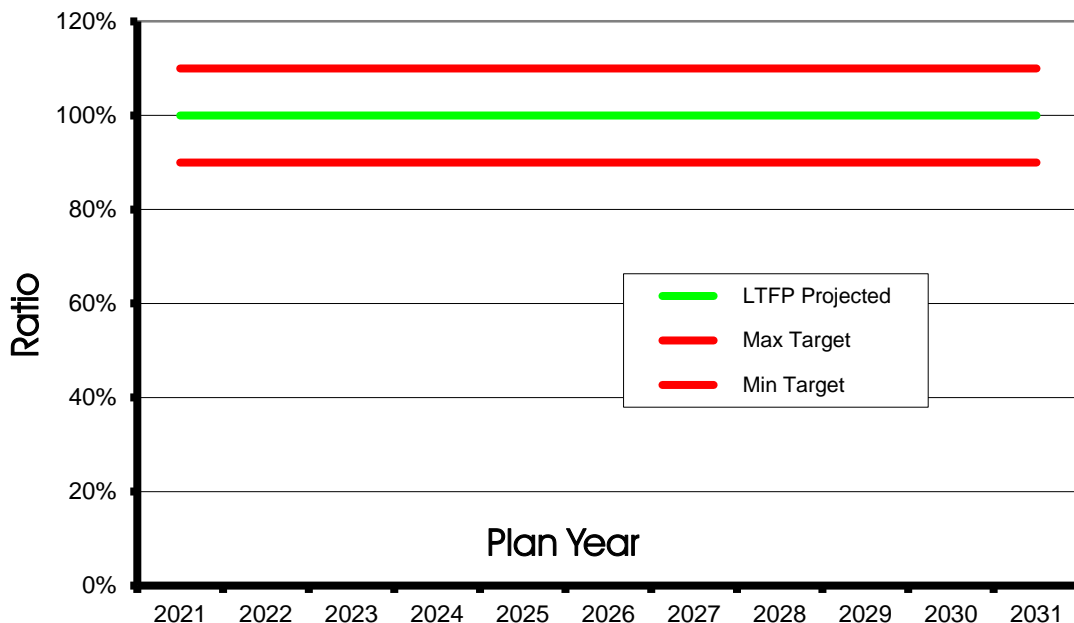
The graphs above demonstrate that the Council contribution of \$1.25M to the Play Space project will have minimal impact on this indicator. Council can clearly afford to fund this project from cash reserves.

From a cash at bank perspective if the project were not undertaken Council would have average cash reserves of approximately \$5.25M across the ten year forecast as opposed to approximately \$4M if the project were delivered based on the assumptions and costings included in this report.

Indicator 3 - Asset Renewal Funding Ratio ("ARFR")

The ARFR indicates the extent to which existing non-financial assets are being renewed and replaced, compared with what is needed to cost-effectively maintain service levels. It is calculated by measuring capital expenditure on renewal or replacement of assets, relative to the optimal level of such expenditure determined by Council’s asset management data.

If capital expenditure on renewing or replacing existing assets is at least equal to the level proposed by Council’s asset data, then a Council is ensuring optimal timing of replacement of physical assets to maintain service levels. Any material underspending on renewal and replacement over the medium term is likely to adversely impact on the achievement of preferred, affordable service levels and could potentially progressively undermine a Council’s financial sustainability.



The graph above reflects one of the key assumptions that underpin this analysis. As previously stated, Council is committed to renewing its existing inventory on non-current assets as identified in Council’s asset management plans, accordingly a consistent 100% is achieved across the ten year forecast.

No comparative graphs have been included as the project is constructing a new asset hence will not impact on the calculation of this indicator.

Conclusion in relation to Viability of the Project

Council sets target ranges in the long term financial plan that it operates within. The above graphs and analysis indicate that the project is viable based on the information on hand at the time of writing this report.

It is noted that Council has a very robust strategic reporting to budget cycle that is underpinned by a well-constructed long term financial plan that funds asset renewals as identified in its asset management plan. Both of these plans are reviewed on an annual basis as part of the reporting cycle.

Council is fully committed to continually updating the long term financial and making any amendments required to the financial strategy to ensure Councils financial sustainability on the short, medium and long term.

4.8 RISKS ASSOCIATED WITH THE PROJECT

The most obvious risk to Council is that a user of the playground may injure themselves due to a piece of equipment falling into disrepair.

Playgrounds are visually inspected fortnightly by staff on their waste collection rounds. A thorough inspection is completed monthly by councils accredited playground safety inspector and an annual inspection is carried out by a comprehensive playground inspector engaged by council. Council has a risk assessment / safe worker instruction manual on conducting playground inspections. Council is committed to best practice risk management principles to ensure risks and impacts to strategic objectives are considered, analysed and minimised / controlled. Council has a systematic approach to identify, assess, evaluate and treat risks.

The aim is to provide safe inclusive community infrastructure that is compliant with Australian standards and safe work practices throughout the project.

Typical risks associated with these sorts of projects are:

- Project plans or engineering reports not compliant or reviewed within project timeframes
- Contractors unable to fulfil contractual requirements
- Personnel undertaking works not trained or certified to complete the works
- In adequate budget or funds to complete the project
- Faults not recorded or followed up

Council have identified several typical controls below to ensure the above risks are mitigated and the project can run smoothly.

Examples of controls include:

- Identifying a private certifier to sign off on the engineering plans for the project as compliant
- Ensure council, contractors WHS, risk management plans and policies are up to date with inductions completed
- ensure contractor monitoring throughout project
- ensure planning meetings are followed with regular project inspections carried out
- Maintain contractor compliance
- Project scope and budget approved by councilors with funding in reserve for project

Ongoing risk management best practice will be utilised as the project continues through milestone gateways.

4.9 APPROPRIATE MECHANISMS OR ARRANGEMENTS FOR CARRYING OUT THE PROJECT

The following process summarises the arrangements to be put in place to deliver this project:

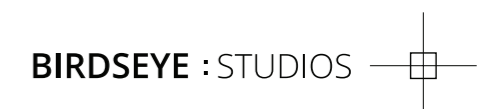
- Finalise plans and go out to tender
- Tender awarded
- Appointed contractor submits development application
- Council approve application
- Council carryout demolition work while waiting for mobilisation of contractors
- Council and contractor management team oversee implementation of project as soon as possible with contracted works including:
 - Install pump track
 - Upgrade skate park
 - Installed new playground knew line installed new open space recreation facilities
 - Install all landscaping

CLEVE RECREATION PARK

15 JANUARY 2021

LANDSCAPE CONCEPT PLAN

| | |
|-------------|--|
| 20031 SK001 | DESIGN INTENT |
| 20031 SK002 | CONCEPT DESIGN |
| 20031 SK003 | CONCEPT DESIGN - PLAYSPACE |
| 20031 SK004 | PRECINCT PALETTE |
| 20031 SK005 | PLAY SPACE PALETTE |
| 20031 SK006 | STREET SKATE, PUMP TRACK & PARKOUR PALETTE |
| APPENDIX 1 | OPINION OF COST |



DESIGN INTENT

Cleve is located some 530km (via road) from Adelaide and is a central agricultural hub within South Australia's Eyre Peninsula. Cleve, meaning 'cliff / hill' in old English, has spectacular scenic drives and rolling hills with picturesque agricultural vistas. The town is a district centre for the surrounding agricultural region and was the recipient of the 2019 South Australian Agricultural Town of the Year.

The District Council of Cleve has engaged Birdseye Studios to develop a detailed concept plan and costing for the development of the Cleve Recreation Park.

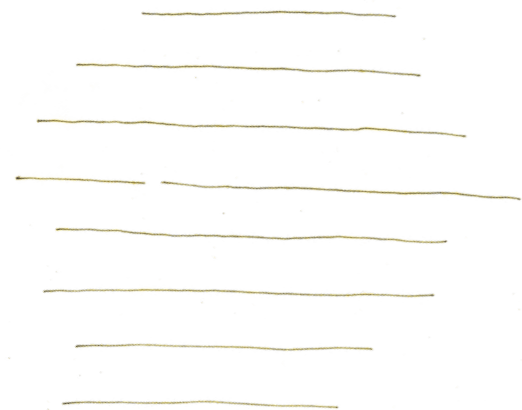
Already home to a skate park and existing play space the concept looks to redevelop and further expand the opportunities available for the youth of the region and provide expanded opportunities for the tourism industry.

The site looks to include a wide variety of elements to cater for the youth, integrating with the existing skate park. Elements include:

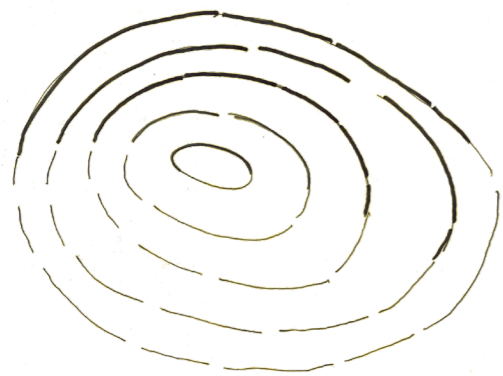
- Pump Track
- Expanded Skate Park
- New Playspace
- Shelters, BBQ's and paths

The concept design takes cues from the surrounding environment, developing the site to be a destination for a wide variety of ages. The site is situated adjacent the town oval which will further redevelop the town oval precinct.

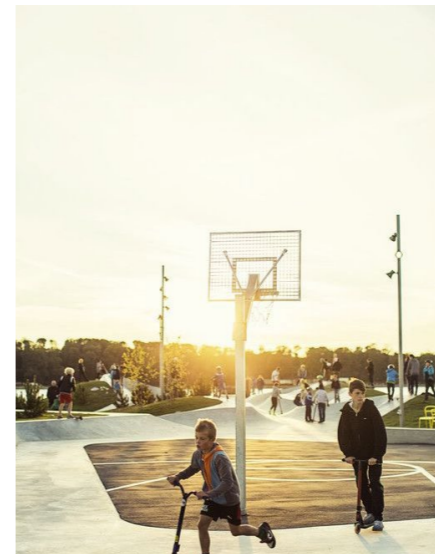
Two key concepts were identified and explored through the development of the concept - *hills and plough lines*. This has been explored through the development of the concept to ensure a cohesive design with linkages throughout the site and town with a wider connection to the surrounding environment.



01. PLOUGH LINES

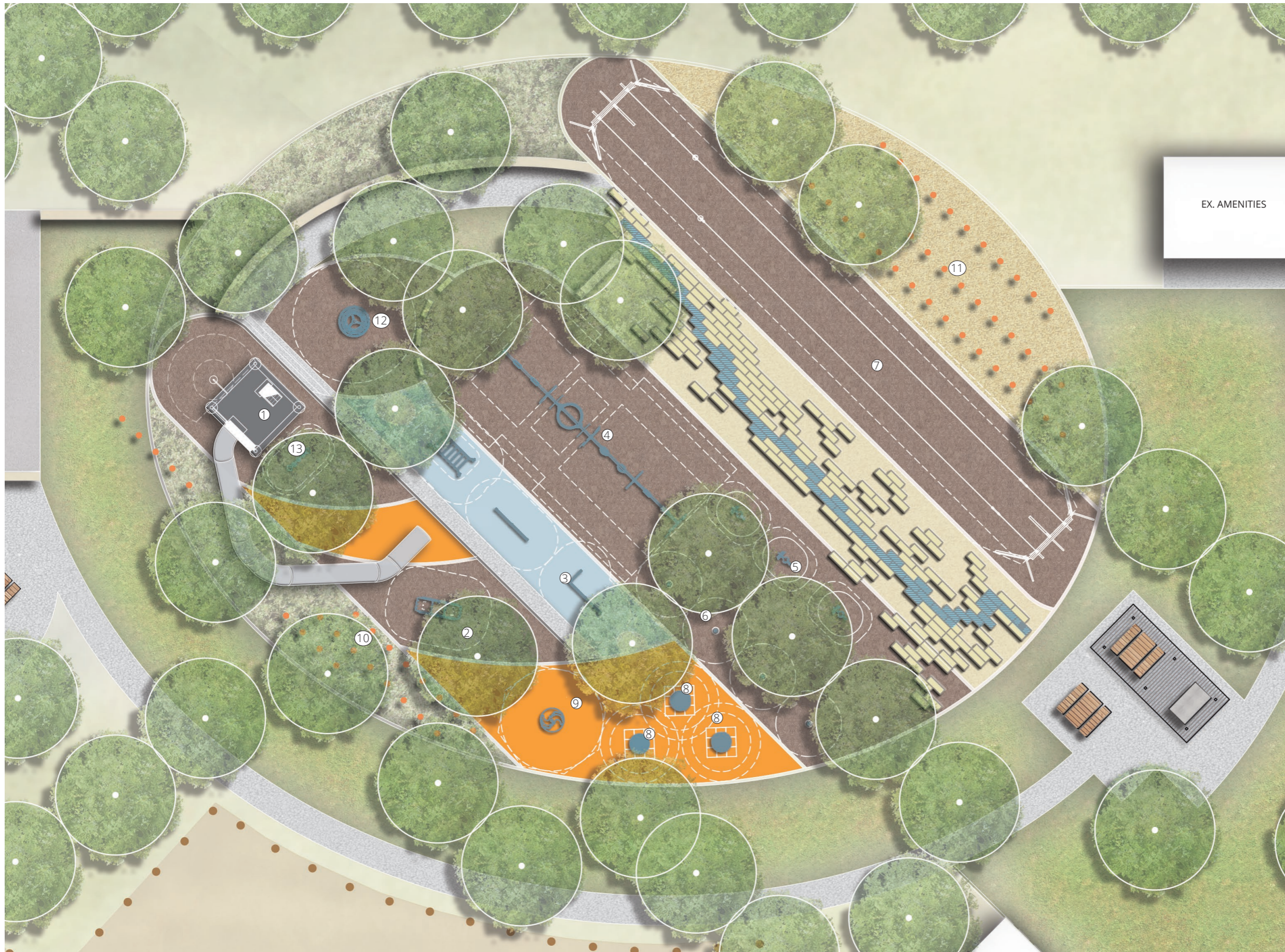


02. CONTOUR LINES

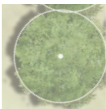














- LEGEND**
- PROPOSED TREES FOR SHADE & AMENITY
 - PROPOSED DRYLAND GRASS
 - PROPOSED TURF
 - PROPOSED CONCRETE PATH
 - PROPOSED SEATING WALL
 - PROPOSED NEW FENCE WITH MULTIPLE ACCESS GATES
 - PROPOSED NEW TIMBER BOLLARDS
 - EXISTING PATH
 - ① PROPOSED NEW ASPHALT PUMP TRACK
 - ② PROPOSED NEW STREET SKATE AREA LINKING TO EX. SKATE PARK
 - ③ EXISTING SKATE PARK REFURBISHED & REPAIRED
 - ④ NEW SHELTER AREA WITH PICNIC SETTING / BBQ'S




LEGEND

-  PROPOSED TREES FOR SHADE & AMENITY
-  PROPOSED DRYLAND GRASS
-  PROPOSED TURF
-  PROPOSED GARDEN BED
-  PROPOSED CONCRETE PATH
-  PROPOSED SEATING WALL
-  PROPOSED NEW FENCE
-  PROPOSED RUBBER SOFTFALL
-  PROPOSED PLAYGROUND CHIP MULCH
-  PROPOSED LIMESTONE BLOCK STACK FEATURE WITH WATER CHANNEL
-  NEW SHELTER, PICNIC SETTING & DOUBLE BBQ
- ① PROPOSED LARGE SLIDE STRUCTURE
- ② PROPOSED HAMSTER WHEEL
- ③ PROPOSED PARKOUR AREA
- ④ PROPOSED SWING LINE
- ⑤ PROPOSED TODDLER SPRINGERS
- ⑥ PROPOSED VERTICAL SPINNERS
- ⑦ PROPOSED DOUBLE FLYING FOX
- ⑧ PROPOSED TRAMPOLINE
- ⑨ PROPOSED INCLUSIVE SPINNER
- ⑩ PROPOSED VERTICAL LOG FOREST
- ⑪ PROPOSED ARTISTIC SOUND POLES
- ⑫ PROPOSED ROTATING NET
- ⑬ PROPOSED SEESAW

**CLEVE RECREATION PARK
CONCEPT PLAN - PLAY SPACE**

BIRDSEYE STUDIOS LANDSCAPE ARCHITECTS ACN 603 475 332 contact@birdseyestudios.com.au birdseyestudios.com.au

BIRDSEYE : STUDIOS 



0 2 4 6 8 10M

1:200 @ A3



20031 SK003
15 JANUARY 2021

NOT FOR CONSTRUCTION



CONCRETE PATHS / HARDSTAND AREAS AT SHELTERS



SAND BLASTED ARTISTIC ELEMENTS AT KEY POINTS / SECONDARY LAYER OF ART



BRIGHTLY COLOURED PLAY / STRUCTURAL ELEMENTS



TREE PLANTING THROUGHOUT PLAYSACE FOR SHADE & AMENITY



MOUNDING WITH STEPPING / CLIMBING FOR HIERARCHY WITHIN PLAYSACE



PARK SHELTERS WITH BBQ FACILITIES



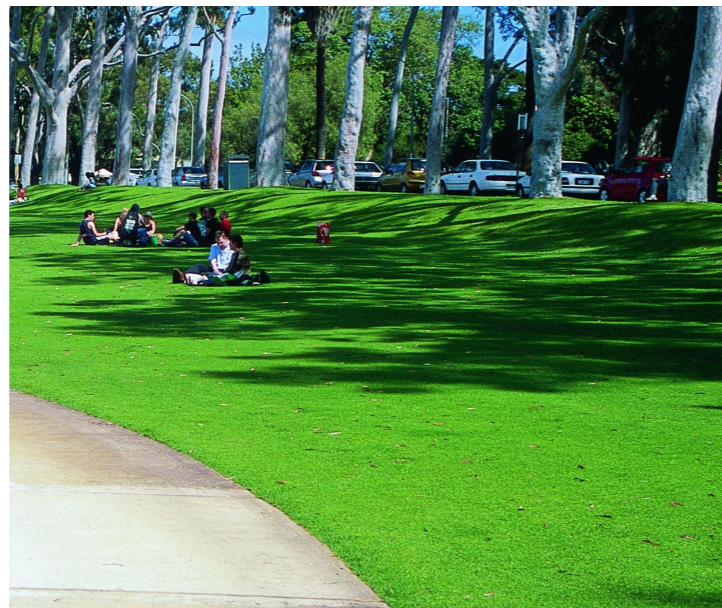
CURVED WALLING ELEMENTS PROVIDE ROOMS / BREAKOUT SPACES & ACT AS SEATS



LIMESTONE BLOCK WATER PLAY / CLIMBING ELEMENT



GRASSED MOUNDING



OPEN LAWN AREAS

CLEVE RECREATION PARK
PRECINCT PALETTE

BIRDSEYE STUDIOS LANDSCAPE ARCHITECTS ACN 603 475 332 contact@birdseyestudios.com.au birdseyestudios.com.au



20031 SK004
15 JANUARY 2021
NOT FOR CONSTRUCTION



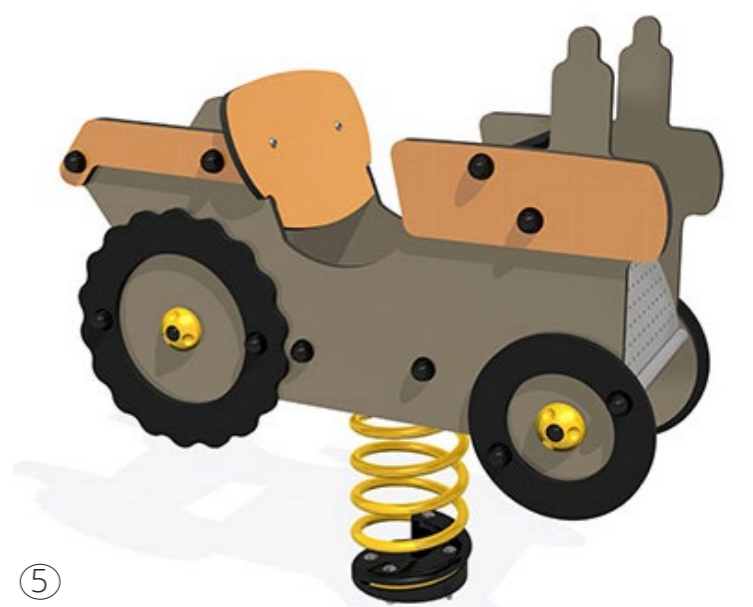
1
ICONIC LARGE SLIDE STRUCTURE WITH INTERNAL CLIMBING ELEMENT



2
HAMSTER WHEEL



4
SWING ELEMENTS ROW



5
TODDLER SPRINGER



6
VERTICAL SPINNERS



7
DOUBLE FLYING FOX



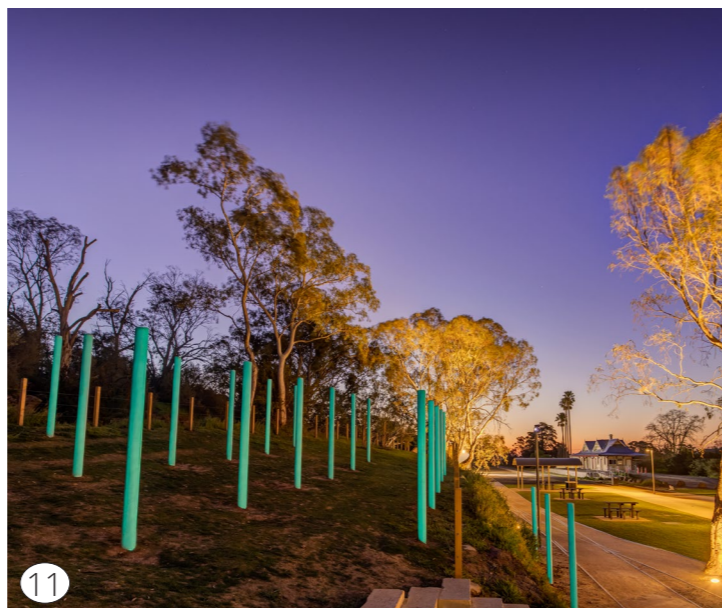
8
TRAMPOLINES



9
ACCESSIBLE CAROUSEL



10
FOREST OF POLES



11
SOUND POLES



12
ROTATING NET



13
SEE-SAW

CLEVE RECREATION PARK
PLAY SPACE PALETTE



SKATE PARK WITH EXPANDED STREET SKATE AREA



ASPHALT SEALED PUMP TRACK



ASPHALT SEALED PUMP TRACK



PARKOUR EQUIPMENT



SKATE PARK WITH EXPANDED STREET SKATE AREA



ASPHALT SEALED PUMP TRACK



ASPHALT SEALED PUMP TRACK



PARKOUR EQUIPMENT



SKATE PARK WITH EXPANDED STREET SKATE AREA / PARKOUR



ASPHALT SEALED PUMP TRACK



PARKOUR EQUIPMENT

CLEVE RECREATION PARK
STREET SKATE, PUMP TRACK, PARKOUR PALETTE

BIRDSEYE STUDIOS LANDSCAPE ARCHITECTS ACN 603 475 332 contact@birdseyestudios.com.au birdseyestudios.com.au

BIRDSEYE : STUDIOS



20031 SK006
15 JANUARY 2021
NOT FOR CONSTRUCTION

Section 7 Report

Valuation ID 9260456005

Parcel ID: H533400 S409

Certificate Title: CR5755/179

Code Amendments

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

No

Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

No

Associated Building Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

PID: 9260456005

Heritage

No

LMAS

No

Zoning overlays

Overlays

00601 Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

02416 Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

O3301 Key Outback and Rural Routes

The Key Outback and Rural Routes Overlay aims to ensure safe and efficient vehicle movement and access is provided along key outback and rural routes.

O4202 Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Variations

No

Zones

Z5401 Rec Recreation

Subzones

No

ACKNOWLEDGEMENT TO VARY LICENCE AGREEMENT

We refer to the Local Government Recreation and Sporting Facilities Licence Agreement between the District Council of Cleve (Council) and the Cleve Sporting Bodies Club Inc (the Club) dated 1 August 2003 (Licence Agreement).

The Club agrees to the variation of the area of the Facility to be licensed under the Licence Agreement, as set out in this letter from the Council to the Club dated 17 December 2020 and further detailed in the Aerial Plan marked Attachment A, and the Plan, as varied, marked Attachment B.

The Club agrees the variation will be effective on and from the date it signs this Acknowledgement.

The Club acknowledges and agrees that, subject to the variation in this letter, the Licence Agreement is otherwise unchanged and remains in force between the parties for its term.

Signed for and on behalf of the
Cleve Sporting Bodies Club Inc
by its authorised representative/s:

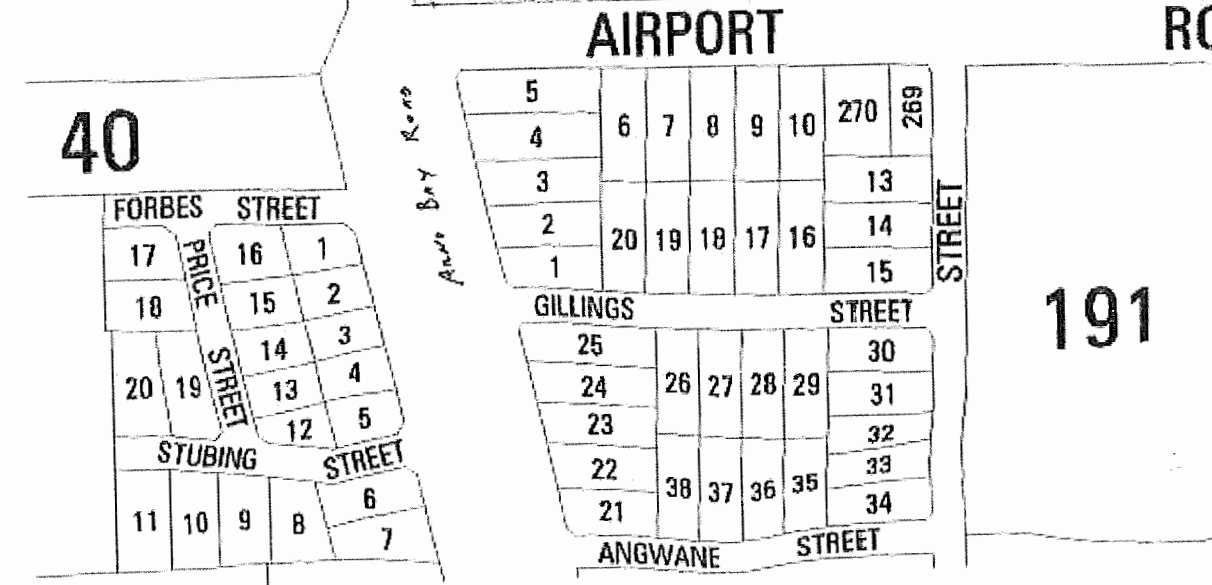
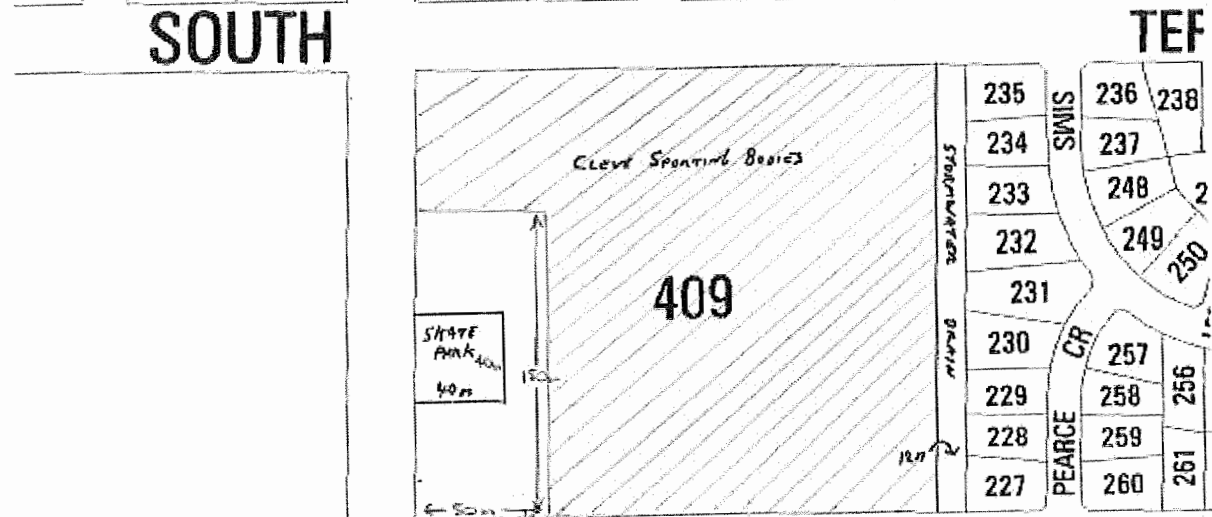
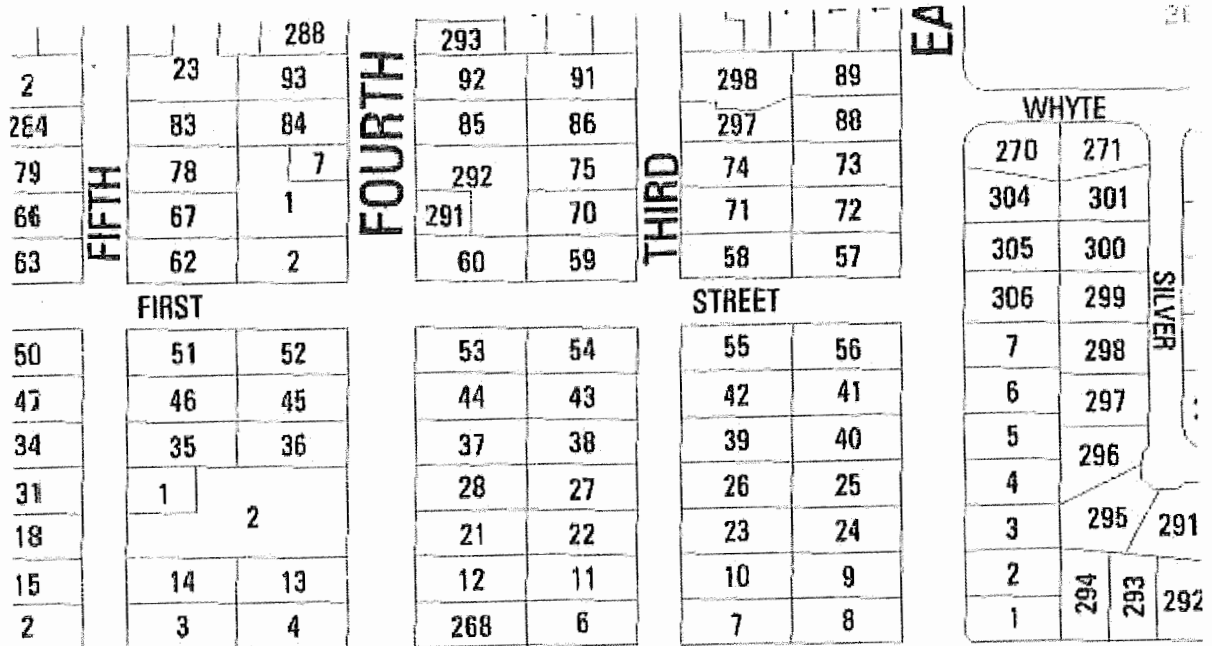


Dated: 18th December 2020

ATTACHMENT A: Aerial plan of Excluded Land



ATTACHMENT B: Plan (as varied by this Council letter)



Program Manager
Building Better Regions Fund Round Five
Department of Industry, Science, Energy and Resources
GPO Box 2013
CANBERRA ACT 2601

Building Better Regions Fund Round Five

To the Program Manager

Authority to undertake the project at this address: Cleve Sporting Bodies, Lot 409 South Terrace, Cleve, SA, 5640.

This letter confirms that I am the owner/manager (88 580 567 990) of the site nominated by District Council of Cleve (88 850 567 990) in their Building Better Regions Round Five grant application. As the site owner/manager, I provide permission for the project to be undertaken at this site.

Signature 

Name: Peter Arnold

Title: CEO

Date 02/03/2021